

Application Number: A006150153

Address: 8 GILLINGHAM ST WOOLLOONGABBA QLD 4102

OPPOSE

In this submission I refer to the following documents:

- Eastern Corridor Neighbourhood Plan¹/ NPP-002, referred to herein as ECNP.
- Brisbane City Council Plan 2014², referred to herein as BCCP.
- Transit Oriented Development Guide³, referred to herein as TODG.

I oppose this proposed development application for the following reasons:

1. Does not contribute to the intersection upgrade; roundabout (ECNP PO25)
2. Provides more student accommodation (756 bed) than residential (226 units) when the focus should be on residential accommodation (BCCP7.2.5.2.2 – 5b).
3. Does not provide for social and affordable housing; especially considering access to public transport (TODG 9.1).
4. No publicly accessible pedestrian connections are created between the Stones Corner precinct (BCCP7.2.5.2.2 – 5f, ECNP– PO25 & TODG 6.2, 7.2, 7.3)
5. Does not provide adequate space for a significant landscape tree (BCCP 7.2.5.2.2 – 5fiv).
6. Development doesn't occur at a scale that is appropriate for the location and local context (TODG 5.2) and responds to local character (TODG 6.3) where high density doesn't necessarily mean high rise.
7. Tall buildings are not centrally located (ECNP PO27 (a) and (b)) & (TOD 6.3).
8. Buildings are not internally located and are not sleeved by medium-rise buildings (BCCP 7.2.5.2.2 – 5d).
9. There is no medium-to-high rise corridor scale along O'Keefe Street ((ECNP PO28 (a)).
10. There is no transition to the lower scale residential areas south of O'Keefe Street ((ECNP PO28 (c) & TODG 7.4).
11. Does not meet the maximum building height of 12 storeys within 20m of the property boundary to O'Keefe Street (ECNP– PO28 & AO28.1).
12. There is no low-to-medium rise corridor scale along Logan Road ((ECNP PO28 (b)) & TODG 7.4).
13. Does not meet the maximum building height of 8 storeys within 20m of the property boundary to Logan Road (ECNP PO28 & AO28.2).
14. Does not provide a medium-rise build for similar surrounding residential areas (BCCP6.2.2.3 – 6c).
15. Development does not consider the local neighbourhood identity and views (BCCP6.2.2.3 – 5fiiE) as well as the location of surrounding heritage places (Buranda State School) and Hanlon Park (\$21.5 million redevelopment) (BCCP6.2.2.3 – 5b) and respects local character (TODG 6.3 & 7.2).
16. Building height and setback does not transition to adjoining lower density zones (BCCP6.2.2.3 – 5b).
17. Does not ensure a form that maintains human scale, character and does not complement surrounding residential areas ((BCCP6.2.2.3 – 6a).
18. Overall, culminating the above points, the development is not a 'landmark building' or one of 'architectural excellent' – it does not emphasise the congruence of two major subtropical boulevards (BCCP7.2.5.2.2 – 5fiv).

¹ https://docs.brisbane.qld.gov.au/City%20Plan/v16_00_20190726/TEXT/Part%207%20-%20Local%20plans/EasternCorridorLP.docx

² <https://cityplan.brisbane.qld.gov.au/eplan/0/216>

³ [https://cabinet.qld.gov.au/documents/2009/dec/tod%20publications/Attachments/tod-guide\[1\].pdf](https://cabinet.qld.gov.au/documents/2009/dec/tod%20publications/Attachments/tod-guide[1].pdf)

General reasons why this development is not suitable:

1. Add reason.
2. Is it too tall?
3. The tall buildings aren't centrally located either!
4. Make it personal.
5. Say what you love about Stones Corner, Hanlon Park and the area in general!
6. It doesn't 'fit' the local neighbourhood or complement or respect local character.
7. Thank you so much for taking the time to submit!