

Attn: Assessment Manager – Development Services, Brisbane City Council, GPO Box 1434,
Brisbane QLD 4001

Application Reference: A007048684

Property Address: 9 Longland Street, Newstead QLD 4006

Real Property Description: Lot 1 on RP895042

Proposal: Multiple Dwelling (27 Storeys)

Dear Assessment Manager,

I am writing to lodge a formal objection to Development Application **A007048684** at 9 Longland Street, Newstead.

As a local resident living in close proximity and as an owner of a second property opposite the development, I strongly object to the proposal's scale, bulk, and gross height. A 27-storey residential tower on this site fundamentally breaches the statutory intent of the *Brisbane City Plan 2014* and the *Newstead and Teneriffe Waterfront Neighbourhood Plan*.

My objection is based on the following material planning grounds:

1. Gross Disregard for Statutory Height Benchmarks

Under the *Newstead and Teneriffe Waterfront Neighbourhood Plan*, the designated acceptable height benchmark is 10 stories with a maximum of 15 allowed subject to site amalgamation, depth, and boundary setbacks. At 27 storeys this proposal is more than double the benchmark and represents a catastrophic departure from the statutory framework. While the *Planning Act 2016*

allows for performance-based assessment, Performance Outcomes exist to grant contextual architectural flexibility, not to sanction a complete abandonment of the planning scheme. This degree of height uplift cannot be justified under any reasonable interpretation of performance-based planning.

2. Visual Bulk, Scale, and Incompatible Character Transition

The sheer mass of a 27-storey tower on this footprint creates an overbearing wall effect along Longland Street. The proposal fails to step down appropriately toward lower-scale surrounding residential properties, undermining the established urban fabric and human-scale streetscape that the Neighbourhood Plan explicitly seeks to preserve.

3. Severe Amenity Impacts: Overshadowing and Loss of Solar Access

A 27-storey tower will project substantial, continuous overshadowing across neighbouring properties, balconies, communal recreation areas, and public footpaths along Longland and Wyandra Streets. This unmitigated solar deprivation severely degrades the residential amenity, livability, and energy efficiency of adjoining developments.

4. Failure of Cumulative Local Infrastructure Capacity

Longland Street and surrounding feeder corridors (Wyandra Street, Skyring Terrace, and Commercial Road) already operate at or near saturation during peak periods. Squeezing high-density vehicle movements and service deliveries for a 27-storey development (in addition to the already approved high density developments such as ORO within 500 meters of the site) into this narrow local street will exacerbate hazardous pinch points and worsen existing traffic gridlock. Approving heights well in excess of planned capacity without commensurate public infrastructure delivery places an unacceptable burden on current residents.

5. Erosion of Community Trust in the Planning Scheme

The residents of Newstead engaged in good faith with Council during the development of the *Newstead and Teneriffe Waterfront Neighbourhood Plan*. Continually permitting double-digit storey variations on a site-by-site basis renders the Neighbourhood Plan meaningless and treats community consultation as a box-ticking exercise.

For these reasons, the proposal fails to satisfy the relevant Overall and Performance Outcomes of the *Brisbane City Plan 2014*. I urge Council to refuse the application in its current form or require the proponent to significantly reduce the building height and bulk to strictly align with the Neighbourhood Plan's Acceptable Outcomes.

Please confirm receipt of this submission and ensure I am formally notified of all subsequent decisions, notices, and officer reports regarding this application.

Yours sincerely,