

Subject: FW: Development at 12, 14, 16 Rylatt St and 2 Shirley St, Indooroopilly, 4068

Categories: SUBMISSION

SECURITY LABEL: OFFICIAL

This email originates from outside of Brisbane City Council.

Dear Brisbane City Council

I wish to raise concerns about the proposed development at 12, 14, 16 Rylatt St and 2 Shirley St, Indooroopilly 4068.

A development was previously approved for 5 stories, but now an 11 storey development is proposed.

My concerns are about breaches of ;-

1. The Indooroopilly Neighbourhood Plan PO1 and code purpose 3C, 3E, 3 H.

2. Multiple dwelling code PO1, PO4, PO13.

3. Transport, Access and Servicing Code PO4.

1. INDOOROOPILLY PLAN

The proposed development does not contribute to "a cohesive streetscape and built form of character".

*It is a bulky block and visually dominant.

- It puts disproportionate pressure on public utilities, e.g. both Indooroopilly Primary and High Schools are already bursting at the seams.
- The increased traffic for so many apartments would cause congestion for vehicle access, parking and manoeuvring with 2 Child Care Centres in the close vicinity being adversely affected.
- Other houses in the street were built before 1946. The proposed building couldn't be further from fitting into the streetscape.

2. MULTI DWELLING

- Lack of proper set-backs or design modification.
- It's height doesn't step down to match the land slope.
- It overlooks the privacy of houses in the street.
- 11 storey blank walls preclude natural ventilation and light penetration to neighbouring housing.

3. TRANSPORT

- Lack of adequate car parking allowing for safe use of the site for motorists and pedestrians.
- Already congested streets around the area. It creates unsuitable or questionable pedestrian safety for Indooroopilly Primary School and 2 Child Care Centres.

A 5 storey Apartment block would still meet the increased housing demand.

With respect