

Amended speech on the new house at 42 Heidelberg Street, East Brisbane

Madam Chair, I rise to enter the debate on item C regarding a petition from residents concerned about an oversized and non *character house* new dwelling at 42 Heidelberg Street, East Brisbane. The petitioners advised me of their objection to the proposal and then they submitted a petition to Council.

East Brisbane in itself is one of the suburbs with a very high level of *tin and timber* character houses. It is really quite extraordinary when compared to many of the other streets in Brisbane. There are 43 houses in this street and 38 of them are the traditional *tin and timber* houses. The new houses and units in the street have design features such as pitched roofs and verandas to reflect as much as possible the requirements of the Character Residential Code.

The residents of Heidelberg Street understandably are very protective of the intact character of their street.

The new house in question is square, angular and you could only describe its façade as having a series of boxes that are fighting against each other. It has no features of a character dwelling.

As well it is an extremely large box like house occupying most of the site so it is three metres from the rear boundary of the property. The original design proposed an open roof deck – it was a sort of roof garden.

It was no wonder that residents mobilised and objected strongly to this proposal. The final straw with the proposed development was that it was above the recommended 8.5 metre height limit.

There were modifications during the assessment process. The Council planner has worked with the property owner and so the roof garden has been removed. However there is little change of the façade. The change to the size of the building is insignificant when I was reviewing the second proposal.

I believe the concern of the petitioners remains. I believe this development in its modified form should not be approved. While the height has been reduced it is still above the 8.5 metre height. But this building is not consistent with the Character Residential Code in design and size. Therefore I do not support the recommendation.