

# ARKADIAN ART & DESIGN STUDIO



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ATTENTION: THE ASSESSMENT MANAGER

PAGES: 1

FROM: Scott H Maxwell

DEVELOPMENT ASSESSMENT TEAM WEST. B.C.C.

re. 58 MARKWELL ST. AUCHENFLOWER

R.P.D. LOT 2 RP 804871 PARISH OF ENOGGERA AREA of 832 m<sup>2</sup>

A FEW MONTHS AGO I TOOK THE TIME TO SEE THE CITY PLAN DRAFT FOR BRIS. CITY & TOOK A FEW FACT SHEETS AWAY WITH ME. I NOTICED THAT ON THE COLOUR CODED ZONES (AREAS) THAT THIS PART OF AUCHENFLOWER, TOOWONG, TORWOOD, ROSALIE, RONNWOOD IS THE LARGEST MASS OF CHARACTER RESIDENTIAL IN GREATER BRISBANE. FACT SHEET 2 HAS THE SUB HEADING ON THE FRONT COVER 'ENHANCING YOUR SUBURB'S SPECIAL CHARACTER.' ON THE BACK PAGE IT REFERS TO 'NEIGHBOURHOODS WHICH HAVE A DISTINCTIVE SUB-TROPICAL CHARACTER WITH LOW-RISE BUILDINGS SET IN GREEN LANDSCAPED AREAS, AND NATURAL FEATURES ARE RETAINED.'

WITH THESE NICE WORDS BCC STATEMENTS IN MIND I WOULD LIKE TO DRAW TO YOUR ATTENTION THE FOLLOWING ISSUES re. 58 MARKWELL ST.

- THE TWO MATURE BUNYA PINES IN THE BACKYARD ARE SIGNIFICANT. THESE TREES ARE PROMINENT FROM MANY VANTAGE POINTS ON NEIGHBOURING HILLS. THE PROPOSED SWIMMING POOL IS LOCATED UNDERNEATH BOTH TREES AND ANY EXCAVATION THIS CLOSE WILL CERTAINLY KILL THE TREES.
- THE THREE FOXTAIL PALMS & FRANGIPANI ON THE EASTERN BORDER ARE BEING REMOVED - ONLY ONE IS TO REMAIN.
- THE MANGO TREE & GARDEN UNDERSTORY WHICH SOFTENS THE ARCHITECTURE IN THE FRONT YARD IS TO BE REPLACED BY TWO GARAGES AND CONCRETE DRIVEWAYS TO THE STREETS GUTTER. HOW DOES THIS FIT INTO STREETSCAPE?
- THERE IS ONLY ONE METRE ON EACH SIDE OF BOTH DWELLINGS TO SIDE BOUNDARIES. THIS DOES NOT SEEM SUFFICIENT!
- WHY IS THE PROPOSED ARCHITECTURE NOT IN KEEPING WITH THE TIN & TIMBER ASPECTS OF THE STREETSCAPE.
- WHEN WE EXTENDED OUR HOUSE 4 YEARS AGO WE WERE REQUIRED TO SEEK NEIGHBOURS APPROVAL. THERE SEEMS TO BE A DISPARITY THAT JUST ACROSS THE ROAD AT 58 MARKWELL ST. THEY ARE NOT FOLLOWING THE SAME GUIDELINES?

Yours Sincerely  
Scott

SCOTT MAXWELL

15-11-99