
FW: Objection to Development Application A006954430 at 355 Coronation Drive & 6 Lang Parade, Auchenflower QLD

From
Date
To
Cc

SECURITY LABEL: OFFICIAL

From:
Sent: Sunday, 10 May 2026 3:29 PM
To: dalodgement <dalodgement@brisbane.qld.gov.au>
Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>
Subject: Objection to Development Application A006954430 at 355 Coronation Drive & 6 Lang Parade, Auchenflower QLD

This email originates from outside of Brisbane City Council.

10 May 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

**RE: SUBMISSION OBJECTING TO DEVELOPMENT APPLICATION A006954430
SITE ADDRESS: 355 CORONATION DRIVE AND 6 LANG PARADE, AUCHENFLOWER**

Dear Assessment Manager,

I am writing to lodge a formal objection to the development application submitted for 355 Coronation Drive and 6 Lang Parade, Auchenflower (DA A006954430). As a regular resident of my Brisbane base at _____ I have a direct interest in the planning outcomes for this immediate locality. I object to this proposal in its entirety.

The proposed development fails to satisfy the requirements of the Brisbane City Plan 2014 and the Toowong-Auchenflower Neighbourhood Plan. The following planning grounds outline why the proposal, in its current form, is inconsistent with the statutory planning framework.

NON-COMPLIANCE WITH HEIGHT LIMITS

The proposal for a building height of 23 storeys (76.4m) is almost three times the 8-storey limit set by the Neighbourhood Plan. The application fails to provide adequate justification for such a significant

departure from the established planning intent for this area. By seeking to triple the permissible height, the proposal creates a development that is entirely out of scale with the existing low and medium-rise residential context. The developer has failed to demonstrate how this departure maintains the character or the intended built form outcomes of the Neighbourhood Plan.

INADEQUATE TRAFFIC AND ACCESS ARRANGEMENTS

The traffic and access arrangements proposed are insufficient to manage the projected demand. The applicant relies on low-turnover estimates of 27 movements per hour during peak periods, which is an unrealistic assessment of the site capacity. Furthermore, the development requires the removal of 2 on-street car parks and 2 motorcycle spaces to facilitate site access, which reduces critical public infrastructure.

Critically, the applicant has declined to address the Council's Information Request regarding site queuing. The proposal persists with a 6m queue design, explicitly refusing to accommodate the 36m queue requirement mandated by the Council to prevent congestion. This refusal renders the proposed traffic solution inadequate and demonstrates a failure to meet basic safety and operational standards for the surrounding road network.

EXCESSIVE SITE INTENSITY AND AMENITY IMPACTS

The proposal to accommodate 90 units on a constrained 1,430sqm site represents an overdevelopment of the land that exceeds its environmental carrying capacity. This intensity of development results in significant overshadowing and potential loss of privacy for the surrounding low and medium-rise residential properties, including the Linear Apartments at 8 Dunmore Terrace.

The scale of the proposal, characterized by the 23-storey mass, places excessive pressure on the local environment. It fails to strike a balance between the desired urban outcomes and the need to preserve the amenity of existing residents. The applicant has not provided sufficient Performance Solutions to mitigate the impacts of this site intensity, particularly regarding the loss of amenity for adjacent dwellings.

CONCLUSION

The proposal fails to align with the strategic intent of the Brisbane City Plan 2014 and the Toowong-Auchenflower Neighbourhood Plan. The height, density, and inadequate traffic solutions proposed by JAD 15 Pty Ltd are not supported by the planning scheme. I request that the Assessment Manager refuse this application in its current form.

Yours sincerely,