



A0211287

27th April, 2026.

Brisbane City Council
GPO Box 1434
Brisbane. Q. 4001.

7 MAY 2026

Dear Sirs/Madams

Objection to Proposed Development
at 49 Trossachs Place, Upper Kedron.

The proposal is that a high dominant industrial structure with the maximum height of 35 m be built at the end of my street.

The proposed structure conflicts with the residential use of the area based on an appropriate zoning.

One demonstrable impact of the structure will be its adverse effect on visual amenity. This, in turn, will affect the values of surrounding properties.

That a commercially profitable agreement reached by company with a single owner will result in losses suffered by many owners is unacceptable. It simply means an avoidance by the company to compensate all those who will sustain losses occasioned by this development.

ChatGPT supplies the following information on this matter:

“Property Value and Aesthetics

Devaluation: Real estate agents and analysts report that visible mobile towers near homes can lead to a reduction in property value, often estimated between 10% and 30%, as prospective buyers may avoid properties with “looming” infrastructure.

Visual Impact: *A 30m-40m tower can be a significant visual blight, particularly in rural or residential areas, impacting the aesthetic of the landscape, say developers/planners.*

Stigma Effect: *Even in the tower is technically safe, the stigma associated with it often overrides practical benefits (like better connectivity) for many potential buyers. “*

If the ChatGPT information is confirmed by local agents then, should the tower be approved, it is logical for me to institute proceedings as my minimum loss would be \$390,000.

This quiet residential neighbourhood is incompatible with an industrial structure.

Power and Fire Hazard.

It is understood that the proposed structure will require continuous and reliable power supply. Whether the local electricity grid has adequate spare capacity to satisfy the proposed structures electricity requirements is moot.

In any event continuous power is not available at this location. Our street is subject to regular power failures at least one per year. Sometimes much more. I should know as I have lived in the street since 1991.

The reliable, logical, standby or indeed continuous power source for the structure is a diesel generator.

The storage of diesel on the site forms a hazardous combination with a fuel superload at the base of our hill. This latter has been a disaster waiting to happen for decades.

At the base of our hill is Ancaster road.

For at least 1 km it is a legal unconstructed road owned by the Brisbane city Council. 41 years of aerial photographs shows that this road has had no clearing or other fuel reduction done for that period. This means that there is at least 41 years worth of fuel accumulated in this strip of bush. The strip is one chain, i.e. a smidgeon more than 20m wide.

The Ancaster Road fuel super load is particularly dangerous being located at the base of a high hill.

The effect of what is proposed is that a major fire hazard owned by the Brisbane city Council be now supplemented by the additional hazard of fuel storage on the development proposed to be approved by the Brisbane City Council.

Yours sincerely 