

4068, Indooroopilly, Corner Lambert and Clarence Roads



Much of Brisbane's character is derived from the "timber and tin" houses of great variety, which still remain throughout the city. However, this value is not supported by planning strategies and in many cases is being eroded by inconsistent policy application with some houses and precincts "protected" while others are not. Clearly this raises issues as to the long-term survival of much of the character of Brisbane, an issue exacerbated when land use "rights" conflict with character protection. An increasingly famous example is at the corner of Lambert and Clarence Roads at

Indooroopilly 4068 where two "old Queenslanders" face Lambert Road in a precinct with some typical character' shops opposite. The owner has rights to redevelop yet according to local "talk", BCC has sought retention only of the corner house, the larger of the two, while the adjoining house, a smaller but very genuine 'character' house is allowed by BCC to be removed thus destroying an important juxtaposition of different character houses and uses. It is unclear how such a decision could be justified on character grounds but a rumour gathering momentum suggests that BCC wants the character elements eliminated because BCC itself wants the current "parkland", the residual of the Commonwealth Army Barracks, for a high density, relatively high rise public housing scheme. If so, there is a definite conflict of interest, which should be public. To determine the character issue with a hidden agenda only brings further inconsistency and distrust of the planning system and further raises the issue of high density replacement of houses near railway stations.