



FW: Attention: Ms Kayal Chandrasekar, Assessment Officer / Submission regarding Development Application for 189 Melville Terrace, Manly QLD 4179 [SEC=UNOFFICIAL]

From dalodgement <dalodgement@brisbane.qld.gov.au>
Date Mon 9/02/2026 1:44 PM
To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>
Cc DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

3 attachments (3 MB)

Satellite Image.pdf; Smart Map.pdf; Letter to Brisbane City Council 9.2.2026.pdf;

SECURITY LABEL: OFFICIAL

Sent: Monday, 9 February 2026 12:47 PM
To: dalodgement <dalodgement@brisbane.qld.gov.au>
Cc: Wynnum Manly Ward Office <wynnummanly.ward@bcc.qld.gov.au>;
DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>
Subject: Attention: Ms Kayal Chandrasekar, Assessment Officer / Submission regarding Development Application for 189 Melville Terrace, Manly QLD 4179 [SEC=UNOFFICIAL]

This email originates from outside of Brisbane City Council.

UNOFFICIAL

Good Afternoon Ms Kayal Chandrasekar,

I'm sending the attached letter, satellite image and smart map

The attachments are in regard the submission regarding Development Application for 189 Melville Terrace, Manly QLD 4179
Application Number: A006840962.

I have cc'd Councillor Alex Givney for awareness.

Grateful if you could acknowledge receipt of this e-mail.

Many thanks for your consideration.

9 February 2026

Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Ms Kayal Chandrasekar, Assessment Officer

BY EMAIL: dalodgement@brisbane.qld.gov.au

CC: Councillor Alex Givney wynnummanly.ward@bcc.qld.gov.au

Dear Ms Chandrasekar

**Re: Submission regarding Development Application for 189 Melville Terrace, Manly QLD 4179
Application Number: A006840962**

the
proposed development site at 189 Melville Terrace, Manly, Queensland ("Site").

I wish to raise the following concerns and objections I have to the proposed development at the Site.

Conflict with Dwelling House Code

I submit that the proposed development is not consistent with the objectives of the Dwelling House Code, in particular sections 9.3.7.2 (2)(b) and (e), as well as PO2 and PO3.

My primary concern relates to Building 8, as identified on the proposed development plans. This building is proposed to be three storeys in height (approximately 9.5 metres) and located at a minimum setback of approximately 1 metre from my eastern boundary, being the closest and most visually dominant component of the development

located on a very narrow residential allotment, as shown on SmartMap and satellite imagery **enclosed** for Council's reference. The constrained width of my site significantly limits the ability to absorb additional bulk or proximity impacts. To the west the dwelling at 121 Cambridge Parade occupies virtually the full width and length of its allotment, meaning already experiences a high degree of built form on that side. The Site is located immediately to the east

In this context, the proposed three-storey Building 8 will create a cumulative enclosure effect, effectively placing substantial built form on both sides. Particularly in the east, there are already a dense group of units on the Site. The addition of Building 8 would make feel extremely enclosed and claustrophobic.

my primary recreational space, especially during the hot summer, where I enjoy the breeze and looking to the sky. The proposed Building 8 will result in significant reduction of such sky view as well as access to light and air flow.

While the proposal plan may technically comply with minimum setback requirements, the resulting outcome represents a substantial and unreasonable infringement of residential amenity, which has not been adequately mitigated through setbacks, articulation or landscaping. The proximity and scale of Building 8 will

also adversely affect the market value and desirability of outlook and light.

due to increased enclosure and loss

I note that concerns regarding impact on adjoining property was raised by you in the Request for Information dated 15 October 2025 and thank you for consideration of the same. I do not believe the Response to Information Request provided by the applicant dated 14 January 2026 has addressed issues regarding impact on the amenity of neighbouring property.

