
FW: Multiple Dwelling Proposal Objection : ApplicationA 006924087

From dalodgement <dalodgement@brisbane.qld.gov.au>

Date Mon 2026-03-23 9:29 AM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

Cc DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

 1 attachment (85 KB)

application reference A006924087.pdf;

SECURITY LABEL: OFFICIAL

Sent: Friday, 20 March 2026 4:56 PM

To: dalodgement <dalodgement@brisbane.qld.gov.au>

Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

Subject: Multiple Dwelling Proposal Objection : ApplicationA 006924087

This email originates from outside of Brisbane City Council.

Dear DA Lodgement,

For your reference my submission for the Application of A006924087

Yours sincerely,

Official Objection to Planning Application A006924087

Date: 20 March 2026

To: Brisbane City Council, Development Assessment Division

Application Reference: A006924087

Subject: Formal Objection:

Multiple Dwelling Integrated Housing Project at 43 Villiers Street, New Farm

Dear BCC Development Committee,

—a local heritage-style home—I am writing to formally submit my objection to the proposed five-storey development at 43 Villiers Street. While I support sustainable growth in New Farm, this specific proposal represents a gross over-development of a character-sensitive site.

My objection is based on the following conflicts with the Brisbane City Plan 2014:

1. Failure to Meet Traditional Building Character Overlay Code The proposed height of 14.5 metres significantly exceeds the established 6–9 metre (one to two storey) height of the prevailing streetscape on Villiers, Charles, and Bailey Streets. This fails to:

- Maintain the visual dominance of traditional dwellings.
- Respect established setbacks and building proportions.
- Achieve a bulk and scale consistent with surrounding character buildings.

2. Non-Compliance with New Farm Neighbourhood Plan.

The plan intends for low-rise, character-responsive development. A five-storey structure on this corner site is an "outlier" that would set a damaging precedent, eroding the historic residential harmony of the area.

3. Traffic, Safety, and Parking Deficiencies

- Parking Shortfall: Providing only one (1) car park for five units is critically inadequate. This will force residents, visitors, and service vehicles onto Villiers and Charles Streets, which are already at capacity due to the New Farm Village shops.
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- Pedestrian Safety: The site is in immediate proximity to a Catholic primary school and heritage church. The 18-month construction period and subsequent increased vehicle turnover pose a direct safety risk to students and parishioners.

4. Amenity and Environmental Impact The excessive height will cause significant overshadowing and a loss of natural light for adjacent properties. Furthermore, the lack of sufficient deep-planted green space negatively impacts local biodiversity and the "garden city" character of New Farm.

5. Light Pollution and Privacy The impact of light pollution from a high-volume building will shift from a minor annoyance to a significant amenity issue:

- Light Trespass: Because the proposed building is double the scale of existing homes, lights from the upper floors (balconies, floor-to-ceiling windows, and security LEDs) will shine directly into the windows of shorter, traditional dwellings.
- Invasion of Privacy: This light trespass creates an invasion of privacy by illuminating the interiors of neighboring homes and gardens from an elevated vantage point.

Conclusion, I request that the Development Committee refuse this application. The proposal is an inappropriate intensification that fails to respect the Performance Outcomes of the relevant City Plan codes.

Sincerely,