

I strongly oppose this development application 17 Arcoona street Sunnybank 4109..

Zoning Low Density Residential

Non-Compliant

Seven Units up to 14 people.

Flood overlay map on this property

Two Driveways

Units occupied prior to this approval.

Grass and dirt removed from council footpath

No barriers or safety/warning during stages of construction

No construction signs

Seven Car parks on property

Solid Block wall fence low visibility for drivers to the footpath or road.

One Mail box /one address for seven units.

No intercom/communications from Front fence to individual units

No Easy identifiable Markers on unit doors.

Car parking in front of unit doors parallel parking

Storm water drain too close to Driveway.

Concerns.

As most people would not have seen what renovations were been done from purchase January 2025 till August, when the front fence was removed and tenant started moving in before completing front fence.

I contacted BCC no plans or application was submitted no building permit signs posted. prior to the building being converted from a single dwelling to a Rooming Accommodation (seven individual self-contained units, no onsite managers office shown)

This property was developed from a farm to Residential A properties around 60 years ago the infrastructure was only engineered to meet the estate requirement at the time.

Sewerage is clay pipes sized enough to work efficiently at the time, same as water and electricity. I know the Electrical transformer for the hospital line has been upgraded. Adding addition of five toilets with no sewerage inspection plates and up to 14 people. Water pressure is already low.

Have the building and fire safety inspections been done?

How can this building be certified safe without certification inspections being conducted by professionals during major construction, removal of all interior walls.? Including Asbestos.

Flood map

Concreting of entire front yard and side yards and solid block wall with footing may affect flood waters, causing flooding in neighbouring properties

Storm water drain is too close to the driveway to be effective.

Arcoona Street

There are seven individual marked car parks on the property they are parallel parking in of the entre doors. Manoeuvring a vehicle out of this crowded, concreted yard will be difficult, Slowing traffic. Bus route 23 also is in service on Arcoona Street with stops either side of the street near this property.

Vehicles will need to reverse in and drive out as there is no room to turn around and there are also car gates to open and close.

Traffic from train and bus with 50cent train fares parking in narrow streets around this area.

This is a BCC owned road.

Please note extra traffic with services, Australia post, food delivery, parcel delivery other trucks.

This same developer has started a very similar project at : Arcoona Street so please double the above numbers. Once again, without any application or approvals.

These unauthorised, unsafe and unsightly changes are affecting the character, amenity and safety of the neighbourhood.

1] moving in

2] Submission sign with newly fence mounted, surveillance camera, top left of frame.

3] no Safeguards or respect for other including BCC property

