

**Subject:** Objection to Development Application A006885100

**Categories:** SUBMISSION

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*This email originates from outside of Brisbane City Council.*

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Dear Assessment Manager,

**I am writing to formally object to the proposed development application for the retirement facility and associated building works at 9–15 Bayliss Street and 1 Croydon Street, Toowong.**

As a living the proposed development site, I have serious concerns regarding the impact this development will have not only on , but also on the neighbouring residents within and the broader surrounding area.

The proposed height and scale of the building are excessive for the location and will have a significant impact on the amenity and liveability currently enjoyed by neighbouring properties. The development will substantially affect privacy, natural light, ventilation, outlook, and the overall residential environment for those living immediately adjacent to the site.

One of the primary concerns is privacy. Based on the proposed plans, balconies and windows from the development will directly overlook neighbouring homes and outdoor living areas Residents who currently enjoy a private residential setting will be subjected to increased overlooking and a considerable loss of privacy.

There are also major concerns regarding overshadowing and the loss of natural light and airflow. The neighbouring properties currently benefit from open light, breezes, and ventilation due to the low-level nature of the surrounding area. A development of this height and bulk will inevitably reduce sunlight and airflow into nearby homes and create a far more enclosed environment for existing residents.

The proposal will also significantly obstruct the existing outlook currently enjoyed by surrounding homeowners and residents. While development within Brisbane is expected, this proposal appears out of proportion with the surrounding streetscape and existing residential character of the area.

In addition, street parking in the area is already limited. A development of this scale will increase congestion, visitor parking demand, service vehicles, and overall traffic movements within what is currently a quieter residential street network. This will directly impact neighbouring residents on a daily basis.

I am also concerned about the broader impact this proposal will have on the surrounding environment and character of the neighbourhood. The scale of the building is inconsistent with the existing low-density residential area and will dramatically alter the feel and appearance of the street. The removal of greenery and vegetation on the site may also negatively impact local wildlife and further reduce the natural character currently enjoyed by residents.

As homeowners and residents living \_\_\_\_\_ the proposed site, these impacts are not minor inconveniences. They represent substantial and permanent changes to the privacy, comfort, outlook, and overall enjoyment of our homes and surrounding community.

I respectfully request that Council carefully consider the cumulative impact this development will have on neighbouring properties and residents when assessing this application.

Lastly, I believe there may be an error in the email address listed on the public signage. For clarity, I understand the correct contact email to be:

[dsplanningsupport@brisbane.qld.gov.au](mailto:dsplanningsupport@brisbane.qld.gov.au)

I have retained a photograph of the signage for reference.



Kind regards,

