

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&key=A004486067>

Dear Sir / Madam

I am writing to lodge an objection to the development application (A004486067) to build a five plus storey block of 13 units at 27 Primrose St, Sherwood.

I object to the proposed development on the basis that it is a gross overdevelopment of the site and does not meet a number of the acceptable or performance solutions as required in the Multiple Dwelling Code, City Plan 2014. Sherwood is being destroyed by overdevelopment. Primrose St cannot cope with any more multi-unit dwellings.

- The building length of 33m+ exceeds the maximum allowable 30m and adversely contributes to the overbearing size and bulk of the application.
- The side set-backs do not meet the minimum required for the upper levels and do not achieve the minimum building separation of 9m for two storeys and 12m for three-five storeys in table 9.3.14.3.F. The building height fails to meet the transition requirements with two storey buildings located on either side of the site – as the proposal is within 10m on either side the maximum allowable number of storeys should be three storeys. As such the building height is not compliant.
- The rear set-back of 5m is less than the minimum 6m.
- The carpark appears to protrude 1m above the natural ground level and should also be considered a storey, making the building seven storeys two storeys above the maximum allowable five storeys. The cladding on the front of the building above the fifth storey is very odd and its purpose unknown and, together with the elevator shaft, adversely adds to the bulk and height of the building.
- The proposal site cover of 63% is more than the maximum allowable 45% - this is grossly excessive.
- 13 x three bedroom units with one carpark each and only two visitor spaces is grossly inadequate. No dimensions are provided on the car parking plan but most spaces seem extremely small, ie narrow. A car stacker is not a practical suggestion – the body corporate probably cannot afford to maintain it in future and non-use means that the number of car parks will be reduced even further.
- The rooftop terrace is not supported. This activates the building as six storeys. This is not the Valley. It is a quiet residential area.
- No ground floor communal space has been provided at all.
- The site fails to provide for a landscaped buffer on both sides of the boundaries.
- Overshadowing will adversely affect the adjoining properties.
- Rubbish bins located in the side set-back is not supported and access to the bins by the rubbish truck seems limited.
- The pump room on the front set-back is not supported – this cheap and nasty design feature has wrecked the streetscape of the local neighbourhood.
- Fill and excavation is not supported, as it may cause stormwater / overland flow problems for adjoining neighbours.

The combination of non-compliance with the acceptable and performance solutions of the Multiple Unit Dwelling Code, results in a bulky, overbearing building and should be refused.

Signature:

Name:

Address:

Date: