


**Planning Submission 51 Mactier Street Fig Tree Pocket - A006764172**

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**From**  
**Date**  
**To**

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Planning submission.docx;

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*This email originates from outside of Brisbane City Council.*

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**Dear Planning Team**

Please find attached my submission re the above planning submission.

Brisbane City Council

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Dear Planning Team

**Submission re 51 Mactier Street Fig Tree Pocket – A006764172**

In respect of the above submission my comments are:

**1. Increased traffic on minor residential road**

The proposed development will significantly increase vehicle movements on a local minor road (Mactier Street) that is not designed to accommodate higher traffic volumes.

This road currently functions as a low-traffic residential street with limited width, on-street parking, and restricted sight lines. An increase in traffic associated with the development—including residents, visitors, deliveries, and service vehicles—will materially change the character and safety of the road. This is made worse by the fact that the Montessori School backs on the road. This includes regular illegal parking which has resulted in Brisbane City Council highlighting the issue via signs on the street and increased patrols

In my view, the application does not adequately demonstrate that the existing road network can safely accommodate this increase in traffic without adverse impacts on residents

**2. Child Safety Risks Due to Double Parking and Increased Traffic**

The proposed development presents a heightened risk to child safety, particularly due to:

- Increased traffic volumes on a narrow residential road
- Likely double parking by visitors, delivery vehicles, or overflow parking
- Reduced visibility for drivers and pedestrians

This street is used regularly by children due to the proximity of the Montessori School for walking, cycling, and playing and already experiences constrained conditions when vehicles are parked on both sides of the road.

Double parking and increased congestion will reduce sight lines and reaction times, materially increasing the risk of accidents involving children. In my view, this risk has not been adequately assessed or mitigated in the application.

### **3. Inadequate Parking Provision Leading to On-Street Congestion**

The development appears likely to rely on on-street parking, to some extent, to accommodate visitor and overflow demand.

Given the limited width of the road, additional on-street parking will exacerbate congestion, restrict access for emergency and service vehicles, and contribute to unsafe traffic conditions.

This outcome is inconsistent with the reasonable expectations for safety and amenity in a low-density residential street.

### **4. Loss of Wildlife Habitat and Environmental Impact**

The development will result in the removal of existing vegetation, including mature trees, that currently provides habitat for local wildlife.

This vegetation contributes to local biodiversity, provides food and shelter for native species, and forms part of an established ecological corridor within the area. Its removal will lead to a permanent loss of habitat and reduced environmental amenity.

I am concerned that the application does not adequately avoid, minimise, or offset these impacts, nor does it sufficiently demonstrate that alternative design or layout options have been considered to preserve existing habitat

### **5. Cumulative Impact on Residential Amenity**

When considered collectively, the increased traffic, parking congestion, safety risks, and loss of environmental values represent an unacceptable cumulative impact on the amenity, safety, and character of the local area.

### **Conclusion**

For the reasons outlined above, I respectfully request that Council refuse the Development Application, or at a minimum require substantial redesign and further assessment to address:

- Traffic volume and road capacity on a minor residential street
- Child and pedestrian safety risks
- Adequacy of on-site parking
- Protection of existing vegetation and wildlife habitat

Thank you for considering this submission.

Yours Sincerely

Not signed as sent electronically.