

Dear Brisbane City Council,

RE: Lot 1 on SP298595

Please find attached a submission in respect to 105 Hawdon Street Windsor 4030, in respect of an application for Development Permit for Building Work: Demolition of a Building Within the Heritage Overlay.

I would like for my personal details to be suppressed please, but the attached PDF submission to be included in the "Proposed Development Have Your Say".

Could you please confirm by email the acceptance of this submission.

Thank you

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105 Hawdon Street, Windsor 4030 (Lot 1 on SP298595)

Approval sought: Development Permit for Building Work: Demolition of a Building within the Heritage Overlay

I oppose the full demolition of this building.

There are no reasons why the historical integrity of the building, materials and site cannot be preserved and integrated into a design for a new family home.

Other Hawdon street residents have achieved appropriate levels of preservation with their properties, and this particular property sits within the heritage overlay and on the most prominent corner of Hawdon street.

Brisbane City Council (BCC) entered into a contract of sale of this site in August of 2018 to the purchaser who appears to be a local architect.

This BCC property transaction, should have in itself, ensured the preservation of the building, or at an absolute minimum the integration of the front of the building and other important elements into a new design. The most recent transfer of the property to a related party should not preclude the current owners from preserving at least some of the important historical elements of this building.

The current application for the full demolition should not be approved by the BCC.

However, the BCC should continue to respond favourably to a new building design which retains and preserves the elements of the original caretaker's residence while accommodating the construction of a new family home in Windsor. The BCC has already assessed such preservation elements of the original caretaker's house in the previously lodged and approved applications for this site in 2020 and 2024 (Development Approval issued 23 October 2020 and Minor Change issued 18 October 2024, which includes a subdivision of one lot into two).

The caretaker's residence should have been assessed by BCC to remain on this prominent corner of Hawdon Street, rather than BCC giving approval for it to be re-positioned to a less prominent corner of the site. This is particularly the case, as the caretaker's residence is clearly visible in its current location from the northern suburbs of Brisbane. For example, it is clearly visible from locations in Gordon Park.

If the current owners are unable to preserve the elements of the original caretakers residence, preferably in its current prominent location as an important aspect of the Eildon Hill Reserve skyline from many areas to the north, there are current examples of developers in the immediate area (including at the moment in Hawdon Street and several in surrounding streets) who will ensure that the balance can be met between preservation and progress.

There would be many suitable historical names for this new family home to record the history of its place on Hawdon Street and on Eildon Hill Reserve.

This is the perfect example of why these preservation requirements (heritage overlay) were introduced in Brisbane, and they were known to the purchasers at the time of the 2018 transaction with Brisbane City Council and subsequent transfer of the site to a related party.