

Brisbane City Council  
GPO Box 1434  
Brisbane Qld 4001

8 June 2018

Dear Sir / Madam,

**Submission: Coorparoo and Districts Draft Neighbourhood Plan (April 2018)**

Thank you for providing the opportunity for a submission regarding the Coorparoo and Districts Draft Neighbourhood Plan.

The National Trust of Australia (Queensland) is the state's largest cultural heritage organisation. As a member-based charity, we represent the interests of nearly 14,000 members across the state. Our mission is to protect, conserve and celebrate Queensland's environmental, built and cultural heritage.

The National Trust of Australia (Queensland) has reviewed the draft Plan and note the following points (please note that we have reviewed the Plan only as it relates to cultural heritage).

**Additions to the local heritage register**

We commend Brisbane City Council for nominating the following properties for inclusion on the local heritage register and fully support their nomination:

-  Rockhampton House, 86 Princess Street, Camp Hill;
-  E.P. Trewern's House, 36 Smeaton Street, Coorparoo;
-  Our Lady of Mt Carmel Catholic Church, 312 Cavendish Road, Coorparoo;
-  'Tarrangower', 65 Wylie Avenue, Greenslopes;
-  Frank Lamb's House, 14 Otway Street, Holland Park;
-  Sir William Flood Webb's House, 141 Abbotsleigh Street, Holland Park;
-  Mathers' House, 122 Abbotsleigh Street, Holland Park;
-  Catt's House, 20 Percival Terrace, Holland Park;
-  John Kindler's House, 30 Percival Terrace, Holland Park;
-  St Joachim's Catholic Church, 43 - 51 Yuletide Street, Holland Park; and
-  Malouf's House, 35 Berkeley Street, Holland Park.

We are also pleased to see that no properties are being recommended for removal from the register.

The following properties in the area are listed on the National Trust of Australia (Queensland) Heritage Register and we recommend that these places be included on your heritage register. Please note that we hold files with historical information on these properties which we are happy for Council to access.



- ✦ Surrey Hill Estate, Letchwood Road, Coorparoo; and
- ✦ Coorparoo Uniting Church (former Methodist Church), 260 Cavendish Road, Coorparoo.

#### **Other Places Requiring Assessment**

- ✦ We recommend that Brisbane City Council's Heritage Unit undertake a thorough survey of the Interwar housing of the Coorparoo district. This area contains a many excellent representative examples of this style of architecture and we recommend that they be assessed for inclusion on the register. In particular, areas such as the Shakespeare Street precinct should be carefully reviewed.
- ✦ We recommend that each place identified by historian Gail Rechner and included in eth Brisbane History Group publication "*The Old Coorparoo Shire, a Heritage Tour*" be assessed for inclusion on the register.

#### **Removal of Properties from the Character Overlay**

Whilst we commend Brisbane City Council for recommending new areas for inclusion in the Character Overlay, we note with some alarm the sheer volume of places being proposed for removal from the Character Overlay. The size of the maps in the draft Plan make accurately determining the number of properties extremely difficult, it appears that Brisbane City Council is recommending the removal of hundreds of places from the Character Housing protection.

Character Overlays provide important protection of Brisbane's heritage and are vital in preserving the overall character of a suburb – it is this character which draws people to certain areas and its erosion causes great consternation in the community.

The Brisbane City Council website outlines the importance of the Character Overlay perfectly:

*In order to protect Brisbane's past and maintain the architectural heritage and character of our city and suburbs, the City Plan outlines requirements for appropriate development in Brisbane's older suburbs, and for renovating, demolishing or removing some buildings.*

It is our view that the information presented in the draft Plan is inadequate for us to assess why these places are being removed. It would be infinitely more useful to supply a list of places being recommended for removal (including property name, street address, photo and justification) so that the Community has a fair and reasonable chance to understand why the protection of their heritage is being removed. It would also greatly assist with the transparency of Brisbane City Council's decision making process.

Without such information being supplied, we cannot support the removal of any character overlays, especially when such large numbers are being removed. We recommend that this information be supplied to the community so that we can understand the justification and make a recommendation.



We have been contacted by a member of the community who is concerned at the removal of Character Overlay from 5 houses at 699-707 Logan Road, Greenslopes. We recommend that any concerns raised by community members about the removal of character overlays should be addressed.

#### **Character Residential Infill Zones**

We note that many areas of housing are having their zoning changed to Character residential Infill. We recognise that this protects the building however allowing infill development in the grounds of heritage places is fraught with difficulty and is often met with community backlash.

Infill development, if not carried out appropriately, has an adverse effect on the significance of heritage places, especially on their setting. Infill development also erodes the traditional character that historic suburbs are known and loved for. Allowing for infill development in character areas (outside of arterial/main road areas) is not supported without a concurrent development of best practice guidelines for such development (see for example the publication "Design in Context: Guidelines for Infill Development in the Historic Environment" as an example of excellent guidelines).

We recommend that Brisbane City Council review the areas proposed to be included as Character Residential Infill Zones and include the minimum necessary in this zone. We also recommend that as a matter of priority, Brisbane City Council should develop a set of Infill Development guidelines specific to the historic environment.

Please contact the National Trust on telephone 07 3223 6666 should you wish to discuss this further.

Yours sincerely,



Jane Alexander  
Senior Advisor - Heritage Advocacy  
The National Trust of Australia (QLD)

