

26 August 2026

Chief Executive Officer
Brisbane City Council,
GPO Box 1434,
BRISBANE QLD 4001.

Via email: dalodgement@brisbane.qld.gov.au

Attention: Mr Dane Hoffmann- Planning Assessment Officer

SUBMISSION: Objection to Development Permit for Material Change of Use
Application Reference: A007021113

Dear Sir,

I wish to formally object to Development Application A007021113 for the proposed Multiple Unit Dwelling comprising 84 units at 212 & 220 Shafston Avenue, Kangaroo Point.

[...]

I have attached a photograph taken [...] which shows the existing outlook from my apartment. As the photograph demonstrates, I currently enjoy a broad, open outlook with extensive sky, distant views and a predominantly low-rise residential environment.

The proposed 24-storey development would fundamentally and permanently change this outlook. Because my apartment faces [...], the proposed tower would be located directly within my primary field of view and would replace a substantial portion of the existing open outlook with a very large and visually dominant built form.

This is not a minor or incidental change to my outlook. It would have a profound impact on the visual amenity and residential enjoyment of my home.

I purchased my apartment only approximately two months ago. The existing outlook and openness were an important part of the amenity and appeal of the property when I made that purchase. I am now facing the prospect of having this significant aspect of my home fundamentally altered almost immediately after moving in.

I appreciate that there is no absolute right to preserve a private view. However, I respectfully ask Council to consider the severity of the impact in this particular case, including the direct orientation of my apartment towards the site and the exceptional height, bulk and scale of the proposed development.

I ask Council to carefully consider:

- The direct visual relationship between my apartment and the proposed development site.
- The substantial loss of existing visual amenity and openness.

- The height, bulk and visual dominance of the proposed 24-storey building when viewed from surrounding residential properties.
- Whether the proposed height and scale are appropriate having regard to the existing surrounding built form and residential character.
- The impact on residential amenity, including outlook, natural light, privacy and potential overlooking.
- Potential overshadowing impacts on surrounding residential properties.
- The cumulative impacts associated with 84 additional dwellings, including traffic, parking and pedestrian movements.
- Whether the justification for the proposed additional height adequately addresses the significant impacts imposed on existing residents.

I also note that publicly available information regarding the proposal indicates that the development exceeds the 15-storey height contemplated under the Kangaroo Point Peninsula Neighbourhood Plan. I understand that the applicant has sought to justify the additional height on the basis of the site's location, design and contribution to housing supply. I respectfully request that Council carefully scrutinise whether that justification adequately balances the very significant amenity impacts on existing neighbouring residents.

The development site was previously promoted as having "panoramic view lines", which further demonstrates the importance of the site's outlook and its visual relationship with the surrounding area.

I strongly object to the application in its current form and respectfully request that Council refuse the application, or alternatively require substantial amendments to reduce the height, bulk and scale of the development and minimise its impacts on surrounding residential properties.

Please record this correspondence as my formal submission against Development Application A007021113.

I would appreciate confirmation that my submission has been received and recorded.

Thank you for considering my objection.

Kind regards,