

Marco Alberti  
Coordinator – Planning Assessment (South)  
Moreton Bay City Council

**Subject: Objection to Proposed High-Rise Apartment Development at 25 Marine Parade Redcliffe DA2024/4695**

Dear Sir,

We are writing to formally lodge an objection to the proposed high-rise apartment building development at 25 Marine Parade Redcliffe. As residents of the neighbouring property, we have significant concerns about the potential negative impacts this project will have on the surrounding area, including but not limited to:

**1. Planning Policy Typology**

- MBRC Planning Scheme Policy for Residential Design Section 3.2.1 classifies a development with a street frontage of 21.5 Meters maybe up to Typology 8 which is a Low Rise Apartment Building. This DA far exceeds this criteria.

**2. Non-Compliance with Building Setbacks**

- The proposed building setbacks do not comply with Council planning policy. The inadequate setbacks will result in a structure that is overly imposing, reducing the sense of space and privacy for neighbouring properties.

**3. Non-Compliance with Waste Management Policies**

- The current proposal fails to meet the requirements of the Waste Policy, specifically in terms of the number of bins allocated per unit. Insufficient waste management infrastructure will lead to hygiene issues and overflowing bins, causing unpleasant odours and attracting vermin.
- Additionally, the proposed collection point for waste bins is positioned in a way that negatively impacts our property, creating an unsightly and disruptive environment.

**4. Traffic Report Assumptions**

- There are an excessive number of assumptions made in this report which do not agree with first-hand knowledge of traffic in the subject area.

For example:

Vehicle approach speed of 20km/hr. mentioned on P10

Speed of passing traffic “much lower than 40km/hr.” on P5

- There is no consideration for vehicles exiting this property relative to oncoming traffic, pedestrian crossing and ghost island.

## **5. Parking Deficiencies**

- The development plan does not appear to make adequate provisions for onsite disabled parking, visitor parking, or service vehicle access. This shortfall will lead to increased street congestion and parking overflow onto adjacent residential streets, which are already limited in capacity. It is contradictory that a disabled toilet is included with the design but no suitable parking for a disabled person is provided.

## **6. Loss of Natural Sunlight / Building Shadow**

- The height and scale of the proposed building will result in significant overshadowing of neighbouring properties, depriving us of direct natural sunlight, particularly during the winter months. This reduction in sunlight will affect the enjoyment and livability of our homes.
- This will increase the use of artificial lighting within our homes and consequential increase of energy usage / costs.
- There are no shadow studies provided with this DA.

## **7. Noise Pollution**

We challenge the assertion that there will be no noise generating uses because:

- The air conditioning plant, pool/spa, and associated pumping equipment will likely generate excessive noise, particularly during the night and early morning. This noise disturbance will severely affect the peace and quiet of the residential community, impacting our quality of life.
- The proposed rooftop terrace and entertainment area will further exacerbate noise issues, especially during social gatherings, creating a constant source of disturbance for nearby residents.

## **8. Impact on Prevailing Winds and Ventilation**

- The high-rise structure will obstruct prevailing winds, affecting natural ventilation in the surrounding area. This disruption will increase the need for artificial cooling / heating systems, leading to higher energy consumption and environmental impact.

## **9. Loss of Privacy**

- As residents we expect a reasonable level of privacy from adjoining residential uses. Allowing this development to proceed denies our right to privacy especially given the balconies and roof terrace areas proposed.

## **10. Loss of Visual Outlook**

- The construction of the high-rise building will block existing views towards the beach and bay, significantly diminishing the visual appeal of the area. This obstruction will have a detrimental effect on the overall aesthetic experience of the neighbourhood.

## 11. Depreciation of Property Value

- The loss of views, sunlight, and increased noise pollution will result in a decrease in the value of nearby properties. This depreciation is a direct consequence of the proposed development and poses a significant financial concern for homeowners in the vicinity.

## 12. Environmental Concerns

- There is confirmed evidence (Letter Advice dated 05-11-2024 Ref 71237903) of environmental vandalism to vegetation across the road from this site. This raises concerns about potential future harm to the local environment as a result of construction activities and ongoing operation of the development.
- The timing of this vandalism coincided with the demolition / removal of the house and preparation for the DA.
- We are also concerned about possible future damage to the local environs, including soil erosion and impacts on local wildlife.

In conclusion, the proposed development, as it currently stands, will have a substantial adverse impact on the neighbourhood. The combination of the above concerns and non-compliance with established policies makes this project unsuitable for our community.

We urge the Planning South Assessment Team to address these concerns and carefully assess this development application.

We appreciate your attention to this matter and look forward to a response that takes into account the legitimate concerns of 60 affected residents.

Yours sincerely,

Body Corporate Committee;

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Ian Flint                        mob: 045 [REDACTED]

John Griffiths                mob: 040 [REDACTED]

15/Nov/2024

**The Body Corporate for Waves Redcliffe CTS 42638**

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