

KANGAROO POINT RESIDENTS PROTEST AGAINST UNSUSTAINABLE POORLY PLANNED OVER-DEVELOPMENT

BCC REF: A00526050 and A005542190

Visit the residents website <http://notolambertstreet.com.au>

The Protest Subcommittee of Castlebar Cove, representing residents of the surrounding Kangaroo Point Precinct, wish to make it publicly known that this new 3-tower, 15-storey, 300 apartments development at 108 Lambert Street (application A005542190) is on only 5284sqm

SNAPSHOT OF THE BCC APPLICATIONS

1. The development application submitted by Main St Projects Pty Ltd (the Applicant) over land at 94-108 Lambert Street and 46 O'Connell Street, Kangaroo Point (the subject site).

This submission follows our well documented and evidenced objections to the existing approved development (BCC ref:A005260505) over the subject site, which was detailed through multiple written submissions.
2. This submission is made following lodgement of a new development application (BCC ref: A005542190) over the subject site, which seeks to substantially increase the building height of the current approved development, to add an extra 5 storeys to each tower, whilst retaining non-compliant elements of the current approved development, including side boundary setbacks and tower separation.
3. As detailed within this submission, the application has sought to undertake a 'cherry-picking' approach between the approved development (Council Ref: A005260505) and the recently commenced Kangaroo Point peninsula neighbourhood plan which adopts the new maximum building height of 15 storeys, whilst ignoring other key requirements
4. Despite the Brisbane City Council (BCC) not supporting the original 3-tower, 10-storey development in January 2020, following the BCC elections a few months later in March, the Council approved the development despite the developer failing to substantively respond to the reasons why the Council did not support the original application.
5. This new application for an additional 5 storeys is being submitted under a new relaxed neighbourhood plan, which permits such a high rise.
6. The residents of Kangaroo Point are sick and tired of unbridled overdevelopment, which simply lines the pockets of developers while destroying their amenity and quality of life, and generating crowded high-rise buildings of which many are half-empty. As an example, 36 Lambert Street which was completed late 2019, but which was marketed off the plan since 2016 years, 200 apartments remain empty.
7. Lax town planning rules and a lack of commitment by BCC to ensure a 'liveable Brisbane' are some of the major contributors to this sorry state of affairs.
8. Developer is removing 3 heritage houses – we only have 5 of these heritage houses left on our side of the peninsula

This new development has raised many concerns:

- Inadequate setbacks and separation between buildings
- Loss of privacy due to units looking directly into those of neighbouring buildings
- Noise from open balconies, early morning garbage services and other services
- Insufficient green areas for relaxation and recreation of residents and visitors
- Serious direct environmental impacts caused by pollution, shadowing, wind tunnel effects (when wind is blowing) and loss of breezes (in calm weather)
- Garage to units ratios below standard requirements
- Setback from the riverfront too narrow and well in front of original survey pegs
- Building heights far exceeding original town planning restrictions
- Inordinately high building to land area ratios and non-compliant proximity to neighbouring buildings. As an example, compare the spacious footprint of Dockside Towers, which has a comparable number of residential apartments, to this development attempting to squeeze a comparable number of apartments into a battle-axe shaped lot about a fifth the parcel of land.
- On-street parking congestion – already straining from residential demand
- Marked increase in already heavy traffic on Lambert and O’Connell streets
- Danger to cyclists and pedestrians on heavily frequented bike lanes and walkways
- Blockage of narrow roundabouts by large trucks and earth moving equipment
- Developer ignores BCC request for riverwalk thoroughfare
- Deterioration of amenity with loss of greenery, sunshine, open vistas
- Deep foundation work causing vibration and damage to neighbouring buildings
- Prolonged noise, dust and inconvenience from the construction site
- Impeded access for emergency services (ambulance, police)

It is time for the BCC to listen to the voice of its rate-paying constituents and stand up to developers who have no regard for the quality of life of existing residents. Even those who may buy and occupy these new towers should be aware that they are being sold a pup: a noisy, crowded high rise that has no human touch and for which they will be paying far too much in rates and body corporate fees for far too little in amenity and

peace of mind. We urge all KP residents to say NO to 108 Lambert Street, and join in our campaign to force the BCC to reject this current proposal.

1. The Shafston precinct (Kangaroo Point peninsula neighbourhood plan/NPP-004) accommodates predominantly multiple dwelling uses.
2. Development provides well-spaced towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to allow for light penetration, air circulation, and privacy.
3. It is not hard to see the current application for the development on 108 Lambert Street, A005542190 fails both the Council requirements printed above.
4. The lack of proposed amenities for this bulk size building, no green space and the complete disregard of provision for the river walk does not comply with "ANY" of the Council's statements.

The lack of separation between the proposed on site buildings- 108 Lambert Street and to the neighbouring existing buildings are not in keeping with town planning specifications: No 10 meter Side Set Boundaries to 4 existing buildings on the boundaries. Looming shadows losing sunlight and privacy for not only the existing community but the poor buyers buying into the development.

5. "Council Buildings that Breathe" - This Council description does not apply to this development.- 3 Towers of 15 floors, 300 units and expected 600 residents.
6. Kangaroo Point has the highest density of dwellings in any Brisbane suburb. As a land locked suburb Kangaroo Point already has the highest traffic densities and highest non-residential traffic flows, this development will greatly increase noise and air pollution, the traffic congestion, and decrease the safety of cyclists, pedestrians and wellbeing of the community. It is a disgrace we must continually have to hold the council accountable to its own Town Plan.

ADDITIONAL OVERCROWDED SITE BY SAME DEVELOPER

8 River Terrace Kangaroo Point

3 Towers new DA

The development application is a departure from the previous Banyan Tree Residences development scheme, which was a single tower with a larger floor plate design. A new three tower residential proposal has been submitted by Pikos Group, the development comprises of two 15 storey residential high rises and one 14 storey residential high rise.

<https://brisbanedevelopment.com/new-residential-da-to-replace-old-banyan-tree-proposal/>

SUPPLY OF PHOTOS AND VIDEOS

Great footage of KP as well as still images in this link.

[Click here](#)

<https://www.dropbox.com/sh/5f9nneb9fncxpm4/AADhhB1limS01hwR5FFEwvtZa?dl=0>

1. The updated montage of buildings into the aerial is now more to scale.
2. The photos of KP vs NF shows how the BCC town plan shows the "dump" of high rises on the KP peninsula vs the calm mid-rises along the NF riverfront.
3. Boardwalk along eastern KP (from Mowbray Park to Dockside) was supposed to commence in the 2010 BCC budget but the flood took our funding away and "gave / used" it to rebuild the NF boardwalk.

Videos show a close up of the site as well as the full sweep of the KP peninsula

For all interviews and comments please contact

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