

Hi Chris

Can you take this resident's thought into account as you go about assessment of this application.

Kind regards

Rob

Robert Lamberth

Senior Ward Officer

Central Ward Office | **BRISBANE CITY COUNCIL**



BUILDING A BETTER BRISBANE – PROTECTING OUR LIFESTYLE

- ✓ SECURED THE BRISBANE 2032 OLYMPIC AND PARALYMPIC GAMES
- ✓ RECORD INVESTMENT IN GREEN SPACE AND PARKS
- ✓ RECORD INVESTMENT IN PUBLIC TRANSPORT
- ✓ RECORD INVESTMENT IN OUR BUY LOCAL POLICY



This email contains confidential information intended only for the use of the person named above. If you are not the named recipient any disclosure, copying or use of the contents of this Email is prohibited. Your contact details will be stored on the personal records of Cr Howard and may be shared. Please Note: The Integrity Act 2009 makes it an offence for Councillors or their staff to knowingly allow lobbying activities unless the lobbyist is first registered with the State. If the purpose of your contact is a lobbying activity within the meaning of the Integrity Act 2009, you should advise that you are in compliance with all provisions of the Integrity Act 2009. If you would like to unsubscribe from my emails, just ask. Send your unsubscribe request to central.ward@bcc.qld.gov.au

Hi,

Please forward my thoughts direct to the Assessment Manager, thanks

Regards,

.....

Hello

Thank you for your email and for outlining your queries regarding the proposed development at Wyandra Street.

I am sure the independent planning assessors at Brisbane City Council will consider all of these matters as part of their professional and independent assessment of the application. Issues such as overshadowing, traffic impacts, infrastructure capacity, and residential amenity are matters that would ordinarily form part of the development assessment process.

Residents who wish to make their views known should ensure they lodge a properly made submission with Council so their feedback can be considered as part of the assessment.

I am happy to forward your message direct to the BCC Assessment Manager but that will mean that your contact details and name are automatically uploaded to the [development](#) website of Council.

All correspondence regarding applications in this city are ordinarily visible and made public to all.

If you don't want your details going online, you would be best to have your say direct at [development](#) and tick the box that you would like to be anonymous.

Let me know if you would like me to forward your thoughts direct to the Assessment Manager.

Kind regards

Senior Ward Officer
Central Ward Office | **BRISBANE CITY COUNCIL**

(07) 3403 0254 Suite 1, 5 Lamington Street New Farm QLD 4005 Central.Ward@bcc.qld.gov.au

[<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

This email contains confidential information intended only for the use of the person named above. If you are not the named recipient any disclosure, copying or use of the contents of this Email is prohibited. Your contact details will be stored on the personal records of Cr Howard and may be shared. Please Note: The Integrity Act 2009 makes it an offence for Councillors or their staff to knowingly allow lobbying activities unless the lobbyist is first registered with the State. If the purpose of your contact is a lobbying activity within the meaning of the Integrity Act 2009, you should advise that you are in compliance with all provisions of the Integrity Act 2009. If you would like to unsubscribe from my emails, just ask. Send your unsubscribe request to central.ward@bcc.qld.gov.au

Name

Email address

Phone

Suburb

Home Address (Required)

Message

Councillor Vicki Howard, Central Ward.

Dear Councillor,

I am writing as a resident and owner regarding the development application lodged by Frank Developments for 22, 34, 36 and 40 Wyandra Street, immediately adjacent to Le Bain. I understand the proposal is for a substantial residential development of approximately 22 storeys. I recognise that

Newstead is an established high-density and mixed-use precinct and that further development is to be expected. My concern is therefore not with development of the site in principle, but whether a proposal of this scale can be accommodated without unacceptable impacts on existing residents and already heavily utilised local infrastructure. There are four matters in particular that I would appreciate Council examining closely as part of its assessment.

Overshadowing and residential amenity

Given the height and location of the proposed tower, I am concerned about its potential to significantly reduce natural light to Le Bain, particularly ... Level 16 rooftop pool and communal recreation areas.

I would appreciate Council ensuring that the shadow analysis properly demonstrates the impact on adjoining residential amenity across different times of day and seasons, rather than considering overshadowing only at selected reference times.

Sewerage infrastructure

I am also concerned about the cumulative capacity of sewer infrastructure servicing Newstead and the surrounding inner-northern suburbs.

My understanding is that there have already been capacity and operational concerns associated with major sewer infrastructure carrying flows from the Eagle Farm/Newstead area towards the city. I would therefore appreciate confirmation that the assessment of this proposal considers the existing condition and capacity of the downstream network and cumulative demand from approved and anticipated development, rather than simply the incremental demand generated by this individual site.

Water supply and pressure

Similar concerns apply to water supply and pressure. Newstead has experienced very substantial residential intensification, with further large developments proposed or underway.

I would appreciate Council satisfying itself, in conjunction with the relevant utility provider, that adequate water pressure and network capacity will remain available to existing buildings as further high-density development is connected.

Traffic and local road capacity

This is perhaps my greatest precinct-level concern.

The proposal appears to introduce more than 200 additional car spaces, with traffic ultimately entering an already constrained local road network around Wyandra Street, Wyatt Street, Masters Street and Commercial Road.

Le Bain, Fontana and numerous other apartment and commercial buildings already generate substantial vehicle movements. At peak periods, accessing Commercial Road from the local street network can already be difficult.

My concern is that assessing the traffic generated by each development independently risks overlooking the cumulative effect of successive high-density developments. Adding potentially hundreds of additional daily vehicle movements to these streets could materially affect congestion, intersection performance, pedestrian safety and the ability of existing residents to enter and leave the precinct.

I would therefore particularly appreciate Council examining whether the applicant's traffic assessment uses realistic peak-period conditions and incorporates existing, approved and reasonably foreseeable developments in the surrounding precinct.

I am not seeking to prevent appropriate redevelopment of the site. Rather, I would like confidence that the scale and design of the proposal are supported by the infrastructure available to accommodate it and that the amenity of existing residents has been properly considered.

Could you please advise whether you or your office are already aware of the application and these issues, and whether there is an opportunity for affected residents to discuss the proposal with you before Council's assessment is finalised?

I would also appreciate any guidance your office can provide regarding the most effective way for Le Bain residents to ensure these concerns are formally considered as part of the development assessment process.

Kind regards,

.....