

Dear Justin,

I have reviewed the recent submission provided in response to Council's Information Request for the proposed development at 33 Vulture Street. I previously lodged a full submission during the public notification period and remain concerned that the proposal continues to conflict with the intent and outcomes of the Brisbane City Plan 2014.

My particular concerns are:

- The proposal remains approximately 16 storeys, which is 8 storeys higher than the height proscribed under the planning scheme for this neighbourhood, with no meaningful reduction in height, bulk, or scale.
- Overshadowing, shade, and broader amenity impacts on neighbouring properties and the surrounding public realm have not been adequately resolved.
- Claims that the development is appropriately matched with reasonable community expectations, are not supported by the evidence, given the sustained and consistent community opposition to the current DA to the development of this scale on this site throughout the assessment process.
- The proposal remains inconsistent with the relevant Neighbourhood Plan provisions, particularly regarding scale transition and contextual integration with the surrounding West End neighbourhood .
- The suggestion that the expansion of West End State School justifies additional height is not a valid planning argument nor in any legislation. That decision related to a specific community-purpose land use and does not alter the applicable planning scheme provisions or intended outcomes for this site.
- The Submission reply continues to raise unresolved privacy concerns for parents, students, and staff associated with West End State School due to the scale, height, and proximity of the development to sensitive school interfaces such as the school pool, eating areas and play areas.
- The response does not adequately address concerns regarding excessive height, overdevelopment, neighbourhood character, or consistency with the intended planning outcomes for the neighbourhood.

For these reasons, I respectfully ask Council to continue applying rigorous scrutiny to this application and to uphold the intent of the Neighbourhood Plan, the planning scheme framework, and the clearly expressed expectations of the community.