

To make it easy for you to have your say, here is a formatted letter that can be emailed or posted to Council. Pick a few of the suggested issues that resonate strongly with you that you can copy onto your own letter. However, it's important to personalize it with your own comments also. We have been given minimal time to act on this issue, closing date is Wednesday 14th December. Please act now or we're going to see this area turn into a cross between Inala and Surfers Paradise!

Any questions or comments: email Graham Carter on gcarter.froggy@gmail.com

The Assessment Manager

December 9, 2016

Redland City Council

PO Box 21

Cleveland 4163

Email: rcc@redland.qld.gov.au

Re: MCU013782 Apartment Buildings 41 Units. Material Change of Use. Fernbourne Rd Wellington Pt.

Dear Sir/Madam,

Introduction

I have concerns about the scale of residential developments that is generally occurring in the Redlands but in the following I voice particular reservations about the above development which proposes to demolish 3 lowset homes and replace them with two 5-storey blocks containing 41 units.

I am writing in regard to the above development. I have deeply held concerns about this proposal on the following grounds:

In this development application which proposes to demolish 3 low-set homes and replace them with two 5-storey blocks containing 41 units, my objections are as follows:

Density

- This proposal is essentially double the Medium Density criteria for the Redlands, being one dwelling unit per 103 square metres instead of one dwelling unit per 200 square metres
- I am concerned that *Council's Information Request* about this application failed to make any reference to the key issues of number of storeys [5] or dwelling density [double]
- 5 storey blocks of units with negligible green spaces is an outlandish overreach in an area that is mostly comprised of detached dwellings in large leafy gardens
- This development density will set a precedent that could be repeated over and over and thus destroy the semi-rural character of area

Traffic

- The exit into Fernbourne Road from the proposed development is only 40 metres from the blind bend and railway bridge to its south. This is a potential traffic hazard.
- I cannot agree with the Traffic assessment report, that with a development comprising mostly 3 bedroom units - which must mean car numbers totaling well over 100 - that the proposed development will have a negligible impact on traffic.
- The Traffic assessment report makes no allowance for the one existing and one near-complete townhouse complexes directly opposite the proposed development, which will impact on traffic flow and safety so close to a blind bend.
- Occupants of the existing townhouse development opposite this proposed development say they have difficulty pulling safely out of their driveway into Fernbourne Road owing to the close proximity [30 metres] of the blind corner to the south. Many additional cars exiting from new development just 10 metres away will compound this problem
- The Traffic assessment report makes no allowance for cars that will inevitably park on the street as a result of there being only 69 car-parking spaces in the development, including visitor parking.

Environmental

- Most trees on the site are to be removed which shows no awareness of the Tree Protection order (1996) for the 75 year old cypress trees or the Koala habitat overlay.
- Existing 75 year old Cypress trees are being removed because "they impact on the design of building." Whereas building design should have been amended in order to keep the trees.

Design

- The proposal intends a total of 689m² or 16.3% as communal open space. This does not achieve the requirement of providing 20% (843.8m²)
- The Apartment Building Code states the importance of "respecting existing streetscapes in established areas". Yet it's clear that visual appeal is not in keeping with the precinct.
- Development does not conform to the Apartment Building Code, which states, "should complement the character of the surrounding area."
- Proposal is out of scale: well over 100 people will soon live where 7 people live now.
- The adjacent home at No5 Fernbourne will be affected by shadow from the new development. Also the development may inhibit No 5's future potential to develop the site.

Streetscape:

- The design of the 2 complexes comprises five storey slab-sided unit blocks with flat roofs, painted blockwork, corflute dividing screens, alloy window frames and pre-cast concrete balustrading. This is totally out of keeping with the present streetscape.
- The development is bity with separate one story unit plus a two story set of units tacked on to the front of the five storey block. There are only small, fragmented green areas sandwiched between the blocks and invisible from the road. All very different from the leafy, large and well cared for gardens presently there.

Transit Oriented Development

- As this site is well distant for pedestrians from retail shopping precincts, I contend that the full TOD criteria does not apply. The development application appears to be relying on the close proximity to the Wellington Point railway station only.
- The TOD guidelines applies to areas close to transport hubs but would usually also have a high street with shops, which this area doesn't have. TOD is not just about density. Criteria includes open spaces, leisure activities, cycle paths and the promotion of residential amenity, after-hours safety and access to appropriate services. Higher density impacts on all these liveability issues.

Car parking

- The Traffic assessment report makes no allowance for cars that will inevitably park on the street as a result of there being only 69 car-parking spaces in the development, including visitor parking.
- Most of the development comprises 3 bedroom units and all but a few of the remainder are 2 bedroom units. There is no road parking available so there should be the usual minimum of 2 car parking spaces on average per unit. This equates to 82 car parking spaces, yet there are only 69 spaces provided for, some of which are tandem and includes visitor spaces. This is not enough.

Yours truly

Your name and street address