**The Development Manager, Brisbane City Council, GPO Box 1434, Brisbane QLD 4001.**

Or via email on Brisbane City Council’s online facility at

<https://pdonline.brisbane.qld.gov.au/masterviewUI/modules/ApplicationMaster/default.aspx?page=wrapper&cc=true&key=%20A004537052>

I am writing to object to the proposed development application (A004537052) at 260 Cliveden Ave, Corinda on the following grounds:

* the increase in building heights to six storeys is not supported – this is a low density area and maximum building heights under the acceptable and performance A013/PO13 solution of the Community Facilities Code are excessive.
* the multiple high rise unit blocks of up to six storeys does not meet the purpose  of the Community Facilities Code that “development is generally consistent with the character of the area” – the character of the area is low density and character residential.
* The original approval was for 209 units with the revised proposal seeking to increase this to 262, which is an excessive increase in density on the site.
* The proposal will create eight multi-unit dwellings up to six storeys on the site significantly in excess of the current approval for five/six buildings up to 5 storeys.
* the sub-division of the proposed nursing home into a spare lot is not supported. The purpose of the Community Facilities Code is to ensure community facilities are co-located where possible. The sub-division will separate the retirement and nursing home and the proposal provides for limited connectability and interface between them in the plans for the retirement village.
* the design fails to incorporate extensive variations in bulk, materials and roof form and will present as uniform, large multiple unit dwelling blocks failing to meet the A014 and P014 of the Community Facilities Code.
* the height and location on the top of a hill fails to  meet the acceptable and performance solution under A015 and P016 to ensure the development will not impact on the visual amenity of the surrounding homes – the proposal, as the street scape images in the plans, show it will dominate vistas in all directions.
* the proposed building six fails to provide a minimum setback to the adjoining low density dwellings in Morcom Ave.
* the proposed driveway and building two (previously two storeys now proposed for six storeys) will unreasonably impact on the amenity of the adjoining low density dwelling at 244 Cliveden Ave and fails to provide for an appropriate transition to a sensitive (low density dwelling) adjoining use.
* the proposed 6m set-back between building 3 (five storeys) and building 4 (six storeys) of five metres (which actually looks less on the plans)  is grossly inadequate and should be extended to meet the minimum set-back – plus no landscaping buffer has been proposed on this new boundary or access for residents between the retirement village and nursing home.
* the revised community facilities are grossly inadequate for complex housing – for example the café space appears to be able to seat 5 tables of 4 or 20 people and the function room appears to seat four people and the dining room lacks dimensions and usage information but clearly could only seat a small proportion of the approx. 300 residents – there must be a large central meeting point in the community facilities that provides a meeting place for residents.
* the proposal fails to meet the Transport Policy (TAPS) requirements for a minimum number of carparks – with 20 less than allowed. This is already reduced for retirement purposes and will be grossly inadequate. Resident and visitor parking on site should be increased to at least meet and preferably exceed minimum parking standards. Given the number of assisted living units proposed, service providers and staff to the site will be high – adequate off street parking must be supplied.
* the proximity of the function break out space to the adjoining low density houses in Morcom Ave is not supported due to the adverse noise impacts that will occur – this should be reoriented and located to face within the site, not externally from the site, to minimise noise.
* minimum levels of private open space should be provided through balconies as required
* the shared pathways should be delivered as promised, including signage on the public entrances to ensure the community is aware that the pathway is for public access.
* Seating should be provided as resting points around the site for residents when walking and in all open spaces and courtyards – none are proposed on the landscaping plans.
* the original plans propose emergency access only via Menin Rd and now a new permanent driveway entrance is proposed  - where is emergency access to the new lot one proposed should the Cliveden Ave entrance be blocked or closed?
* the community garden must include space for water and equipment storage.
* all trees previously identified as protected on the site should be retained
* all landscaping should be specifically conditioned in the approval.

Six storey multiple unit dwellings are not appropriate nor reasonable in the community context of the surrounding land in this part of Corinda. Nor does our local community support increased density on larger sites as presumed by the developer and stated in the Assessment Report. In fact they are strongly opposed based on my nine years experience in the local community. The sub-division is not supported in its current form for the reasons outlined above. The significant reduction in the type and scale of community facilities for such a large communal development is not supported.

While a retirement use is supported, the bulk, height and scale of the proposed DA is excessive and does not meet the purpose nor performance solutions of the relevant City Plan Codes. This DA should be significantly modified in size and the community facilities increased or the DA should be refused.

**Name:**

**Address:**

**Signature:**

**Date:**