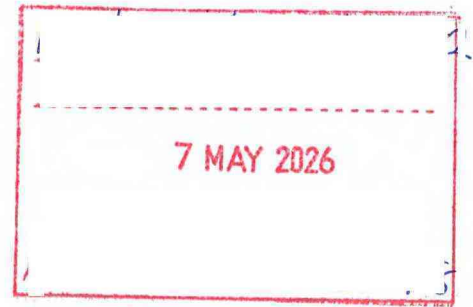




Brisbane City Council

City Planning and Economic Development Services;
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Re: Objection to Development Application A006954430

As retirees who specifically chose to spend our later years at

We write this objection with a profound sense of disappointment and concern. When we purchased our home, we relied heavily on the certainty provided by the Brisbane City Plan 2014. The statutory promise of an 8-storey amenity limit for neighboring sites was the primary factor in our decision to relocate here. **The proposal by JAD 15 Pty Ltd for a 23-storey tower at 355 Coronation Drive and 6 Lang Parade is a complete disregard for the established neighborhood character and the planning rules that residents like ourselves depend upon.**

We have reviewed the application details and outline our core grounds for objection below.

The Broken Promise of Building Height

The proposed 23-storey residential tower (approximately 76.4m) represents a massive four-fold exceedance of the statutory limits. Under the Toowong-Auchenflower Neighborhood Plan (TANP), Acceptable Outcome AO1.1 and Table 7.2.20.3.3.B strictly dictate a maximum height of 8 storeys for sites of this size (1,430sqm) within the HDR2 High Density Residential and TANP Dunmore Residential Precinct (NPP-006).

The applicant attempts to justify this extreme height by claiming the building acts as a transition from Milton. This argument is fundamentally flawed. A genuine transition must respect its immediate context, yet the opposite side of Lang Parade (within the MU1 zone) enforces a strict 5-storey limit. Furthermore, while the site carries a "landmark" designation under PO6, this designation requires architectural excellence and a meaningful public contribution. It does not grant permission for unlimited height.

Severe Over development and Excessive Site Intensity; This proposal represents severe over-development of a highly constrained site. It blatantly fails TANP Acceptable

Outcome AO1.4 by pushing the Tower Site Cover to almost 60%. This is well beyond the 50% maximum permitted. Such excessive site coverage leaves no room for appropriate landscaping or breathing space, forcing a bulky and overbearing structure onto a parcel of land that simply cannot accommodate 90 units of this scale.

Erosion of Retirement Amenity Through Inadequate Separation; As a resident of Linear Apartments directly adjacent to the western boundary, I am deeply troubled by the applicant's failure to provide adequate building separation. The Multiple Dwelling Code AO14.1 clearly requires a minimum 24m separation for buildings of 9 or more storeys facing habitable rooms. Instead, this proposal provides a mere 16.5m to 22.2m of separation to our building. This significant shortfall will destroy the visual privacy that residents of Linear Apartments currently enjoy.

Additionally, the proposal fails to meet the minimum 5m tower setbacks. The applicant proposes only 4.5m to Coronation Drive, a mere 3.5m to Lang Parade, and 4.5m to the side boundaries. These reduced setbacks further exacerbate the oppressive bulk of the tower and crowd the property lines.

Privatisation of the Public Realm ;The application fails Performance Outcomes PO40 and PO9 regarding streetscape and public realm contributions. Instead of offering a meaningful public interface, the design effectively privatises the ground level by treating it as an external lobby for the exclusive use of the new residents. Furthermore, the architectural design relies heavily on repetitive horizontal layers. This directly contradicts the requirement for distinctive vertical elements that are expected for tall buildings in this precinct.

Traffic Congestion and Infrastructure Overload; Introducing 90 new units on this site will significantly increase traffic volumes on both Coronation Drive and Lang Parade. The scale of this development will negatively impact intersection safety and place an unacceptable burden on our local infrastructure. For a retiree, safe and efficient movement around our local streets is paramount. This development threatens to severely compromise pedestrian and vehicular safety in our immediate neighborhood.

Conclusion; We relocated to Linear Apartments trusting that the Council would uphold the Toowong-Auchenflower Neighborhood Plan. Approving a 23-storey tower where an 8-storey limit is mandated would completely erode public confidence in the planning scheme. *We respectfully request that Council refuse Development Application A006954430 in its entirety or require substantial modifications to achieve strict compliance with the Brisbane City Plan 2014.*