

Objection to Development Application A007021434 – 78–82 Doggett Street, Newstead

Dear Sir/Madam,

I am writing to formally object to Development Application A007021434 for 78–82 Doggett Street, Newstead.

I support appropriate development in Newstead and recognise the need for additional housing in Brisbane. I am not opposed to this site being redeveloped.

My concern is the scale and intensity of what is currently proposed: a building of more than 30 storeys containing 184 dwellings on a relatively constrained site of approximately 1,389m².

In my view, this is simply too much development for this particular site and, importantly, for the local street network that has to support it.

1. Doggett Street already has recognised physical and traffic limitations

This is my primary concern with the proposal.

Doggett Street was previously a two-way street. The section between Commercial Road and Longland Street was later converted to northbound-only one-way traffic as part of the Commercial Road and Doggett Street intersection upgrade, in response to safety and congestion concerns associated with this constrained section of the road.

The current one-way configuration is therefore not incidental. It reflects limitations that have already been recognised in the operation of this street.

Against that background, introducing 184 dwellings on this site would generate a substantial amount of additional activity.

The impact will not be limited to residents driving in and out. A development of this size will generate regular movements from visitors, deliveries, rideshare and food-delivery vehicles, removalists, trades, waste collection and other services.

Doggett Street has limited capacity to absorb vehicles stopping, loading, queuing or temporarily obstructing traffic. There is also no identified or committed road upgrade associated with this proposal that would fundamentally increase the capacity of the street.

The development should therefore be assessed against the road network that actually exists and is committed, rather than on an assumption that constrained local infrastructure could be expanded in the future.

2. The proposed development represents an exceptionally intensive use of a relatively small site

The subject site is approximately 1,389m², yet the proposal seeks more than 30 storeys and 184 dwellings.

The public notification material also identifies a podium site cover of approximately 94% and tower site cover of approximately 63%.

These figures reinforce my concern that this is not simply a question of building height. The overall intensity of development proposed for this relatively small site is extremely high.

Under the existing Newstead and Teneriffe Waterfront Neighbourhood Plan, the relevant Acceptable Outcome for a site of less than 2,500m² within the Riverpark precinct contemplates a building height of 8 storeys.

I understand that Brisbane City Plan is performance-based and that this does not operate as an absolute statutory height limit.

However, the difference between an 8-storey Acceptable Outcome and a building of more than 30 storeys is substantial.

Given the scale of that departure, I believe there needs to be very strong site-specific justification for allowing this level of height and density. The small site area, very high site coverage and the physical constraints of Doggett Street make the proposed intensity difficult to justify.

3. High-rise developments elsewhere in Newstead should not determine what is appropriate for this site

I recognise that taller residential buildings have been approved or are under construction elsewhere in Newstead.

However, this should not mean that every site in Newstead is automatically suitable for development of a similar height.

Other high-rise developments may occupy substantially larger sites, have different street frontages and access arrangements, or sit within planning contexts that contemplate greater building heights. Each development should be assessed according to the characteristics and limitations of its own site.

The relevant question should therefore not simply be whether 25- or 30-storey buildings exist elsewhere in Newstead. It should be whether development of more than 30 storeys and 184 dwellings is appropriate on this particular site and whether Doggett Street and the surrounding infrastructure can reasonably support the activity it will generate.

4. Existing and approved development makes cumulative impact more important, not less

Newstead is already experiencing substantial high-density development, particularly around Longland Street, Kyabra Street, Skyring Terrace and the broader Gasworks precinct.

Over the coming years, these developments will bring a significant number of additional residents into the neighbourhood, together with more vehicles, deliveries, pedestrians and increased demand on local streets, businesses and infrastructure.

The existence of these developments should not simply be used as justification for allowing further height. It also makes it increasingly important for Council to consider the cumulative effect of the

amount of development already approved and under construction in this relatively small area.

This is particularly relevant because when Doggett Street was converted to one-way operation, traffic travelling in the opposite direction was redirected through surrounding streets including Kyabra Street. Those surrounding streets are now themselves experiencing significant development and construction activity.

The impact of another 184 dwellings should therefore be considered together with the future population and traffic generated by developments already approved and under construction, rather than assessing this proposal in isolation.

5. Construction will add further pressure to an already constrained area

Construction of a building of this scale will involve heavy vehicles, concrete trucks, deliveries, cranes and contractors over a lengthy period.

Residents and businesses in this part of Newstead are already dealing with significant construction activity from surrounding developments.

Adding another major construction site on Doggett Street would further increase congestion, noise, access issues and safety concerns. Given the one-way configuration of Doggett Street, even temporary construction-related restrictions or obstructions can have wider consequences for the surrounding local road network and access to the Gasworks precinct.

6. Pedestrian safety and surrounding residential amenity also need to be protected

Doggett Street serves a growing residential population and provides an important connection between surrounding apartments, local businesses and Gasworks.

Another 184 dwellings will increase pedestrian activity at the same time as increasing vehicle, delivery and servicing movements. The capacity and safety of the existing pedestrian environment should therefore form part of Council's consideration of the appropriate density for this site.

The height, site coverage and scale of the proposed development will also affect surrounding residential properties through visual bulk, overlooking, privacy impacts, overshadowing and reduced access to daylight.

I accept that living in an inner-city area such as Newstead means continued development should be expected. However, accepting development does not mean accepting development of any scale regardless of the limitations of the site and its surroundings.

7. Other site constraints should also be considered

The public notification notice also identifies that the application includes Building Work within the Flood Overlay.

I recognise that the Flood Overlay does not prevent development. However, it is another site-specific constraint that should form part of Council's overall consideration of whether the scale and intensity currently proposed are appropriate for this site.

8. Housing supply is important, but development still needs to suit its location

I recognise Brisbane needs more housing, and I am not suggesting that 78–82 Doggett Street should remain undeveloped.

However, increasing housing supply should go hand in hand with appropriate infrastructure and good planning.

There is a reasonable middle ground between preventing redevelopment of this site and approving a development of more than 30 storeys and 184 dwellings on it.

For these reasons, I respectfully request that Brisbane City Council not approve Development Application A007021434 in its current form.

I ask Council to require a substantial reduction in the proposed height, bulk and density so that any development of the site is proportionate to its size, the physical limitations of Doggett Street, the capacity of the surrounding infrastructure and the amenity of neighbouring properties.

I also ask Council to give proper consideration to the cumulative impact of the substantial amount of high-density development already approved and under construction throughout the immediate Newstead precinct.

My objection is not to development itself. It is to the proposed intensity of development on this particular site.

Newstead can continue to grow and provide additional housing without every individual site needing to accommodate a 30-plus-storey tower.

Thank you for considering my submission.

Kind regards,

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