

Subject: Submission Objecting to Development Application A007001519 – 42 Wellington Street, Manly

Dear Sir/Madam,

I write to lodge an objection to the proposed development at **42 Wellington Street, Manly QLD 4179** (Development Application No. **A007001519**).

My name is _____, and I am the _____ of the _____ property at _____ which I have _____ for more than _____.

Please find attached an Objection Letter to this development for your consideration. I have also lodged this via the BCC Development website.

Yours Faithfully,

**Subject: Submission Objecting to Development Application A007001519 – 42
Wellington Street, Manly**

Dear Sir/Madam,

I write to lodge an objection to the proposed development at **42 Wellington Street, Manly QLD 4179** (Development Application No. **A007001519**).

My name is _____, and I am the _____ of the _____ at _____, which I have _____ for more than _____. While I currently _____ in _____, I grew up in the Wynnum/Manly area, and this was _____. As a result, I have a strong understanding of the character of the local area and the likely impacts this proposal would have on neighbouring properties.

I am aware of Brisbane City Council's proposed **"More Homes, Sooner" Low-Medium Residential** planning amendments and understand that these amendments have not yet been adopted and are therefore not currently in force. It appears that this application has been designed in anticipation of those proposed changes and exceeds the current planning controls applicable to the site, including the existing maximum building height of two storeys (9.5 metres).

While I have always expected that the _____ property would eventually be redeveloped _____, I believe the scale and design of the proposed development are excessive and would result in unacceptable impacts on the amenity of _____ property. My concerns include, but are not limited to, the following.

1. Excessive bulk and overbearing built form

The proposed building presents an excessive and dominant built form _____. The plans show only limited separation between the proposed building and the _____. Rather than providing an appropriate transition between properties, the development would create an imposing wall-like structure that would significantly diminish the outlook from _____ rooms and result in an overwhelming visual presence.

2. Loss of sunlight and natural light

The proposed height, length and proximity of the building would significantly reduce access to sunlight and natural daylight dwelling and outdoor living areas. The submitted shadow diagrams (extract below) clearly demonstrate the extent of additional overshadowing that would occur compared with the existing development. This loss of solar would materially reduce the amenity of private open space.

3. Loss of views

The proposal would substantially obstruct existing views . While I acknowledge that planning legislation does not guarantee the preservation of private views, the unnecessary scale and height of the proposed development would result in a significant and avoidable loss of visual amenity.

4. Loss of privacy

The proposed development would create unacceptable overlooking . The proximity of all upper-level habitable rooms and balconies would substantially reduce the level of privacy

Overall, I consider the proposal to be inconsistent with the established character of Wellington Street and surrounding residential areas. The development is excessive in its height, scale, bulk and site coverage and fails to provide an appropriate relationship with adjoining residential properties. In my view, it represents an overdevelopment of the site that would have unacceptable impacts on neighbouring residential amenity through overshadowing, visual dominance, overlooking and reduced privacy.

I also question whether the proposal is consistent with the intent of Brisbane City Plan 2014, including the relevant performance outcomes of the **Multiple Dwelling Code**, which seek to ensure that development is compatible with its surrounding context, protects residential amenity and responds appropriately to community expectations. In particular, I do not believe

the proposal demonstrates the outcomes intended by the current planning framework, nor does it appropriately balance increased housing density with the protection of adjoining residents.

For clarity, my objection is not to redevelopment of the site itself. I recognise that redevelopment is an expected part of Manly's future growth. My objection is to the excessive scale and design of this particular proposal and the unreasonable impacts it would impose on neighbouring properties . I respectfully request that Council give careful consideration to these impacts when assessing the application and either require substantial modifications to the proposal or refuse the application in its current form.

Thank you for considering my submission.

Yours faithfully,