

05 Jul 2017

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Re: BCC Development Application #A004619287

Submission on A004619287

5th July 2017

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As a property owner in 13 Daniells Street, I wish to raise the following objections to the above application before Council.

1. The proposal as planned is not in keeping with the developments at 13 Daniells Street, 19 Daniells Street and 21 Daniells Street. All developments thus far are (2) story developments with sufficient rear or frontal recesses to allow privacy and natural sunlight. The above proposal whilst maybe not exceeding height restriction given its flat roof construction, is not in keeping with all other property developments in Daniells Street. A low to medium density developments are of (2) storey maximum and not the (3) Storey as proposed in the above application.
2. The current property at 15 Daniells Street has its vehicle entry on the north side of the property and as such, that should be maintained to provide a sufficient buffer between the current adjoining buildings and the proposed development. The current adjoining properties at 13 Daniells Street and 19 Daniells Street have their driveways on the north side of both these current developed properties. The above proposal is not in keeping with the adjoining properties vehicle access points.
3. With what can be considered a stark, three storey (9 Metre) wall and rooftop, 2 metres from the adjoining fence of the 13 Daniells Street existing buildings, the invasion of privacy to the rear courtyards and the blocking out of natural light is considered a negative impact which will have far reaching impact on potential long-term property values and the general amenity enjoyed by a more appropriate development that respects the privacy and amenity of adjoining properties.
4. Furthermore, standing on these proposed rear open area 1st level balconies with a 2-metre rear setback with have the effect of the development balconies effectively over or on top of the current rear yards of 4 of the existing units at 13 Daniells Street. The invasion of privacy and amenity would be unacceptable.
5. Unit Six in the above plan proposes an entertainment balcony at the rear of the proposed development. Whilst the proposal may claim the 1st balcony is partially screened that does not offer noise abatement or privacy to the existing adjoining property. The proposed open-air entertainment space is within **5 metres** of an existing bedroom in the current 13 Daniells Street Development. The loss of privacy and the noise associated with open air 1st storey level entertainment balconies in this proposal would be a significant invasion of privacy and produce noise at unacceptable levels being so closely located too and on the same height

level as existing adjoining property bedrooms. The same alignment to current bedrooms in 13 Daniells Street occurs also in the proposed 1st level balconies in proposed Townhouses 1, 3 and 4. All these propose rear balconies are within 5 metres of existing bedrooms.

6. The proposal outlines that elevation is to be added to 15 Daniells Street and a high level retaining wall will be built between 13 Daniells Street and 15 Daniells Street. Such a proposal would further reduce natural light and potentially cause storm water drainage issues if the current contours of the property are to be changed in any manner.
7. Air conditioners should be located at the front of the proposed development as the current proposal allows only a 2-metre rear setback on the northern boundary of the proposed development. If locating air conditioner plants at the rear of the properties were allowed then, the noise associated with air conditioners so close to the existing 13 Daniells Street buildings would again provide considerable impact on amenity.
8. Whilst the proposal suggests that parking is not an issue in Daniells Street that comment is a long way from reality. Daniells Street is frequently used as parking on both sides of the street for the Clem Jones Aquatic Centre and the nearby Basketball Stadium. Visitor parking is at a premium and most times of the day and early evening it is impossible for visitors to park on the street. The street is narrow and with parking frequently at a premium the street is difficult to navigate. Sufficient visitor parking needs to be provided within the development boundaries.

In Summary:

The proposal does not respect and/or is consistent with the current Low to Medium density developments in the adjacent area for a land parcel of this size. A proposal would be better suited if it were of two storeys and consistent with the current general area i.e. allowing for a sufficient rear setback in line with many of the current townhouses in Daniells Street. The current adjacent properties allow sufficient rear setback to allow some privacy and amenity. The proposed driveway should be consistent with the current driveway access on the Northern side of the proposed site to allow reasonable privacy and access to natural light for both adjoining properties to the proposed development.

5-6, 2 storey townhouses would be in line with the adjoining developments and reflective of the land parcel size and in keeping with existing developments on similar land parcels.