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FW: Submission for Application number - A006881302

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From  
Date  
To  
Cc

SECURITY LABEL: OFFICIAL

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**From:**  
**Sent:** Sunday, 29 March 2026 6:48 PM  
**To:** dalodgement <dalodgement@brisbane.qld.gov.au>  
**Cc:** DA RECORDS <DA\_RECORDS@brisbane.qld.gov.au>  
**Subject:** Submission for Application number - A006881302

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

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To Whom It May Concern

Submission re Multiple Dwelling (8 Units)

11 Amisfield Avenue NUNDAH QLD 4012

Lot 1 on RP11303029

Application number - A006881302

I live in the apartment block right next door to where this complex is being proposed to be built. My unit is also on the side where this complex is being built. I lodge the following submission.

The complex is being presented as a 6-storey dwelling but it is actually higher than that. The complex will be higher than the 3 other apartment blocks in this cul-de-sac including our apartment. They are trying to conform to the higher apartments in Union Street rather than the apartments in Amisfield Avenue where the complex will be built, which is in a cul-de-sac, not a street.

Because of the height of the building I have concerns of how sunshine and natural light will personally affect my apartment and others apartments. My natural light for my living area comes from a kitchen window at one end and the balcony door at the other. I believe the height of the building will be blocking natural light to my kitchen window. Please also note, due to the way our complex is built, not all apartments have windows in the same position nor are they the same size. Other apartments have a much bigger window than my / our kitchen window on the side I / we live on. Regardless, the tall building will be blocking sunshine and natural light to all the apartments that have a window in the alcove that will be facing the new complex. Loss of more light and sunshine could unnecessarily force up our electricity bills.

As stated Amisfield Avenue already has 3 apartment blocks plus a town house complex. Street parking is already stretched to the limit for such a small cul-de-sac. A further apartment complex simply places more pressure on street parking because there is not sufficient room for further street parking from an additional complex in the cul-de-sac.

Even the fact of where are all the tradies going to park while this complex is being built is an issue. They will arriving for work at 6 30am, and be taking parking places away from residents who live in the street and residents visitors.

The location of the bin area will be a few metres away from our apartment entrance and front door area and my / our side balcony and bedrooms above the entrance. It will be behind some lattice fencing, however, this will not prevent smell and odours from rubbish escaping and being smelt by anyone entering our complex or apartments closest to the bin area. Nor will it block noise of bin lids opening and closing day or night. Bedroom balcony doors will not be able to be left open due to the constant smell and bad odour from the bins. I request that this issue be addressed in a better way than in the way they are presenting in this application because the way it currently is, is far from acceptable, ie enclose the area so smell and odours dont escape. I believe this issue has been raised with the complex planners.

The garage area is not fully enclosed. This will mean we will be subject to ceiling lights, car headlights, and car doors closing day and night. Moving car headlights will be shining into neighbours balconies / loungerooms or bedrooms depending which way surrounding apartments are facing the garage and vehicles entering and departing at the time.

I cannot see any provision for disabled parking.

I cannot see any provision for a fire pump which I believed to be compulsory for all new apartment blocks.

Safety issue - When leaving from the front door of our complex and get to the bottom of the stairs and immediately turn right, your next couple of steps is in front of the complex driveway but you have no visibility of any cars leaving the driveway before you step out. The same applies to any pedestrian walking past our residence, they have no visibility of any cars coming out of the driveway. Please note that even though we are a cul-de-sac, we currently have a walkway access at the end of the cul-de-sac through a car park and into Union Street to Nundah shops, so this walkway is used quite considerably whilst we have opportunity.

This issue is important to me personally as I have been run over by a car on a pedestrian crossing near what was Toombul shopping centre. I dont want it to happen again through no fault of my own.

**I kindly request that my name, address and any other personal details are not made public please.**

Regards