

Name:

Address:

Date:

Ms Cherise Ayling
Assessment Manager, Town Planning
Moreton Bay Regional Council
PO Box 159, Caboolture QLD, 4150

Dear Ms Ayling,

RE: OBJECTION TO HIGHRISE UNITS AND TOWNHOUSE DEVELOPMENT AT AQUA STREET, NEWPORT

| | | |
|-------------------------------------|---|---|
| Development Application No.: | DA/39704/2019/V23R | Combined MCU and RAL - Residential Other |
| Property Location: | Future Lot 3820, Aqua Street Newport (part of Lot 890 Lakeview Promenade, Newport) | |
| Property Description: | Lot 890 SP 310453(formerly Part of Lot 890 SP306378) | |
| Development Type: | Reconfiguring a Lot - Development Permit for Subdivision (1 into 2 Lots and Access Easements), Material Change of Use - Development Permit for Multiple Dwelling (73 dwellings - Stage 1) and Material Change of Use - Development Permit for Multiple Dwelling (53 dwellings - Stage 2) | |

I object to this six storey apartment and townhouse development on the following grounds:

1. The Application is in conflict with Moreton Bay Regional Council's (MBRC) overall outcomes of the General Residential, Next Generation Neighbourhood Precinct(NGN) and the strategic outcomes of the Strategic Framework which applies to 2031. The application does not provide sufficient grounds to alter the carefully considered and developed Code, Precinct and Strategic Framework. We refer you to a submission lodged by Newport Action Group that identifies these issues on my behalf.

2. The community of Newport does not want the proposed height, mass and site cover, with a massive visual bulk of 4237 m, which fails to respect the surrounding neighbourhood. The development is not viewed as valuable, meaningful or contributory to the lifestyle of Newport and its surrounding communities. The development does not represent the lifestyle or behaviours of the people in Newport, and does not enhance our lives - we do not want it.

- The development application does not demonstrate sufficient economic need to support it and displays a significant ignorance of the current and forecast supply of apartments in appropriately zoned localities on the Redcliffe Peninsula.
- The development application claims that residents were warned that highrise would be built on this site. This refers to claims of the community viewing computer generated “flyover” images and physical models, master plan, etc. These contentions are misleading, not reflective of previous communications by the owner of the property to the community and not reflective of NGN planning restrictions. The community of Newport relies on the Strategic Plan and not on out-of-scale modelling and marketing imagery for planning information. No attempt has been made by the applicant to consult with the local community regarding this development application. This may indicate an understanding that the Community would not support the development application. The lack of community involvement reflects a poor regard for the community and reflects an application that is not supported by the Community.
- The development application ignores the impacts on the surrounding homes, including across the lake, Jabiru Canal and beyond. The low lying nature of the area's geography exacerbates the negative impacts of the proposed structures.
- The density stated in the development application is misleading. It applies the 126 dwellings over the **entire** site. The apartment building site alone has a density of 166 dwellings per hectare, whereas the Planning Scheme expects 75 per hectare. Even when identifying high density in its definition of NGN, MBRC notes that building height is restricted to 8.5metres and density to 75

dwellings per hectare. Nowhere does the Strategic Plan allow for increasing density on one site in compensation for not using the maximum density allowed on another site.

- Approval would impact future development applications in all NGN precincts; possibly resulting in development which is not consistent with MBRC's Strategic Plan and the community's expectations.
- The short term employment opportunities generated by construction of these buildings would be constantly and forever negated by the long term pain of the Negative Impacts on the community of this unexpected and unwanted congested, high density development.

3. Visual Amenity and Privacy

- The bulk, scale and height of the proposed building does not align with current zoning and is not in keeping with the surrounding dormitory suburb of typically 1-2 storey residences, most of which have been constructed in the last 2 years.
- The current image of Newport that residents and visitors to the Peninsula enjoy will be lost.
- It will **shade** some nearby residences to the west for at least 2 hours. The sun studies are deceptive because it only shows shadows between 9am and 3pm, and substantial shadowing of the residences to the west of this site will occur before 9am.
- The buildings would dramatically and negatively change the character of the area, dwarfing the surrounding neighbourhood and overlooking the private homes of Newport. The proposed height of the unit towers will have a significant negative impact on the privacy of homes within at least a 600m radius. Having an intimidating effect. This is not what the residents who chose Newport to live in expected.
- The sense of space now enjoyed by Newport residents will be severely impacted. The open space around the lake which currently offers clear views will be severely impacted by being blocked by the proposed buildings, effectively diminishing what was originally promised as 'Lakeside living' - rather than water, views will be limited to 6 storey, bulky towers.
- The visual dominance of the 4237m² profile of the building would impact the tranquil beauty of Newport as a suburb and block views and sunlight. Particularly impacted will be those properties on Quay Circuit facing the building (across open water) and those members of the greater community who enjoy the view from the lakeside park.
- The 20.5m buildings will be located just 4.8m away from a children's park, causing unacceptable overlooking and privacy issues for children playing in that park. The highest floors would have a near-vertical sight angle of 77° down to the park. If this were an inner city suburb, with a building code that allows for multi storeys, this lack of privacy may be acceptable. This is not however what Newport is or was ever designated to be. It is not why people chose to live in Newport and not what they expect.
- The height and bulk of the building will also block easterly breezes that residents to the west of this site rely on in summer. This is not what those residents expected and will considerably impact their quality of life.

