

Good morning,

Please find attached an objection to 17 Arcoona St sent to our Ward Office before the Public comments closed. Please have it considered with the other Public Comments issued in Developmenti.

Kind regards,

Please find attached an objection to the conversion of a house at 17 Arcoona Street, Sunnybank into a 6 unit accommodation block. No signs have been erected and the conversion has already been occupied by a number of tenants!

OBJECTION TO THE DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE

Town Planning Act - Brisbane City Council

Rooming Accommodation (6 rooms) Application Ref: A006978377

17 ARCOONA STREET SUNNYBANK 4109

The building conversion was completed before the public notice sign board was erected on the footpath.

- * The building already has some tenants occupying the rooms, with a number of cars parking on site.
- * Were the adjacent residences (property owners - either side and at rear) advised legally of this proposal? Was a public notice advertised in the required newspapers as per town planning requirements?
- * During this conversion there was not a public notice signboard erected showing a registered builders name & number or an owner/builder's name & number.
- * Has the building and drainage approval been obtained before the works started as required for such structural and drainage modifications?
- * The completed building resembles a commercial "Motel" style appearance, out of character with the private residences in this street.
- * The notice board shows the layout of the conversion, with 3 rooms (for unrelated persons) both sides of the middle communal room with no indication if one or perhaps two persons occupy each room, as only 6 carparking off street spaces are shown on the plan. If more than six persons are on site any additional car parking would be on the busy Arcoona Street.
- * The layout of the middle communal room suggests that it could very easily be turned into another bedroom with ensuite.
- * For the room tenants to access the middle communal room (kitchen, living, laundry) they would be required to exit their room and travel externally to this room. No external drying (for laundry) area is shown on the plan.
- * No green/recreational space is shown on the plan with the majority of external areas concrete paved.
- * Were any headworks charges paid to council?
- * The owner/developer of this proposal appears to be converting a residence across the road at No. 24 Arcoona Street (5 rooms & a communal space) in a similar manner and once again (without sign boards) has the necessary approvals been obtained?
- * Trusting our valid objections to these development proposals receive positive considerations
- * THIS APPLICATION SHOULD NOT BE APPROVED RETROSPECTIVELY BY COUNCIL.