FORMAL OBJECTION TO PROPOSED CHANGE

Dear Sir/Madam,

I am writing to formally object to the proposed development and to request that Council carefully consider the significant concerns raised by this application before any approval is granted.

My objection is not only based on the potential impacts of the proposed development, but also on serious concerns regarding the manner in which the public notification process has been managed at the site.

1. Public notification sign substantially obstructed

I wish to draw Council's particular attention to the photographic evidence accompanying this objection.

As shown in the photograph, the public notification sign at the development site has been substantially covered by large sheets/materials placed directly in front of it.

Only a portion of the sign remains visible. The information identifying the proposed development and providing the public with the opportunity to understand what is being proposed is largely concealed.

This is extremely concerning because the purpose of the notification sign is to ensure that members of the public, particularly surrounding residents and other affected parties, are made aware of the application and have a reasonable opportunity to consider it and make a submission.

A notification sign that is substantially hidden behind materials cannot reasonably serve that purpose.

The photograph demonstrates that this was not simply a case of the sign being difficult to see from a particular angle. A significant portion of the sign has been physically obstructed.

2. Request for investigation into who obstructed the sign

I respectfully request that Council investigate the circumstances surrounding the obstruction of the notification sign, including:

● Who placed the materials directly in front of the sign;

● When the materials were placed there;

● How long the sign remained obstructed;

● Whether the applicant, builder, site manager or another person associated with the development was responsible;

● Whether the person responsible was aware that the materials were obstructing the notification signage; and

● Whether the public notification requirements remained properly satisfied while the sign was in this condition.

If the investigation establishes that the sign was deliberately concealed or obstructed by someone associated with the development, I believe this should be treated as a serious matter.

The public notification process must be transparent and accessible. It should not be possible for a person involved in a development to interfere with that process by placing materials in front of the required notification signage.

3. Effect on the community's opportunity to object

The notification process exists to provide members of the public with an opportunity to become aware of a proposal and make their views known.

If the sign is hidden, residents who may otherwise have become aware of the proposal may never know that an application has been lodged.

This is particularly concerning for residents who may not routinely check Council's planning portal or otherwise have reason to know that an application has been submitted.

I therefore ask Council to consider whether the public has genuinely been afforded the notification and consultation opportunity required for this application.

If Council determines that the notification requirements were not properly complied with, I request that the application not proceed on the basis that the notification process was satisfactory and that any necessary steps be taken to ensure that affected members of the public receive a proper opportunity to make submissions.

4. Conduct at the development site

The circumstances surrounding the notification sign also raise broader concerns regarding the management of the development site.

The community should be able to have confidence that the applicant, builder and site management will comply with all relevant planning, development and notification requirements.

Where there is apparent interference with something as fundamental as public notification signage, it is reasonable for Council to investigate whether this reflects a broader failure to comply with the requirements applying to the development.

I therefore ask Council to take the circumstances surrounding the sign into consideration when assessing this application.

5. Impact of the proposed development

Quite apart from the notification issue, I also object to the proposed development on the basis of its potential impact on surrounding residents and the existing amenity of the area.

Council should carefully consider all relevant impacts associated with the proposal, including:

- Increased construction activity and disruption;
- Noise and associated disturbance;
- Traffic and vehicle movements;
- Impact on surrounding properties;
- Privacy and overlooking;
- Visual impact;

● Drainage and stormwater considerations;

● Potential impacts associated with flooding and overland flow; and

● The cumulative impact of the development on the surrounding neighbourhood.

These matters should be assessed carefully before any approval is considered.

6. Request for enforcement action if a breach is established

If Council's investigation establishes that the notification sign was deliberately obstructed or that the applicable notification requirements were otherwise breached, I request that Council consider all available enforcement action and penalties against the responsible party.

I do not believe that deliberately interfering with public notification should be treated as a minor administrative matter.

The integrity of the planning process depends on applicants and those managing development sites complying with the rules and allowing the community a genuine opportunity to participate.

