

For the attention of the Assessment Manager – Brisbane City Council

Dear Sir/Madam,

Please find attached our Formal Objection to Development Application no A006914094 (Lot 100 on Plan SP190782 – 83 Dannenberg Streert, Carseldine, Qld 4034).

We trust that the Council will give serious consideration to the attached submission as well as Objections raised by our neighbours .

Would you kindly acknowledge that you have received this email and that our Objection is presented to Council in a valid format.

Yours faithfully,

**FORMAL OBJECTION – DEVELOPMENT APPLICATION A006914094**

**83 Dannenberg Street, Carseldine QLD 4034 (Lot 100 on Plan SP190782)**

**Reconfiguration of a Lot - (Residential Subdivision)**

**To the Assessment Manager**

**Brisbane City Council (BCC/Council)**

We

Lot 100 on Plan SP190782 also referred to as 83 Dannenberg Street, Carseldine.

We are lodging this submission to object to the Development Application reference A006914094.

Through discussions with a number of adjoining and neighbouring property owners, we understand that many of our concerns are shared. Several neighbours have indicated they also intend to lodge their own submissions requesting that the BCC reject this particular 'Reconfiguration' Application.

Our objection principally relates to the environmental significance of this particular site and the long-term impact that the proposed Subdivision (and any further subdivision that the owners will apply for) will have on an area that has been clearly identified as containing important biodiversity, habitat and wildlife corridor values.

The rear portion of 83 Dannenberg Street (Lot 100) is one of the reasons this part of the suburb has retained much of its natural character. It provides a substantial area (6,256 metres square/1.546 acres) of established vegetation immediately adjoining residential properties and forms part of a broader network of connected habitat in Carseldine and Fitzgibbon.

The applicant's own ecological assessment confirms that the site contains;

- Endangered Regional Ecosystem RE12.5.2a;
- High Ecological Significance (HES) land;
- High Ecological Significance Strategic (HESS) land;
- Core Koala Habitat;
- Essential Habitat; and
- a recognised wildlife corridor linking surrounding bushland and parkland areas.

The ecological assessment identifies the site's role in connecting habitat between Dannenberg Street Park, Macaranga Crescent Park, Lacey Road Park, Fitzgibbon Bushlands and Linkfield Road Parklands. As residents living directly beside this area, we regularly observe native birds, reptiles, possums and other wildlife that live, move through or utilise the vegetation on Lot 100.

The ecological significance of the site is also reflected in State biodiversity mapping, which identifies approximately 84% of the property as having State-level biodiversity significance.

One of our primary concerns relates to the extent of vegetation change that has occurred within the rear vegetated portion of Lot 100 in recent years since the current owners took possession of property.

During the current owners' period of ownership, we and other nearby residents have observed substantial removal of understorey vegetation, including shrubs and groundcover, together with what appeared to be the removal of a number of trees from the vegetated area. The current

owners of Lot 100 appear to have systematically killed off Groundcover and small trees in readiness to making this current Reconfiguration Application to Council.

We and other surrounding residents have retained photographic evidence documenting the changes to the condition of the site over time and can provide this information to Council upon request.

Importantly, the applicant's own ecological reports acknowledge that;

- the understorey has been maintained in a cleared state;
- the shrub layer is very sparse; and
- the ground layer is almost absent.

The reports also acknowledge that rehabilitation works are required to restore the understorey and improve ecological condition within the retained vegetation area.

In our view, this is a very important consideration. The need for rehabilitation indicates that the current condition of the vegetation is not the desired environmental outcome for the site, but rather a condition requiring active and concerted restoration as a result of the property owner's negative actions since they took ownership of the site.

We respectfully ask Council to consider historical site conditions, not just the site's current condition, when assessing the environmental values of the land and the cumulative impacts of development in any form.

The applicant's own ecological assessment confirms that the property is affected by Brisbane City Plan's Biodiversity Areas Overlay, including both the High Ecological Significance and High Ecological Significance Strategic sub-categories.

