
Proposed development at 51 Mactier Street

From

Date Wed 2026-05-06 8:16 AM

To

Cc CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>

This email originates from outside of Brisbane City Council.

Dear Mr Dixon,

I want to register my opposition to the proposed development at 51 Mactier Street, for the following reasons.

Lot Size

The proposed development includes lot sizes down to 468 m². Such lot sizes are clearly inconsistent with the rest of the neighbourhood and set a dangerous precedent for future developments. Modern large houses on such small blocks will result in an absence of green space in a neighbourhood famous for its larger blocks and very low density living resulting in a preponderance of greenery. The standard response from Council is that such lot sizes are approved in its Neighbourhood Master Plan and ignores any appeal as to the inappropriateness of the Neighbourhood Plan to Fig Tree Pocket. The local environment is the reason we live here, and Council's continued disregard of our concerns is very disappointing.

Traffic Impact

The proposed development will clearly add significantly to an already overburdened local road system. The recently installed traffic lights at the intersection of Kenmore Road and Fig Tree Pocket Road are testament to the increased traffic. The access to the area will be severely impacted by the increase in traffic, especially a school times. I imagine the currently emaciated bus service will continue and so the new residents will be forced to rely on their cars.

Visual Amenity

The proposed development incorporates a significant retaining wall, with no set back, along southwestern property boundary. This will significantly impact the visual amenity from the adjacent park. Instead of an open space and open view we will be presented with a prison style wall, with a maximum height of around 4 m extending 120 m. A development such as this should incorporate an envelope that provides a gradual increase in ground elevation back from the property boundary to the building pad elevation.

Flood Level

Council will no doubt point to its flood model to indicate that the proposed building pad levels result in a risk of future flooding that is acceptable to Council. A key issue that is conveniently overlooked in the modelling is the cumulative affect these sorts of developments have on flood levels. This development, like many others, incorporate the use of 'fill' to raise the height of the developed area. As a result, the riverine flood plain for the Brisbane River is being progressively filled. Any filling of the existing river valley impacts the ability of the valley to accommodate a future flood and will result in a higher water level than would have been the case. While a single development will have a negligible effect, the cumulative effect of many developments will be catastrophic. Council's continued blindness to this impact along the entire river course is a grave concern, there seems to be

very little appreciation of hydrology in Council. This ignorance puts all of Brisbane at a heightened risk of flooding, increasing everyone's probability of damage and the associated heightened insurance premiums. It seems that the insurance industry has a better appreciation of the increasing risk than BCC.

There appears to be little acknowledgement of the effect climate change has on the probability of increased rainfall intensity in the future and as a result higher flood levels. The Bureau of Meteorology states that for our region there is projected to be "*Increased intensity of extreme rainfall events is projected, with high confidence*". As a result, the BCC flood map does not represent the likely risk to the proposed development in the immediate future. This puts the property owners at risk and, by council approving them in the knowledge that the risk was increasing, putting themselves at risk of future legal action.

Regards