If a breach has occurred, I ask Council to consider whether a significant penalty or other appropriate enforcement action is warranted under the applicable legislation and regulations.

7. Request that the application be refused or reconsidered

In light of the concerns outlined above, I respectfully request that Council give serious consideration to refusing the proposed development.

At a minimum, I request that no final decision be made until the circumstances surrounding the obstructed notification sign have been fully investigated and Council is satisfied that the public notification process was properly undertaken.

If it is determined that the notification requirements were not properly satisfied, the application should not simply proceed as though the community had been given a fair opportunity to participate.

Conclusion

I strongly object to this application and ask Council to take both the substantive concerns regarding the proposed development and the circumstances surrounding the notification signage into account.

The attached photograph provides clear evidence that the notification sign was substantially obstructed, with large sheets placed directly in front of it and much of the information concealed.

I believe this matter warrants investigation.

The planning process must be fair, transparent and accessible to the community. Residents should not be disadvantaged because required public notification signage has been obstructed, whether deliberately or otherwise.

If the investigation establishes that the obstruction was deliberate and was undertaken by someone associated with the development, I believe this should be regarded as a serious breach and that appropriate enforcement action and penalties should be considered.

I respectfully request that:

1. This objection be formally recorded against the application;

2. The photographic evidence be retained as part of the application record;

3. Council investigate the obstruction of the notification sign;

4. Council determine whether the notification requirements were properly satisfied;

5. Any identified breach be appropriately investigated and enforced;

6. No approval be granted until these matters have been resolved; and

7. Council refuse the application if, having considered all relevant matters, the proposal does not satisfy the applicable planning requirements.

Thank you for considering my objection. I request written confirmation that this submission and the accompanying photographic evidence have been received and will be considered as part of the assessment of the application.

Yours faithfully,

PROPOSED CHANGE TO APPROVAL

HAVE YOUR SAY

REQUEST TO CHANGE APPROVAL S82 (OTHER CHANGE) - EXTENSIONS TO MULTIPLE DWELLINGS (20 UNITS) IN THE FLOOD OVERLAY AREA (INCREASE BUILDING HEIGHT FROM 5 TO 6 STOREYS INCLUDING ROOFTOP (24.65M TO 25.45M AHD))

27 & 29 Dethridge Street, Northgate Qld 4013

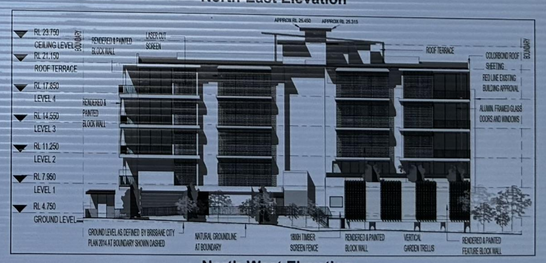
Lots 33 & 35 on RP64980

Existing approval: Development Permits for Material Change of Use and Building Work for Multiple Dwellings (20 Units) in the Flood Overlay Area (Existing approval ref: A006614227)

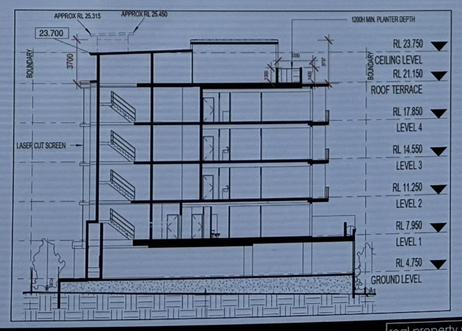
Application reference: A007059254

Make a submission: 30 July to 21 August 2026

North-East Elevation



North-West Elevation



For further information and to view a copy of the application, contact:

- Brisbane City Council
- https://developmenti.brisbane.qld.gov.au
- (07) 3403 8888

Submissions can be made to:

- Brisbane City Council
- GPO Box 1434, Brisbane Qld 4001
- dalodgement@brisbane.qld.gov.au
- https://developmenti.brisbane.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the *Planning Act 2016*

real property signs

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