Development Application A007083208 – Chester Street / Morse Street, Newstead

Hi there,

I am writing to object to the proposed development at Chester Street and Morse Street, Newstead.

····· am very concerned about the scale of what is being proposed, particularly the height of the building and the impact it will have on the people already living beside the site.

I want to be clear that I am not opposed to the site being developed. We live in Newstead and obviously understand that it is a high-density area which will continue to change and grow. I would fully expect a substantial development to eventually be built on this site.

What I do not think is reasonable is a 35-storey tower immediately beside a residential building which is a fraction of that size.

The proposal is for 173 apartments, as well as a bar, food and drink premises, indoor recreation, offices and shops. The plans provided with the public notice show the development reaching a maximum of 35 storeys.

That is an enormous amount of development to put on this site, and I am not convinced that enough consideration has been given to what that means for the people who will live directly beside it.

This is particularly difficult to understand when a much smaller development was previously approved on the same site. The previous proposal involved buildings of around 15–16 storeys. The new proposal is therefore not just a slightly taller version of what was previously considered appropriate. At 35 storeys, it is more than twice the height.

I understand that circumstances change and that a new developer is entitled to propose something different. But I think it is reasonable to ask why such a dramatic increase is now appropriate, and what benefit justifies the additional impact on the surrounding properties.

One of my main concerns is what a building of this size will actually feel like from our building.

A lot of the material promoting the development understandably shows how it will look from the street or from some distance away. That is very different from the perspective of someone living immediately beside it. ·····

I am concerned about the effect this will have on natural light and airflow, as well as the general

feeling of openness around the building. I am also concerned about privacy. With 173 apartments, balconies and communal areas in the proposed development, there will inevitably be a significant increase in the number of people looking towards and occupying spaces beside existing apartments.

I appreciate that living in Newstead means living near other buildings, and I am certainly not suggesting that we have a right to keep our existing views forever. That is not the issue. There is a difference between losing a view because a neighbouring site is developed and having a 35-storey building constructed at close proximity to your home, with the resulting effects on daylight, privacy and the sense of enclosure.

These are also matters that Brisbane City Council's planning framework recognises. The Newstead and Teneriffe waterfront neighbourhood planning provisions deal with matters including building scale, separation, sunlight and daylight, breezes, privacy and building bulk. Those considerations seem particularly important where a very tall building is proposed immediately beside a substantially smaller existing one.

I would therefore like Council to look closely at the actual relationship between the two buildings – particularly how close the tower will be to existing apartments and balconies – rather than simply whether individual setbacks meet a particular minimum requirement.

I also think the overall intensity of the proposal needs to be considered.

This is not simply 173 new apartments. The application also includes a bar, food and drink premises, indoor recreation facilities, offices and shops. Published details of the development also indicate that hundreds of car spaces are proposed.

All of those uses bring people, cars, deliveries, rubbish collection and general activity with them. A bar and hospitality premises can also operate into the evening, which is obviously relevant when there are already people living immediately next door.

Again, I am not suggesting that Newstead should not have bars, restaurants or shops. It already does, and that is part of what makes the area attractive to live in. My concern is the cumulative effect of putting all of these uses, together with 173 apartments and a 35-storey tower, onto this particular site.

Chester Street and Morse Street are also already busy local streets. The number of additional residents, visitors, customers, employees, delivery drivers, rideshare vehicles and service vehicles associated with a development of this size will inevitably add to that. I would like Council to be satisfied that the surrounding streets can genuinely accommodate this increase, rather than treating each component of the development separately.

There is then the construction itself.

..... we will experience the construction impacts more directly than almost anyone else. A project of this size is presumably going to involve a lengthy period of excavation, heavy vehicle movements, noise, dust and vibration very close to our building.

I accept that some disruption is unavoidable when a neighbouring property is developed. However, if Council ultimately approves the application, I would expect strong conditions around construction hours, noise and vibration monitoring, dust, truck movements and the protection of the existing neighbouring building.

Ultimately, my concern is that the proposal goes too far.

I don't think it is reasonable to respond to concerns about the scale of the development simply by saying that Newstead is a high-density area. We already know that. It is one of the reasons we chose to live here.

But there still has to be some relationship between a new development and what immediately surrounds it. Otherwise, considerations like building separation, privacy, daylight and building bulk have very little practical meaning.

A substantial development of this site has already been approved previously at around 15–16 storeys. That seems to me to be important context when Council is now being asked to approve 35 storeys.

I would therefore ask Council not to approve the application in its current form. At a minimum, I believe the height and bulk of the development should be reduced and greater separation provided between the proposed tower and the existing residential building next door.

I am not asking for the site to remain as it is. I am simply asking for whatever is built there to have a reasonable relationship with the people and buildings that are already there.

Yours sincerely,

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