4. Traffic and Parking

- This site feeds onto narrow suburban streets. The existing infrastructure was not approved with the concept of dealing with congested dwelling densities. The roads around this site were approved for a maximum dwelling density of 75 dwellings per hectare. Clearly the added pressure of such a huge increase in density will have major impacts on traffic flow, parking and pedestrian safety..The exit access onto Lakeview Promenade from Aqua Street was clearly designed for NGN development with a maximum of 75 dwellings per hectare. The road design is not suited for the additional pressure of the concentrated population bubble envisaged by the development application.
- This development will exacerbate traffic congestion which is currently forming at the intersection of Griffith Road and Boardman Road at the access to Stockland's development. This will become even more exaggerated when all of the homes on the Stockland development have been settled. Griffith Road is already nearly at capacity. The cost to the lifestyle of the community and to the MBRC will be untenable and permanent. MBRC's infrastructure planning did not prepare for this added

pressure. The infrastructure is not adequate to deal with unexpected increases. The pressure on our community of heightened traffic congestion is already an issue.

- Car parking is already at a premium on Aegean Street, where there are just 14 carparks allocated to service the very popular, new, Spinnaker Park adjoining this development site. At peak periods now, car parking spills out onto local streets and Lakeview Promenade. This poses an existing danger to the families living in these streets, to the cyclists and pedestrians who MBRC encourages to use the streets, and in particular to the many children who currently experience a freedom of movement not found around multistorey developments. This danger will be exacerbated if the development application is approved. No member of the community would be comfortable in the thought that children were placed at greater risk because of a proposed development.
- Parking and traffic has already been put under pressure by the currently in-construction townhouse development on the corner of Aegean Street and Lakeview Promenade. This will only become exacerbated when further planned construction takes place and new residents move into the area. MBRC did not intend for the added pressure on parking and traffic that this development application would add.

5. Community Safety

- Apart from the obvious dangers posed by the increased traffic and poor parking solutions offered by the development application, the narrow access roads which will be traversed by young families on foot were not constructed to allow for the increase in traffic which will be generated by the proposed 600 extra vehicles per day. This safety issue is only heightened by the fact the proposed development lies alongside a very popular children's playground. The community did not expect that children's safety would be put at risk.
- The development application has also ignored the increase in traffic flow from the Town House construction currently being developed on Aegean Street and other approved sites. The result on this congested traffic site will have major impacts not just on traffic flow but also driver visibility and pedestrian safety. The infrastructure available is not suited to the development application's proposal.
- The inadequate road design in the area is not prepared for an extra 600 vehicles per day. The likelihood of road accidents and pedestrian injuries will be heightened because of the poor road geometry - especially so at the intersection with Lakeview Promenade.

7. Construction

- No consideration has been given to the construction impacts on the local residents. The effects of heavy equipment, construction noise, pile driving, dust, vehicles (both passenger and industrial) on the residents have been ignored.
- It is clear that this development was not envisaged in the initial planning for this area. It is highly unlikely that any planner would consider constructing a proposal such as this after a playground had been built on the road feeding the site and adjacent to the site. Further, the effect of construction vehicles passing a children at play is a recipe for severe accidents.
- Where will the site workers park? Will they occupy the parking bays for the playground or park on the streets?

8. Relevant Comments

- MBRC was wise in its original zoning choices for the Region. Consultation was encouraged in the lead up to the MBRC Strategic Plan of 2016. Newport residents supported the zoning of the Stockland development location as General Residential, Next Generation Neighbourhood Precinct. Residents' viewpoints and support of this zoning has not changed. This particular DA is not wise. It is not reflective of community expectations.
- The population of Newport is estimated to grow by 170%. The proposed dwelling density in this DA is not reflective of the expectations of the community for this locality nor of the expectations of MBRC itself. This development application will have the effect of negating the clear, concise and carefully considered plans that MBRC had planned for this area..

- Whilst we appreciate the importance of job creation in our Region, sensitivity to zoning requirements and the local neighbourhood must take a priority.

Short term gain is no compensation for long term pain.

Further Comments If any:

Yours faithfully,

Signed: ----- Name: -----