

Please find attached a submission on the 33 Vulture Street DA.

Thanks

20 May 2026

City Planning and Sustainability Development Services
266 George St
BRISBANE
QLD 4000

Dear Justin

I'm writing to submit my objections to the erection and development of a proposed 16 storey tower on the site of the old Tin Factory at 33 Vulture Street (Lot Plan 1RP166870) and two adjoining allotments.

It's worth noting that this proposal has had around 400 or so objections (more since the deadline extension I would think), which is one measure of the significant community opposition to it. Residents and community members are obviously concerned about issues concerning safety and wellbeing, people's privacy, neighbourhood overcrowding and the consequent increase in anxiety and downgrading of liveability it would engender. Many point to an apparent disregard of planning rules and guidelines. I share all of these concerns.

We own an apartment in [redacted] and last year purchased a house in [redacted], a half dozen or so lots from what has been described as the West End Mordor. We were drawn to the West End Estate by its historical charm and its special community attributes - school, small older allotments, family run cafes and shops. A 16 storey tower will cast a baleful shadow over the entire estate, as well as a physical one over much of its immediate neighbourhood. For the visitor, as well as the resident, it will diminish the status of the West End Estate to a minor disregarded curiosity.

Brunswick East in Melbourne and Enmore in Sydney have both been recently nominated in the top 'hippest' neighbourhoods in the world by TimeOut. With the Olympics on the horizon one

would think West End would also rank highly. A 16 storey tower overshadowing an historical precinct and dwarfing an historical school would be a disaster aesthetically, culturally, socially but also economically for tourists as well as the city of Brisbane.

Most cities are increasingly protective of their heritage, realising both their liveability and attractiveness depend on it.

Paris Street is a narrow residential street: too narrow for two cars travelling in opposite directions. This application proposes 200 or so carparks, with cars and trucks exiting from Paris Street directly opposite a primary school. Can you picture the results of this? It places children at extreme risk.

A more sensible project would be to restore the Tin factory, with residential and commercial occupants, and with an absolute maximum height limit of 8 stories. As it is, the proposal stands to damage children, residents, the character of the West End Estate and the reputation of the city of Brisbane itself.

I ask you to reject this proposal.

Yours sincerely