
FW: Development Application A006836035

From
Date
To
Cc

SECURITY LABEL: OFFICIAL

From:
Sent: Wednesday, 22 April 2026 8:09 PM
To: dalodgement <dalodgement@brisbane.qld.gov.au>
Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>
Subject: Re: Development Application A006836035

This email originates from outside of Brisbane City Council.

Re: Submission – Development Application A006836035

Address: 652 Kessels Road & 10 Pickworth Street, Upper Mount Gravatt QLD 4122

I write to formally object to the proposed development for multiple dwellings, short-term accommodation, and health services (consulting rooms) at the above site.

My objection is based on planning, traffic, safety, and amenity impacts, which I believe have not been adequately addressed.

1. Traffic Congestion and Safety

The subject site is located adjacent to Kessels Road, a major arterial road carrying high traffic volumes across multiple lanes in both directions. The adjoining local street (Pickworth Street) already experiences significant congestion, particularly during morning peak periods, with queuing and delays at the intersection.

The proposed development is likely to generate additional vehicle movements from residents, staff, service providers, and visitors. This will exacerbate existing congestion and increase pressure on an already constrained intersection. Of particular concern are:

- Limited capacity for vehicles to safely enter and exit the site during peak times
- Increased risk of rear-end collisions and turning conflicts
- Potential queuing within the local street network, impacting surrounding residents

Without substantial upgrades (e.g. signal adjustments, turning lanes, or intersection redesign), the road network does not appear capable of safely accommodating the increased demand.

2. Site Access and Design Constraints

The site appears to be a long, narrow parcel with extensive frontage to a high-speed arterial road. This raises concerns about:

- Safe ingress and egress for vehicles
- Adequate on-site manoeuvring and parking provision
- Potential for vehicles to queue or reverse onto public roads

Given the site's configuration, achieving safe and efficient access consistent with planning standards may be challenging.

3. Community Safety and Operational Management

The proposal includes short-term accommodation and health service components, which can involve a higher turnover of occupants and visitors compared to standard residential uses. This raises reasonable planning considerations regarding:

- The level of on-site supervision and staffing, particularly outside standard business hours
- Management of visitor access and movement to and from the site
- Measures to prevent anti-social behaviour, noise disturbances, or loitering
- Clear operational plans to ensure the safety of both residents and the surrounding community

While such uses can be appropriate in some locations, the application does not appear to provide sufficient detail on how these operational aspects will be managed in a way that protects neighbourhood amenity.

4. Incompatibility with Local Character

The surrounding area is predominantly low-density residential. A multi-storey development with a mix of residential, short-term accommodation, and health service uses represents a significant intensification.

This scale and mix of uses may lead to:

- Increased noise and activity levels (including at non-standard hours)
- Reduced privacy for adjoining properties
- A built form that is out of character with the existing streetscape

5. Cumulative Impact on Local Infrastructure

The proposal combines several uses (residential, short-term accommodation, and consulting rooms), each with distinct operational demands. The cumulative impact on:

- Traffic and parking
 - Waste collection
 - Service access
- appears to have been underestimated.

6. Need for Further Assessment

Given the complexity and potential impacts of the proposal, I respectfully request that Council require:

- A comprehensive traffic impact assessment, including peak-hour modelling
- Demonstration of safe access arrangements that do not rely on already congested local streets
- A detailed operational management plan outlining staffing, supervision, and community safety measures

Conclusion

While I support appropriate development and the provision of essential services, this proposal in its current form raises significant concerns regarding traffic safety, infrastructure capacity, operational management, and compatibility with the surrounding residential area.

I respectfully request that Council refuse the application or require substantial modifications to address the issues outlined above.

Yours sincerely,