Conflict with the Low–Medium Density Residential Zone Code

The proposed development is also inconsistent with the Low–Medium Density Residential Zone Code (“Zone Code”) which it falls within. While a three-storey building is not prohibited, it should be noted that Building 8 is not a standalone development but will be on the same lot as seven tightly configured dwelling units, and the Site already has limited common and open space. The development proposal further intensifies the Site by adding additional rooms to the existing units through construction above existing carports, increasing built form, bulk and occupancy across the Site as a whole. My view is that the proposed development is inconsistent with 5.a., 5.b, 5.d, 5.e, 5.f, 5.g, and 5.h.

I also believe that the proposed Building 8 does not conform with 7.c of the Zone Code as the scale and bulk of the proposed Building 8 would overshadow neighbouring dwellings and is on a site that is already tightly configured. From the Proposed Plans, there is very limited manoeuvring space for vehicles and the previous proposal for a second entry into the Site is also not feasible.

The proposed development as a whole appears over-developed. The local characteristic and architecture of the area would also be disrupted. Most of the dwellings on Cambridge Parade are light-coloured Queenslander-style builds, whereas the development buildings are rendered brickwork with partial weatherboard claddings. This disruption to the character and aesthetic of the street would be compounded by the bulk and height of the proposed Building 8.

When considered cumulatively, the additional three-storey dwelling and the expansion of the existing units result in a level of intensity that exceeds what can reasonably be accommodated on the lot while maintaining acceptable amenity outcomes for adjoining properties. This is inconsistent with the intent and performance outcomes of the Low–Medium Density Residential Zone Code.

Conflict with Wynnum-Manly Neighbourhood Plan

I further submit that the proposed development is inconsistent with the Wynnum-Manly Neighbourhood Plan.

The development proposes a three-storey dwelling (Building 8) on a site that already accommodates seven existing dwelling units, together with further proposed intensification of those units through the construction of additional rooms above existing carports. When considered as a whole, the proposal represents a significant increase in built form, bulk and intensity on a single residential lot.

This outcome is not consistent with maintaining the amenity and character of the surrounding residential area, which is predominantly characterised by detached traditional Queenslander dwellings and two-storey buildings. The scale and form of the proposed three-storey building, particularly given its close proximity to adjoining residential boundaries and other units on the Site, exceeds community expectations for development within this part of the neighbourhood plan area.

Further, there is no demonstrated community or economic need to justify development at a greater height, scale or form than that anticipated by the neighbourhood plan. The proposal appears to be driven by

maximising development yield on a constrained site rather than responding to any identified strategic planning need.

While the neighbourhood plan supports the efficient use of land, Overall Outcome 7.2.23.6.2(h) makes clear that efficiency must remain consistent with community expectations and infrastructure assumptions. In this case, the cumulative intensification of the site by adding of an entire new three-storey dwelling and expansion of 7 existing units, places pressure on amenity, access, parking and flood management arrangements, and exceeds what the neighbourhood plan contemplates for development of this nature and location.