The purpose of the Biodiversity Areas Overlay Code is to protect, conserve, connect and restore biodiversity values, ecological processes and habitat corridors. The code seeks outcomes that;

- minimise clearing and fragmentation of native vegetation;
- maximise habitat connectivity;
- protect ecological features and ecological processes;
- minimise edge effects; and
- ensure long-term ecological viability of biodiversity areas.

The site has clearly been identified by both Council and State environmental mapping as land with significant ecological value for now and the future.

While the applicant proposes mitigation measures, rehabilitation works and financial offsets, the proposal still results in vegetation clearing within a mapped High Ecological Significance area and introduces additional residential development into a recognised wildlife corridor.

We question whether the removal of vegetation from land specifically identified for biodiversity protection and habitat connectivity is consistent with the intent of the Biodiversity Areas Overlay Code.

The ecological assessment acknowledges that approximately **312m<sup>2</sup> of mapped High Ecological Significance vegetation** will be impacted as part of the proposal and that native vegetation, including koala habitat trees, will be removed.

While offset payments and rehabilitation are proposed, they do not prevent the loss of existing vegetation and habitat within the corridor itself.

We are concerned that the cumulative effect of;

- vegetation removal;
- increased residential activity;
- fencing;
- lighting;
- domestic animals; and
- ongoing development pressure

could progressively reduce the effectiveness of the wildlife corridor over time.

Given that the corridor function of the site is recognised within the ecological assessment itself, we believe this issue should be given significant weight in Council's assessment and subsequent rejection of the Reconfiguration application.

We understand that previous development proposals have been associated with this property. While this current application relates to a single additional lot, we are concerned about the long-term implications of ongoing incremental development (which we believe to be the Applicants intentions) on a site with clearly recognised environmental values and importance.

We have further concerns that continued development pressure may significantly reduce vegetation cover, habitat values and ecological connectivity over time.

We ask Council to seriously consider not only the direct impacts of the Reconfiguration proposal before it, but also the broader environmental outcomes for the site and its role within the surrounding biodiversity network.

Importantly for the surrounding residents the existing vegetation on Lot 100 provides privacy, visual separation and a natural outlook for our properties. It also acts as an important buffer between residential development and the surrounding bushland environment. Further loss of vegetation would permanently alter the character of the area and reduce one of the defining environmental features of this part of Carseldine.

The applicant's ecological assessment identifies a significant residual ecological impact requiring environmental offsets under Brisbane City Plan's Offsets Planning Scheme Policy.

The requirement for offsets is itself acknowledgement that recognised ecological values will be lost as a result of the proposal.

The ecological assessment confirms that;

- the site contains Endangered Regional Ecosystem RE12.5.2a;
- the site contains High Ecological Significance and High Ecological Significance Strategic areas;
- the site functions as a wildlife corridor;
- approximately 84% of the property is recognised as having State biodiversity significance; and
- vegetation within the High Ecological Significance area will be affected by the proposal.

In our view, these factors warrant careful consideration and substantial weight in Council's assessment.

We respectfully request that Brisbane City Council **reject** Development Application A006914094 in its entirety.

In assessing the application, we ask Council to give significant weight to;

- the site's Endangered Regional Ecosystem status;
- the mapped High Ecological Significance and High Ecological Significance Strategic areas;
- the presence of Core Koala Habitat and Essential Habitat;
- the recognised wildlife corridor function of the site;
- the vegetation changes observed by residents over time;
- the requirement for environmental offsets arising from recognised biodiversity impacts;
- historical site conditions, including resident-held photographic evidence and available aerial imagery; and
- the long-term environmental consequences of further fragmentation of the site.

The ecological reports acknowledge that substantial rehabilitation works are required to restore ecological condition within the retained vegetation area. We believe this reinforces the importance of protecting the environmental values that still exist on the site and minimising further loss wherever possible.

For these reasons, we respectfully request that Council **reject** the application to reconfigure Lot 100 into two Lots (100 and 101).

Additionally, we ask Council to use its powers to order the owners of Lot 100 to undertake extensive rehabilitation and rectification action to restore Lot 100 to the condition equal to what it was when the Applicant took over the ownership of the property.

Name:

Address:

Signature \_\_\_\_\_

Date: 6 September 2026

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature \_\_\_\_\_

Date: 6 September 2026