

Sent: Friday, 9 January 2026 4:03 PM

To: dalodgement <dalodgement@brisbane.qld.gov.au>

Subject: Properly Made Submission – Application A006774817 – 11 & 15 Swinburne St, Lutwyche

This email originates from outside of Brisbane City Council.

To the Assessment Manager,

Please accept this formal submission regarding Development Application **A006774817**.

I am lodging this via email as the Council's online "Have your say" portal is currently returning a technical error (ERR CODE: 02 - Missing form fields).

Statement of Intent:

While I acknowledge the need for housing density in Lutwyche, I urge the Council to ensure this development respects the unique historical context of Swinburne Street. I request that specific conditions be placed on the developer regarding setbacks and screening to protect the heritage integrity and streetscape setting of "Colwyn" (14 Swinburne St), "Blair Athol" (12 Swinburne St), and the surrounding heritage precinct.

Grounds for Submission:

1. **Impact on Heritage Precinct Significance:** Swinburne Street contains a rare cluster of heritage-listed character homes. **14 Swinburne St ("Colwyn")** and the immediate neighbour at **12 Swinburne St ("Blair Athol" – Heritage ID: 1912)** are both

recognised on the Brisbane Heritage Register. The proposed 18-unit development directly threatens the "setting" and "visual amenity" of these historic assets.

2. **Scale and Bulk out of Character:** The proposed density at 11 & 15 Swinburne Street is inconsistent with the preservation of a heritage-protected streetscape. The height and massing of the development will overwhelm the smaller-scale 1920s architecture of both #12 and #14 Swinburne Street.
3. **Privacy and Overlooking:** The proposed balconies provide direct lines of sight into the private open spaces of these heritage homes. I request that Council mandates significant setbacks and high-quality architectural screening to protect the privacy of the existing residents.
4. **Traffic and Preservation of Curb Appeal:** The addition of 18 units will result in heavy on-street parking demand. This creates a "wall of cars" that obscures the public view of these heritage facades, which is a key component of their cultural and aesthetic value to the Lutwyche community.

Conclusion:

I urge the Council to refuse this application in its current form or, at minimum, require significant design amendments to ensure it respects the heritage-listed precinct on the southern side of Swinburne Street.

I request to be kept informed of all decisions regarding this application.

Regards,