



Outlook

OBJECTION TO DEVELOPMENT APPLICATION A006954430

From

Date Mon 2026-05-11 10:01 AM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

 1 attachment (299 KB)

Letter BCC re-developmentMay26.pages;

This email originates from outside of Brisbane City Council.

I am submitting in the attached letter a properly made objection to above Development Application

From:

Email

To: The City Planning and Economic Development Services
Brisbane City Council

Email DSPlanningsupport@brisbane.qld.gov.au

To the Assessment Manager

This objection is properly made against the Development Application A006954430

The purchase of our unit was made in the knowledge that the Brisbane City Plan 2014 and the Toowong-Auchenflower Neighbourhood Plan would protect against excessive development. In particular, a limit of 8 storeys was a reassurance of a liveable community.

I strongly object to the proposal by JAD 15 Pty Ltd for a 23-storey residential tower at 355 Coronation Drive/6 Lang Parade. It represents a severe overdevelopment of a relatively small site (1430 sqm) and fails to comply with the requirements of the planning systems in place. Furthermore, the proposal infringes on the interest of the public, as follows.

1. Congestion of traffic flows at busy times and overload of infrastructure

The addition of such a high density building (23 storeys, 90 units) with expected increased car population would severely affect traffic safety especially at intersection Coronation Drive and Lang Parade.. The increased population would impact on the sewage infrastructure

2. Negative impact on the streetscape on Coronation Drive

A planned building of 23 storeys on a landmark road would stand out like a “sore thumb” against current buildings. Such a tall building in that part of Brisbane is offensive to the architectural integrity of the beautiful environment, and the design fails Performance Outcomes PO40 and PO9.

3. Negative impact on adjacent buildings

It is noted that the proposal would exceed Toowong/Auchenflower Neighbourhood Plan Acceptable Outcome AO1.4 whereby it plans to push site cover to almost 60% when the allowable maximum is 50%

Further, the proposal fails Multiple Dwelling Code AO14.1 which mandates a minimum separation for tall buildings of 24m, whereby it plans lesser distance of 16.5-22.2m. The setback limit of 5m is also infringed in the proposal of 3.5m at Lang Parade. This infringement would affect visual privacy of the units in Linear Apartments and their sale value.

I respectfully request that the Council requires the proposal to comply with the Toowong/
Auchenflower Neighbourhood Plan and the Brisbane City Plan 2014 in the public interest

Yours sincerely

Signed