

Application No A006764172 Objection

From
Date
To
Cc

This email originates from outside of Brisbane City Council.

Dear Sir/Madam,

Application A006764172 Objection

I write to formally object to the proposed subdivision of approximately 26 residential lots and the construction of a new access road on the riverside land opposite Montessori Primary School at 51 Mactier Street, Fig Tree Pocket.

My objection is based on the following grounds:

1. Environmental Significance and Habitat Loss

The subject land represents one of the remaining areas of relatively undisturbed riverside habitat in Fig Tree Pocket. Development of this scale will result in the clearing and fragmentation of native vegetation, with consequent loss of habitat for local wildlife, including species that rely on riparian corridors for movement and survival.

Riparian zones are environmentally sensitive and play a critical role in biodiversity, bank stabilisation, and water quality. The permanent loss of this habitat cannot be meaningfully offset once developed.

2. Impact on River Health and Floodplain Function

Subdivision and associated infrastructure within a riverside setting pose inherent risks to river health. Increased impervious surfaces, stormwater runoff, and construction disturbance will impact sediment loads and water quality.

Additionally, any encroachment into flood-prone or flood-influenced land raises concerns regarding flood storage capacity, altered flow behaviour, and long-term resilience of the area.

3. Traffic and Safety Concerns

The introduction of 26 new dwellings and an access road directly opposite a primary school is a significant safety concern.

Mactier Street already experiences congestion during school drop-off and pick-up times. Additional traffic movements will increase risk to pedestrians, particularly young children and families accessing the Montessori Primary School. The proposed development does not appear to adequately address these cumulative traffic impacts.

5. Loss of Community Amenity

The site currently contributes to the open, natural landscape that is highly valued by the local community. Its proximity to the school further elevates its importance as a natural outlook and buffer. Development would diminish this amenity for residents, school families, and the broader community.

Given the environmental sensitivity of the land, the safety implications, and the inconsistency with the surrounding character, I respectfully request that the application be refused.

At a minimum, should the application proceed further, I request that a comprehensive and transparent assessment be undertaken, including:

- Detailed ecological and biodiversity studies
- Flood modelling and hydrological impact assessment
- Independent traffic impact assessment considering school peak periods
- Consideration of reduced density or alternative land uses that preserve the environmental values of the site

Thank you for considering this submission.

Regards,