

Dear Mr A Wines

Re- 7, 9 (Lots 41 and 42 on RP18687) and 11 (Lot 2 on RP55801) Baradine Street, Newmarket QLD 4051

I object to the proposed development, with my main concern being the size of Lot 2. After allowing for the required corner truncation, the lot appears to be approximately 222m², which is well below the 300m² minimum contemplated by the planning scheme.

The small lot size appears to be creating a number of other issues, including very limited outdoor space, reduced setbacks, insufficient room for meaningful landscaping and concerns around the overall intensity of development. There are also unresolved issues regarding the proposed crossover and whether Lot 3 can accommodate an appropriate future dwelling.

For these reasons, I believe the proposal is an overdevelopment of the site and should not be approved.

Kind regards