

04 Jul 2017

Mr Ryan Murphy
23 Daniells Street
Carina QLD 4152

Re: BCC Development Application #A004619287

- 1) This proposed 3 story, building is not compatible with the surrounding developments. The street consists of 2 story town houses and houses only.
- 2) The development will have a huge impact on 23 Daniells Street. As the proposed development is on a sloping block, the plan is to build a two metre retaining wall on the boundary with 23 Daniells Street. It will end up being nearly 4 storeys high on this boundary and impact on the courtyards of 23 Daniells St. The lack of light, sound of air conditioners and noise will have a detrimental affect on the quality of living.
- 3) This is a short street which divides into a 1 way section, when it meets Narracott St. Notwithstanding double garages in the proposed development, 8 townhouses on this short street will have added impact on vehicular traffic with extra cars parked in the street. The street caters to a large overflow of cars from the Clem Jones Sports Centre, particularly from the basketball stadium and swimming pool. Even without this development it can be single file traffic in the street. With the small frontage and plan for eight units, garbage collection will cause more traffic problems.
- 4) The land for the proposed development is being built up at the boundary of 23 Daniells Street and could adversely impact the drainage in this area.