

First Name: ...

Last Name: ...

Email Address: ...

Phone Number: ...

Address: ...

Suburb: The Gap

Contact me during:

Contact me by: Email, Phone

Message: Hi

I have submitted this to BCC through the proper channels; however I've always been advised its best to also contact your member. Here is a copy of my opposition to the development next to The Ashgrove Golf Club.

Submission Opposing the Proposed Development – DA A007011234 837-857 Waterworks Road

I am a resident of The Gap and wish to formally object to above development in my suburb.

While I acknowledge Brisbane requires additional housing options, including accommodation that supports ageing in place, I do not believe this proposal is appropriate for this location or consistent with the intended character, environmental values and infrastructure capacity of The Gap.

1. The proposal is inconsistent with the planning intent for The Gap

The Gap has developed as a predominantly low-rise, leafy residential suburb characterised by detached housing, extensive tree cover and significant natural landscapes.

A development of approximately 10 storeys is substantially greater than the prevailing built form within The Gap and is inconsistent with the established character that residents value. The proposed scale and bulk would fundamentally alter the visual identity of this part of Waterworks Road and introduce an urban form that is out of keeping with the surrounding neighbourhood.

Council should assess this proposal against the Brisbane City Plan 2014, including The Gap Neighbourhood Plan (effective 31 May 2019). In my view, the proposed height, scale and intensity are inconsistent with the intended neighbourhood character, built form outcomes and planning vision for this precinct.

Residents have invested in The Gap with a reasonable expectation that development will generally occur in accordance with the adopted planning framework. Approving a development that substantially departs from the intended scale and character risks undermining community confidence in the planning system.

Council should also consider the cumulative impact of approving developments that progressively erode the low-density, landscaped character that distinguishes The Gap from more intensive urban centres. Approval of a building of this height may create pressure for similar developments along the Waterworks Road corridor, resulting in incremental change that is inconsistent with the long-term planning vision for the suburb.

2. Environmental impacts and protection of wildlife

The site is located adjacent to creek corridors that provide important habitat and movement pathways for native wildlife.

The Gap's environmental values are one of the suburb's defining characteristics. Increased building footprint, vegetation removal, lighting, construction activity and ongoing human disturbance all have the potential to reduce habitat quality and interrupt wildlife movement.

Residents also remain concerned because previous developments within The Gap have resulted in

sediment runoff and impacts on local waterways despite environmental management commitments made during the approval process. Many residents recall significant creek pollution during construction of the HIVE development, reducing community confidence that environmental safeguards are always effectively implemented.

Given this history, Council should apply a precautionary approach and require the highest level of environmental protection before approving any development adjacent to sensitive creek systems.

3. Construction impacts

Construction of a project of this scale would create prolonged impacts for surrounding residents and local businesses, including:

- construction traffic;
- prolonged noise and vibration;
- dust, including cement dust affecting neighbouring properties and vehicles;
- loss of customer parking; and
- disruption to businesses such as local dance and performing arts studios that rely on quiet teaching environments.

These impacts may continue for several years and should be carefully considered alongside the long-term consequences of the development.

4. Traffic and infrastructure capacity

Waterworks Road already experiences significant congestion during peak periods.

The proposed development will increase vehicle movements from residents, visitors, staff, deliveries and service vehicles, placing further pressure on an already constrained road network. Although public transport services exist, many residents remain dependent on private vehicles due to indirect bus connections, limited cross-suburb services and infrequent public transport to local destinations such as Brookside Shopping Centre.

Without significant transport upgrades, this proposal is likely to worsen congestion and increase delays along Waterworks Road.

Council should also consider whether the existing road network, pedestrian infrastructure, public transport capacity and local services were ever intended to support development of this intensity within The Gap.

5. Suitability of the site for retirement living

Providing accommodation that enables older residents to age within their community is an important objective. However, this particular site is not ideally located for retirement living.

The development is some distance from The Gap Village, supermarkets, medical services, pharmacies and many everyday facilities that older residents commonly access.

As a result, many residents would remain dependent on private vehicles or community transport rather than enjoying genuine walkable access to services.

Busy sections of Waterworks Road, particularly around Payne Road and Jevons Street, already present pedestrian safety challenges due to traffic volumes and visibility. Increased pedestrian movements associated with retirement living may require additional crossings, lighting, footpaths and speed management.

These infrastructure requirements should be addressed before approval rather than after the development has commenced.

6. Visual impact

The proposed buildings would become a dominant visual feature within the landscape.

Neighbouring residents currently overlook the golf course and mountain backdrop that contribute significantly to the character of this part of The Gap. While private views are not guaranteed, Council should consider the broader visual amenity of the locality and whether the proposed height integrates appropriately into the surrounding landscape.

The landscape images accompanying the proposal also rely heavily on mature trees that do not currently exist. Eucalyptus trees capable of reaching approximately 26 metres in height require many decades to mature. Consequently, the visual screening illustrated in the proposal is unlikely to reflect the appearance of the development for many years after construction.

7. Community context

The Gap has a population of approximately 17,300 people and an older age profile than Greater Brisbane, with a median age of 42 years compared with 36 years across Greater Brisbane. The suburb is predominantly made up of family households and owner-occupied homes. While these demographics support the need for housing diversity and accommodation for older residents, they do not justify a development that is significantly out of scale with the established character and

planning intent for The Gap.

8. Community benefit

If the proposal is intended to deliver broader community benefits through increased housing diversity, greater clarity should be provided regarding whether any genuinely affordable or supported housing will form part of the development.

Without a clear public benefit, the justification for a development of this scale is significantly weakened.

Conclusion

I respectfully request that Council refuse this application in its current form.

My objection is not to additional housing or accommodation for older residents. Rather, it is to a development that is significantly out of scale with its surroundings, inconsistent with the planning intent for The Gap, likely to increase traffic congestion, potentially detrimental to local wildlife and creek systems, and located in a position that is not well suited to retirement living due to its distance from essential services and limited walkability.

Should Council be minded to approve redevelopment of the site, the proposal should be substantially reduced in height and scale so that it better reflects the intended outcomes of the Brisbane City Plan 2014 and The Gap Neighbourhood Plan, protects environmental values and is supported by infrastructure capable of accommodating future residents.

Thank you for reviewing my opposition to this development in my suburb.

Subscribe me to Cr Toomey's e-newsletter

Date: 28 June, 2026

Time: 3:40 pm

Page URL: