

Cr Fiona Hammond

Environment, Parks and Sustainability Chair



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CouncillorFionaHammond

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20 March 2020

Mr Michael Berkman MP
Member for Maiwar
PO Box 423
INDOOROOPILLY CENTRE QLD 4068

Dear Mr Berkman

Thank you for your letter of 4 February 2020 requesting Council to acquire 124 Sherwood Road, Toowong. The Lord Mayor has referred your enquiry to me as Chair of the Environment, Parks and Sustainability Committee to provide a response.

Please be assured that Council takes protecting our city's heritage and character very seriously. Council acknowledges the importance of retaining local heritage places that provide the city's historic and cultural identity, and actively participates in the identification and recording of historic buildings and places in Brisbane.

Council is committed to conserving our unique heritage, from grand buildings in the Central Business District to schools, churches, factories and dwellings in the suburbs. The *Brisbane City Plan 2014* (the City Plan) is Council's plan for how land in Brisbane is used and developed. The City Plan contains overlays and zones, which provides information about the values or constraints that might impact land.

The property at 124 Sherwood Road is located in the Character residential zone (Infill housing zone precinct) as defined by the City Plan.

The site is also located within the Toowong—Indooroopilly district neighbourhood plan, however, the site is not located within a specific precinct or identified as having any specific development outcomes under the neighbourhood plan.

Development within the Character residential zone is assessed against the Character residential zone code. The purpose of the code is to ensure the character of a residential area is protected or enhanced.

The outcomes sought for development in the Infill housing zone precinct include ensuring that dwelling houses built in, or before, 1946 are retained. The Infill housing zone precinct facilitates a range of housing choices that are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before, and on appropriately sized residential lots.

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The significance of the heritage and character of the existing residential dwelling on the subject site is also supported by its identification as a Local heritage place on the Heritage overlay in the City Plan. The Heritage overlay code requires any development proposed on a heritage place to not detract from the cultural heritage significance of the place. Development adjoining a heritage place should not impact the heritage values of the heritage place.

With the Heritage overlay applying to the site, any building work for removal, demolition, or demolition of a component of the heritage place would be subject to an impact assessable development application and assessed against the Heritage overlay code, in addition to other relevant codes.

The statement of significance for 124 Sherwood Road includes its Victorian residential architecture set on one of the first acreages in Toowong, with an extensive and established garden setting. It also has special association with the life and work of William Henry Elleker, architect, and W H Miskin. Furthermore, 124 Sherwood Road has been a local heritage place since 2002.

There are no City Plan overlays specifically protecting the vegetation on the site, however, the vegetation is mapped as Significant urban vegetation under Council's *Natural Assets Local Law 2003*. As mentioned above, the statement of significance for the Local heritage place includes its extensive and established garden setting.

Council has no plans to purchase this site. However, the heritage significance of the site is recognised in the City Plan and, therefore, any proposed development on or adjoining the site will be assessed against the relevant provisions to ensure the heritage value is protected. Council will defend this by all measures possible.

Thank you for contacting the Lord Mayor.

Yours sincerely



Councillor Fiona Hammond

CHAIR

ENVIRONMENT, PARKS AND SUSTAINABILITY COMMITTEE

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