

Subject: FW: Oppose Development Application A006963230 – 48 Wallace Street / 69 Davenport Street, Chermside QLD 4032

Dear Assessment Manager,

I am the I wish to formally object to Development Application A006963230 for a Material Change of Use for Multiple Dwelling (10 units) at 48 Wallace Street / 69 Davenport Street, Chermside.

My objection is based on the proposal's apparent non-compliance with the applicable planning provisions and the significant adverse impacts it will have on neighbouring properties, including

1. Building Height

The subject site has an area of approximately 810 square metres and is located within the Chermside Centre Neighbourhood Plan – Residential South Precinct.

Under the neighbourhood plan, sites between 800 square metres and 1,200 square metres are intended to accommodate development up to four storeys in height. The proposed development comprises 5 storeys and therefore exceeds the intended building height for the site.

The proposed height represents an overdevelopment of the site and is inconsistent with the intended built form outcomes for the precinct.

2. Privacy and Overlooking

The proposed development will introduce elevated balconies, windows and living areas with direct views towards neighbouring properties, including

The excessive height and scale of the building will result in significant overlooking into private courtyards, outdoor living areas and residential windows. This will reduce privacy and adversely affect the residential amenity currently enjoyed by neighbouring residents.

3. Overshadowing and Loss of Sunlight

The proposed 5 storey building will create increased overshadowing impacts on neighbouring properties due to its height and scale.

The development is likely to reduce access to sunlight and daylight for adjoining private open spaces, habitable rooms and outdoor living areas, particularly during winter months.

In addition, overshadowing may adversely affect the performance of existing solar panel systems on neighbouring properties, reducing their efficiency and financial benefit.

4. Excessive Bulk and Site Coverage

The proposed development presents an excessive level of bulk and scale for a site of this size.

The notification material indicates site coverage exceeding 66%, resulting in a highly intensive form of development with limited opportunities for meaningful landscaping and deep planting.

The resulting built form will appear visually dominant and out of character with the surrounding residential environment, contrary to the intended outcomes of the neighbourhood plan.

5. Parking and Traffic Impacts

The proposed development appears likely to generate additional parking demand and traffic movements within the surrounding street network.

Wallace Street, Davenport Street and nearby streets already experience significant parking pressure. Additional demand from residents, visitors, tradespeople and service vehicles is likely to worsen existing congestion and reduce parking availability for current residents.

6. Overall Impact on Residential Amenity

The proposal will have significant adverse impacts on neighbouring properties through:

- Excessive building height and scale;
- Loss of privacy through overlooking;
- Increased overshadowing;
- Reduced access to sunlight and daylight;
- Potential impacts on existing solar panel systems;
- Increased traffic and parking congestion; and
- An overdevelopment outcome that is inconsistent with the planning intent for the site.

Request to Council

I respectfully request that Brisbane City Council refuse Development Application A006963230 in its current form due to its excessive height, adverse amenity impacts and apparent inconsistency with the planning intent of the Chermside Centre Neighbourhood Plan.

Should Council consider approving the application, I request that substantial amendments be required, including reducing the building height to four storeys, increasing setbacks, improving privacy measures and ensuring adequate parking provision to minimise impacts on neighbouring properties.

I also request that I be notified of Council's decision regarding this application.

Yours faithfully,