

Sent: Sunday, 3 May 2026 8:30 AM
To: CPEDS-DS-PlanningSupport
Subject: Fwd: Submission Opposing Proposed Subdivision at 51 Mactier Street, Fig Tree Pocket (Lot 7 RP854784)

This email originates from outside of Brisbane City Council.

Dear Sir/Madam,

I am writing to formally oppose the proposed subdivision of 51 Mactier Street, Fig Tree Pocket (Lot 7 on RP854784) into 26 residential lots.

While I acknowledge the land is privately owned, I am deeply concerned about the broader impacts this development would have on the surrounding community, environment, and established character of Fig Tree Pocket.

Firstly, the proposed density is inconsistent with the existing low-density, semi-rural character of the area. Subdividing a 5-acre forested property into 26 lots represents a significant intensification that is out of keeping with the prevailing streetscape and neighbourhood planning intent. This scale of development would fundamentally alter the quiet, spacious nature that defines Fig Tree Pocket.

Secondly, the environmental impact is of serious concern. The site currently supports established vegetation and serves as habitat for local wildlife including magpies, possums, curlews, willy wagtails, and fantails. Its proximity to the Brisbane River corridor further increases its ecological importance as part of a connected natural habitat. Clearing this land would result in a substantial loss of biodiversity and green space within the suburb.

Thirdly, the development would likely result in increased traffic, noise, and light pollution along Mactier Street and surrounding roads. These streets are not designed to accommodate high-density traffic volumes, and such changes would negatively affect safety, amenity, and the overall liveability of the area.

Additionally, this land contributes to the community's lifestyle and identity. It is part of a network of green spaces used informally for walking, horse riding, and outdoor recreation. The loss of this environment would diminish the lifestyle values that residents currently enjoy and expect to be preserved.

In summary, this proposal represents an overdevelopment of the site that is not in keeping with the character, environmental significance, or infrastructure capacity of Fig Tree Pocket. I respectfully request that Council carefully consider these impacts and refuse the application in its current form.

Thank you for the opportunity to provide feedback on this matter.

Fig tree pocket resident