
The Assement Manager

Please find attached Development Application (DA) Letter **A006988040** for your review and consideration.

This letter is submitted to accompany the attached DA documentation and to confirm that the enclosed material relates to the above-referenced application.

Should you require any additional information or supporting documentation, please do not hesitate to contact me.

Yours faithfully,

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03 September 2026

FORMAL SUBMISSION OBJECTING TO DEVELOPMENT APPLICATION A006988040

Premises: 16 Childs Street, Bracken Ridge QLD 4017

Dear Assessment Manager,

I object to Development Application A006988040 in its current form. I understand the amended proposal now seeks approval to reconfigure the existing lot into seven residential lots, with the material change of use and dual-occupancy component to be withdrawn. Although that amendment narrows the application, the proposed subdivision would still materially change the scale, intensity and character of development at 16 Childs Street. My submission therefore focuses on the subdivision itself and the likely impacts it would enable through future residential development.

For that reason, I ask Council to refuse the application in its current form. If Council is not minded to refuse it outright, I ask that approval not be granted unless the proposal is substantially redesigned and supported by clear, enforceable conditions that properly address the matters set out below.

Grounds of objection

- 1. Biodiversity, habitat and wildlife impacts:** The site is affected by the Biodiversity areas overlay. Residents regularly observe native fauna in the locality, including kookaburras, tawny frogmouths, flying-foxes and sugar gliders. These observations warrant a careful, site-specific assessment of habitat use, mature trees, hollows, feeding resources and movement pathways before clearing, demolition or earthworks occur. The applicant's original planning report describes the site as mostly clear, but that statement does not replace an ecological assessment or establish that the site has no habitat or corridor function.
- 2. Tree loss and cumulative habitat fragmentation:** The amended plan identifies street trees for removal, and the proposal includes demolition and substantial site works. Council's information request records that the loss of Council street trees was not supported and sought redesign to retain them. In a locality experiencing continuing infill development, incremental removal of mature vegetation can cumulatively reduce shelter, nesting opportunities, feeding resources, shade and safe movement between larger habitat areas. Replacement planting should not be treated as immediately equivalent to established trees.
- 3. Traffic generation and safe access:** The subdivision would replace one existing residential property with seven residential lots, creating additional daily vehicle movements, deliveries, visitors, waste collection activity and construction traffic. The effect should be assessed cumulatively with recent development in Childs Street, not only as an isolated proposal. Particular attention is required at the proposed shared access points and the future road corridor, including sight lines, pedestrian safety, reversing movements and the practical access of emergency and service vehicles.
- 4. On-street parking and loss of usable kerb space:** Childs Street already experiences significant roadside parking pressure associated with newer development. The amended layout concentrates multiple crossovers, shared access, bin-presentation areas, underground

services, proposed tree pits and retained or replacement street trees along a limited frontage. These features reduce the kerb length practically available for lawful visitor parking. Council should require a dimensioned kerbside-capacity and parking assessment demonstrating the net usable kerb space after all crossovers, clearances, bins, trees and infrastructure are accounted for, together with realistic visitor-parking demand from seven future dwellings.

- 5. Small lots, density and neighbourhood character:** The amended plan proposes lots of approximately 355 m², 360 m², 362 m², 372 m², 373 m² and 423 m², with the large rear lot identified as reducing to approximately 469 m² if the future road corridor is acquired. This represents a marked intensification of the existing site. Mere compliance with a numerical minimum does not, by itself, demonstrate that the overall configuration, density, building envelopes, private open space, landscaping capacity, vehicle accommodation and streetscape outcome are compatible with the established spacious, family-oriented character and community feel of this part of Bracken Ridge.
- 6. Cumulative impacts and orderly development:** Council's information request identified that the original lot layout was inconsistent with relevant subdivision and road-network outcomes and stated that significant redesign was required. Although amended material has been supplied, Council should remain satisfied that the development achieves an orderly, integrated outcome rather than transferring unresolved impacts to Childs Street, adjoining land or future residents. This includes the future road connection, stormwater, waste presentation, emergency access, street-tree impacts, parking and the ability of each lot to accommodate a dwelling with meaningful deep planting and private open space.

Requested outcome and safeguards

For the reasons above, I request that Council refuse the application in its current form. If Council is instead considering approval, I request that it first require:

- a site-specific ecological assessment and tree survey by a suitably qualified ecologist or arborist, addressing habitat trees, hollows and local fauna movement;
- redesign to retain existing mature street and site vegetation wherever practicable, with substantial locally native replacement planting and long-term maintenance requirements;
- pre-clearance fauna inspections, staged clearing and a qualified fauna spotter-catcher during vegetation removal and demolition where habitat features are present;
- a cumulative traffic, access and kerbside-parking assessment reflecting seven future dwellings and the real constraints created by crossovers, bins, services and street trees;
- sufficient on-site parking and visitor accommodation so future demand is not displaced onto Childs Street;
- a lower-density lot layout with larger, more usable lots and adequate space for private open space, deep planting, shade trees and compliant vehicle manoeuvring; and
- clear, enforceable conditions for construction traffic, working hours, dust, noise, erosion, stormwater and protection of retained vegetation.

Please treat this as a properly made submission once lodged during the public-notification period. Please acknowledge receipt using the email address for service above and advise me of Council's decision. I reserve the right to supplement this submission if further amended plans or supporting reports are published during notification.

Yours faithfully,

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