**The Development Manager**

**Brisbane City Council**

**GPO Box 1434**

**Brisbane QLD 4001**

Dear Sir/Madam

I am writing to lodge an objection to the development application (A005283319) to build a five unit multi-dwelling complex at 22 Denham Street, Annerley. I note the developer has failed to revise the significant issues raised in Council’s information request to the developer.

Denham Street is a unique and intact character streetscape in the heart of Annerley which will be substantially affected by the proposal to build units on the site. The proposal to build five units is a significant over-development of the site and does not comply with the relevant City Plan 2014 code requirements. I object on the following grounds:

* the building height is three storeys exceeding the maximum allowable two storeys contrary to A06.1 and A06.2 of the Multiple Dwelling Code (the Code) and is out of keeping with the surrounding character dwellings as per A03/P03 dwellings;
* the proposed gross floor area (GFA) is 53% well in excess of the maximum allowable 45% of the site as required under the Code;
* four of five units fail to provide the minimum required 35sqm of private open space;
* the roof top terraces present as a fourth storey and are likely to causes noise, privacy and adverse amenity impacts to the surrounding homes;
* the built to boundary wall to the adjoining home at 18 Denham St is not supported and dimensions are unclear in the plans;
* the design, bulk and proposed materials of the building not in keeping with the surrounding streetscape, which is predominantly pre-1946 single character housing – the Traditional Building Character (Design) Code is not adequately addressed in the application, in particular:
  + no verandahs to Denham St contrary to A04.1/P04 and P04;
  + lack of traditional features such as sun-hoods, lattices, staircases contrary to A05/P05;
  + use of modern materials such as rendered walls contrary to A06/P06,
  + garages dominating the streetscape contrary to A02/P02;
  + inadequate Florence St set-backs;
  + modern roof top terraces contrary to A07/P07;
* the provision of three driveways, including a dual driveway crossover on Florence St, does not comply with the Code requirements (P033) and the proposed visitor carpark on the Florence St frontage appears to block access to the entry and garage of unit 2;
* the open space landscape and deep planting of 15% required appear to be a double up to meet private open space requirements under the Code;
* the adjoining neighbours on Florence St and Denham St will be adversely affected by the development with increased noise and heat from the proposed development and a reduction in natural light particularly from the west by the afternoon sun and prevailing breezes – no dimensions are shown on the plans to demonstrate minimum required building separation or shading;
* the permanent location of garbage bins on the front set-back to Denham St and Florence St is not supported; and
* Denham St is an extremely narrow street that will struggle to accommodate additional vehicles, as a result the proposal will have a negative impact on parking and traffic arrangements in an already very narrow residential street.

I urge Council to reject the application in its current form on the basis of the adverse impacts on neighbouring homes, roads and the community and non-compliance with the City Plan 2014.

**Signature:**

**Name:**

**Address:**

**Date:**