


FW: Objection To Development Application A006954430.

 1 attachment (842 KB)
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SECURITY LABEL: OFFICIAL

From:
Sent: Saturday, 9 May 2026 4:57 PM
To: dalodgement <dalodgement@brisbane.qld.gov.au>
Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>
Subject: Fwd: Objection To Development Application A006954430.

This email originates from outside of Brisbane City Council.

Subject: Objection To Development Application A006954430
Address 355 Coronation Drive and 6 Lang Parade, Auchenflower.

Sent from my iPhone

9 May 2026

The Assessment Manager

Brisbane City Council

GPO Box 1434

Brisbane

QLD 4001

RE: OBJECTION TO DEVELOPMENT APPLICATION A006954430
ADDRESS: 355 CORONATION DRIVE AND 6 LANG PARADE,
AUCHENFLOWER

Dear Assessment Manager,

I,

Auchenflower, am writing to lodge a formal objection to the above reference Development Application (DA) for the site at 355 Coronation Drive and 6 Lang Parade. I request that this submission be treated as a properly made submission under Planning Act 2016

My objection is to the entirety of the proposal. The application in its current form, is inconsistent with the Brisbane City Plan 2014 and the Toowong-Auchenflower Neighborhood Plan. The proposal relies upon Performance Solutions that fail to mitigate adverse impacts on the established local character and infrastructure.

HEIGHT AND SITE COVER NON-COMPLIANCE

The proposed development represents a significant overdevelopment of the site, failing to align with the prescribed density limits of the locality. The proposed height of 23 storeys (76.4m) is almost three times the 8-storey limit set by the Neighborhood Plan.

Furthermore, the site area of 1,430m² is deficient against the minimum 1,500m² threshold required for height uplift consideration. The proposed site cover of 59-60% significantly exceeds the maximum 50% allowable limit under the Neighborhood Plan, resulting in overdevelopment and excessive building bulk.

TRAFFIC AND ACCESS

The development proposes an inadequate traffic solution. The applicant has declined the Council's Information Request for a 36m queue, proposing only a 6m queue instead. This estimate relies on low-turnover assumptions of 27 movements per hour at peak, which does not reflect the realistic traffic generation of a development of this scale. The use of the street for access necessitates the removal of 2 on-street car parks and 2 motorcycle spaces, which negatively impacts the accessibility and infrastructure of the local street network.

SETBACKS AND AMENITY

The tower setbacks are insufficient to maintain the character and amenity of the streetscape. The setbacks of approximately 3.5m on Lang Pde and 4.5m on Coro Drive are deficient against the 5m requirement. These reduced setbacks increase visual bulk and restrict the ability to establish a streetscape canopy. The development will result in significant overshadowing and potential loss of privacy for surrounding low and medium-rise residential properties.

WIND AND LANDSCAPING

The application fails to demonstrate adequate ground-level amenity. The developer has refused the Council's Information Request for physical wind tunnel testing, relying instead on a qualitative visual inspection which is insufficient to determine likely wind speeds at the ground plane.

Furthermore, the landscape strategy is deficient, with only 5.98% natural in-ground deep planting provided. The developer has refused the request for double-height planters, choosing instead to rely on shallow 600mm distributed planters, which cannot provide the necessary visual softening or biodiversity outcomes.

FLOOD RISKS

The development does not provide adequate flood mitigation. The proposal retains a basement entry at RL 5.7m AHD, despite the Council's Information Request to raise this to RL 6.3m AHD. The developer relies on a Flood Emergency Management Plan and a shelter-in-place strategy on the first floor. This is an inadequate Performance Solution for the site and fails to appropriately manage the risk profile.

INSUFFICIENT NEED DEMONSTRATED

The applicant has not demonstrated sufficient community or economic need for this scale of luxury units. In accordance with the principles established in *Bell v BCC*, the lack of demonstrated need weighs against the approval of an application that seeks to exceed established planning controls and density limits.

AMENITY IMPACTS

The proposal will result in significant overshadowing and a potential loss of privacy for surrounding low and medium-rise residential properties. The excessive scale of the building, coupled with insufficient setbacks, exacerbates these amenity impacts, thereby failing to protect the existing residential character of the locality.

As a resident of Dunmore Terrace the proposed 23 story tower will cause sever overshadowing of my north facing living areas during winter mornings.

I request that the Assessment Manager refuse this application in its current form due to the significant non-compliance identified above. Please direct all future correspondence regarding this submission to my email address for service.

Yours sincerely,