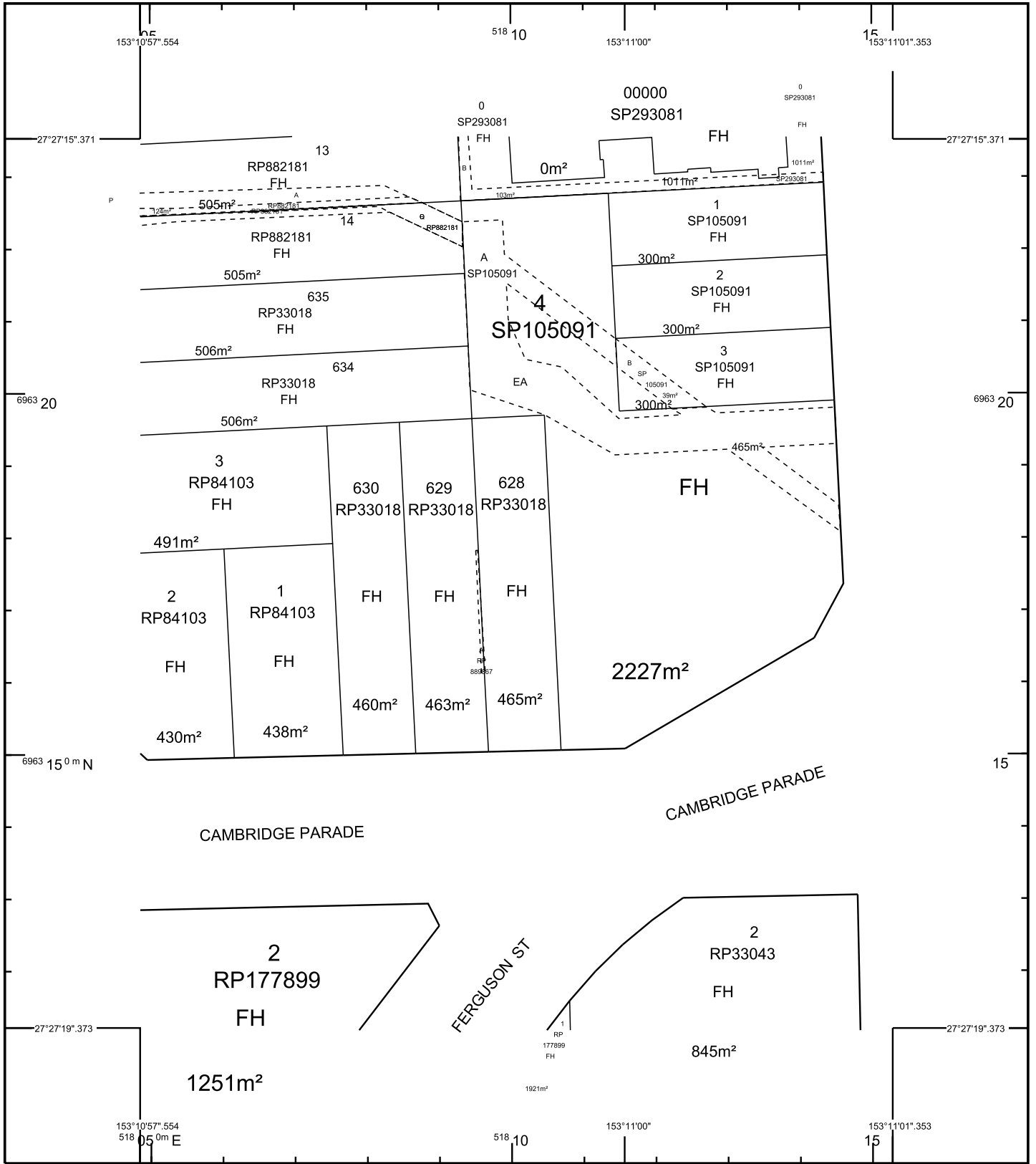
Accordingly, the proposal does not achieve the outcomes sought by Section 7.2.23.6.2(g) and (h) of the Wynnum–Manly Neighbourhood Plan and is inconsistent with the intended scale, character and intensity of development for the area.

In light of the above reasons and concerns, I respectfully request that application A006840962 be rejected or be amended to reduce the height, bulk, and proximity of the proposed Building 8 to alleviate the adverse impact it would have on the adjoining dwelling and inconsistency with city planning objectives.

Thank you for your consideration of my submission.

Yours sincerely

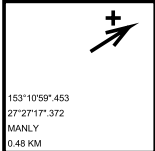




STANDARD MAP NUMBER
9543-32312



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	628/RP33018
Area/Volume	465m²
Tenure	FREEHOLD
Local Government	BRISBANE CITY
Locality	MANLY
Segment/Parcel	1777/100

CLIENT SERVICE STANDARDS

PRINTED 30/01/2026

DCDB 29/01/2026

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**
(c) The State of Queensland,
(Department of Resources) 2026.

