

On what grounds can I object?

You can make any objections you want to a Development Application ('DA'). You can ask for the DA to be rejected, or for modifications or extra conditions.

How do I find information about the DA?

View the application and planning documents at PD Online (<http://pdonline.brisbane.qld.gov.au>) or contact council on **3403 8888** and ask to speak to a planning information officer.

You can also visit a customer service centre and ask staff to show you the plans and explain what requirements are likely to apply.

In PD Online, the 'Assessment Report' or 'Planning Report' will identify what the developer thinks the non-compliance issues are and why they think they don't need to comply with the Acceptable Outcomes stated in the Neighbourhood Plan or Codes.

The 'Request for Further Information' doc will tell you what non-compliance issues the council thinks are important, but may not identify all the issues. The rules governing development are the **Brisbane City Plan 2014 (City Plan)** and the **neighbourhood plans** and overlay codes contained within it.

How do I submit an objection to a DA?

1. Lodge your submission through PD Online (pdonline.brisbane.qld.gov.au)
2. Mail to Development Services, Brisbane City Council, GPO Box 1434, Brisbane Qld 4001
3. Submit in person at any **Regional Business Centre** Visit Council's 'have your say on DAs' website <https://www.brisbane.qld.gov.au/planning-building/applying-post-approval/have-your-say-development-applications>

HOW TO OBJECT TO A DEVELOPMENT APPLICATION



Can I object to a DA?

Yes! Anyone can make any number of public submissions, or start a petition, on any type of DA. Let others know about the development, as a large number of objections may have more influence over Council.

Brisbane's planning rules (contained in the City Plan) are technically complex and time-consuming to work through. So just do the best you can within the scope of your time and knowledge.

INTRODUCTION TO YOUR SUBMISSION

- State whether you object to or support the DA (Insert address, suburb or DA number).
- Summarise your main concerns about the DA and identify any important information that the developer seems to have left out.

FAILS TO MEET COMMUNITY EXPECTATIONS

- Is this how we would like to see our neighbourhood develop and evolve? Is there other evidence showing that the development conflicts with community expectations? (e.g. the number of submissions made by other residents, petitions, news stories etc)
- Has the developer conducted meaningful consultation with residents?

FAILS TO MEET ACCEPTABLE OUTCOMES OF THE NEIGHBOURHOOD PLAN OR CITY PLAN

- Generally a Neighbourhood Plan will specify rules for the following elements. If not, the general zoning and dwelling codes in the City Plan will apply.
- Is the building too big? Check if the Gross Floor Area (GFA) exceeds the maximum permitted (but in some parts of the city, there is no maximum GFA)
- Does the building leave enough landscaped area? Or does it take up too much of the site? Check if the Site Cover is over the maximum permitted.
- Is the building too high? Check the Acceptable Outcomes in the table for building heights.
- Is the building too close to its neighbours? Check the required boundary setbacks.
- Is the building overly bulky? Does a multi-storey podium (typically for car parking) cover most of the site? Are the surrounding footpaths activated with street frontage uses, shade, and provision for pedestrians, cyclists and public transport? Or will the street façade be mostly walls and hedges?
- Is the amount of commercial/retail floorspace justified?
- Does the building block the immediate and long-range views available to existing neighbours?
- Is there a gradual height transition between buildings nearby?
- Is there sufficient publicly accessible open space, stormwater management, deep tree planting and landscaping, northern aspect for living areas, cross ventilation, and daylight?

Check compliance with Council's 'Multiple Dwelling Code' and 'Buildings that Breathe' guidelines.

INSUFFICIENT INFRASTRUCTURE TO SUPPORT INCREASED POPULATION

Height limits, setbacks and gross floor area limits in the Neighbourhood Plan and City Plan restrict development to match the limits of existing and proposed infrastructure.

- Is the site well served by high - frequency public transport, safe separated bikeways or local community services and amenities?
- Is the site positioned in close proximity to useable public green space?
- Will the development increase traffic congestion on surrounding streets and key arterial roadways?
- Will the proposed density of people per hectare exceed the planned infrastructure provision?

VIOLATES CHARACTER, AMENITY AND HERITAGE VALUES

- Is the development of a sympathetic scale, bulk, building form and materials? Does it match the character of the rest of the street? *Check the Heritage Overlay and Pre-1911 Buildings Overlay to see if there are any nearby properties that have extra protection.*
- Is the proposed multi-unit development appropriately set back from nearby heritage buildings and pre-1911 buildings?

OVERSHADOWED AND PRIVACY OVERLOOKED

- Are boundary setbacks less than the mandatory setback? Is the building separation below the minimum allowable?
- Are non-compliant setbacks exacerbated by excessively high tower blocks that overshadow neighbours for extended periods daily and seasonally, and create serious privacy, overlooking and general amenity issues?
- Are there non-compliant long or high walls along

the boundary? Is this fair to the neighbours?

- Do the balconies meet the minimum area required, or are residents deprived of functional private open space?

SUBOPTIMAL CONTRIBUTION TO STREETScape

- Does the development create an appropriate streetscape that contributes to the potential for positive social interactions between people on the footpath and residents within the site?
- Is there a gradual transition between the public and private sphere?
- Is there a need to include public infrastructure such as water fountains, bench seats, public art and large deep planted trees and shade structures to shade the footpaths?

LACK OF SPACE FOR DEEP-PLANTED TREES

For most zones, 10% of the developer's site must be reserved for deep-rooted tree planting. This area must be connected with natural ground and free of underground services and cabling to ensure the trees have adequate room for their roots.

- Is the proposed deep tree planting area less than the required 10%?
- Has any public land been included in the calculations?

ENERGY GUZZLING HOMES

East or West-facing homes will be less comfortable, and have significantly increased electricity running costs for air-conditioning.

- Do the units face due east and west, rather than the north to north-east orientation required by the Multiple Dwelling Code?

FLOOD RISK AND POOR WATER QUALITY

- Non-compliance with the Stormwater Code will exacerbate flooding and threaten water quality.

- Is flood immunity achieved? *Check the Flood Overlay Code.*
- Is stormwater collection, treatment and storage adequately detailed (and quantified?)

TRAFFIC

- Will the development generate more local traffic congestion?
- Do the driveway locations, pedestrian walkways and service vehicle access routes (e.g. garbage trucks) make sense?
- Is there enough car parking for visitors?
- Should conditions be added requiring upgrades to nearby intersections and pedestrian crossings?

CONCLUSION

- Is it beautiful? Is it friendly? Is this how we want to live?
- Does the developer demonstrate any significant public benefit in exchange for being assessed against 'Performance Outcomes' rather than 'Acceptable Outcomes'?
- Is the proposed DA in the broader public interest?

GET IN TOUCH

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