



Outlook

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**Objection – DA A006954430, 355 Coronation Drive & 6 Lang Parade, Auchenflower**

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**From**

**Date** Fri 2026-05-08 2:12 PM

**To** DSPlanningsupport@brisbane.qld.gov.au <DSPlanningsupport@brisbane.qld.gov.au>

 1 attachment (1 MB)

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*This email originates from outside of Brisbane City Council.*

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Good Afternoon BCC City Planning and Economic Development Services,

Please refer attached letter on behalf of . resident at Linear Auchenflower Apartments, being a formal objection to the proposed development DA A006954430 at 355 Coronation Drive & 6 Lang Parade, Auchenflower.

Would you kindly confirm receipt of this letter?

Thank you.

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07 May 2025

Brisbane City Council  
City Planning and Economic Development Services  
GPO Box 1434  
BRISBANE QLD 4001

Email: [DSPlanningsupport@brisbane.qld.gov.au](mailto:DSPlanningsupport@brisbane.qld.gov.au)

<b>RE: OBJECTION – DA A006954430 355 CORONATION DRIVE &amp; 6 LANG PARADE, AUCHENFLOWER</b>
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I, \_\_\_\_\_ am the owner/resident at Linear Auchenflower, which adjoins the above property and lodge this submission in opposition to the above development application.

This submission is based on non-compliance with the Brisbane City Plan 2014, including the Toowong–Auchenflower Neighbourhood Plan (TANP) and the Multiple Dwelling Code.

### **1. Building Height – Non-Compliance with TANP**

The proposed development seeks approval for a 23-storey building (approx. 76m) on a site where the City Plan anticipates a maximum of 8 storeys (TANP AO1.1).

This represents a substantial exceedance and triggers Impact Assessment.

The proposal does not demonstrate compliance with Performance Outcome PO1, which requires development to:

- align with community expectations regarding building height
- be proportionate to the site
- avoid undue adverse amenity impacts
- be consistent with the intended density and infrastructure assumptions

The proposed height:

- is significantly greater than surrounding development (generally 5–14 storeys)
- disrupts the intended height transition within the precinct
- is not justified by the “landmark site” designation, which relates to design quality rather than height

### **2. Bulk, Scale and Site Intensity**

The proposal does not achieve the intended built form outcomes under the City Plan due to:

- Excessive tower site cover (approx. 60% vs 50% permitted under AO1.4)
- Reduced front and side setbacks below required minimums
- Lack of appropriate building articulation and separation

These departures result in a building that:

- is not commensurate with the site area (1,430m<sup>2</sup>)
- creates an overbearing built form
- does not contribute to a cohesive streetscape

### **3. Setbacks and Building Separation**

The proposal does not comply with setback and separation provisions, including:

- Insufficient tower setbacks to road frontages (less than 5m required)
- Reduced side boundary setbacks (below 5m for habitable rooms/windows)
- Building separation distances of approximately 16.5m–22.2m, below the 24m requirement under the Multiple Dwelling Code (AO14.1)

These non-compliances:

- reduce visual and acoustic privacy
- limit access to light and ventilation
- adversely affect both existing and future residents

### **4. Privacy and Amenity Impacts**

Due to its excessive height, reduced setbacks and high site coverage, the development will:

- result in direct overlooking of neighbouring dwellings
- increase bulk and visual dominance
- reduce privacy and residential amenity

The absence of adequate separation and screening is inconsistent with Performance Outcome PO14.

### **5. Streetscape and Public Realm Outcomes**

As a designated landmark site, the development should deliver a high-quality public realm outcome (PO40).

However, the proposal:

- provides limited meaningful public interface at ground level
- appears to privatise the street edge
- lacks a strong architectural response that contributes positively to the streetscape

The design does not achieve the intended outcomes for landmark sites, which emphasise architectural excellence and public realm contribution, not increased height.

### **6. Traffic and Infrastructure**

The scale of the development (90 units) is will :

- increase traffic volumes on Coronation Drive and Lang Parade
- impact local intersection performance and safety
- place additional demand on local infrastructure

It is not demonstrated that these impacts can be adequately mitigated.

The proposed development represents a significant departure from the planning framework and:

- exceeds the intended building height by a substantial margin
- fails to comply with key provisions of the City Plan
- results in unacceptable impacts on neighbouring amenity
- does not achieve the intended built form or public realm outcomes

I respectfully request that Council refuse the application on the grounds stated above. The proposed development is considered to have a substantial negative effect on the amenity and character of the locality, particularly impacting adjoining properties and nearby residents. In addition, the application fails to achieve satisfactory compliance with the Brisbane City Plan 2014 and should therefore be refused.

Yours faithfully,