



**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

www.brisbane.qld.gov.au

Dedicated to a better Brisbane

14 August 2023

Phanjokat Pty Atf The Falchi Testamentary Trust
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

Attention: Alex Tonkin
Application Reference: A006264903
Address of Site: 33 BALFOUR ST NEW FARM QLD 4005

Dear Alex

RE: Further advice

Council officers have reviewed the information request response dated 3 July 2023 and have identified the below further issues to be addressed.

Original building fabric and local significance

1) Additional information is required in order to provide a detailed understanding of the cultural significance and associated heritage values of the Local heritage place (LHP). As further information is required to carefully consider the potential impacts associated with the proposed works, a detailed assessment of the Performance outcomes PO1, PO2, PO3 and PO4 of the Heritage overlay code, has not been able to have been completed.

To enable a detailed understanding of the LHP to be undertaken, please provide the following information to assist:

a) The extent of proposed partial demolition is to be clearly shown on the submitted demolition plans. However, as detailed in the Heritage impact assessment, the LHP has been altered to suit new operating circumstances from time to time. In order to gain a greater understanding of the extent of partial demolition proposed to the LHP's original building fabric, please provide further information of the original building fabric (where possible, floor plans and elevations), with amended partial demolition plans to clearly notating what aspects of the LHP proposed for demolition are original or later alteration of the building fabric.

In addressing the above and where later additions have been undertaken to the LHP 'exploratory works' should be undertaken to understand what lies beneath the later additions; as what may appear to be a modern addition may in fact contain original elements concealed beneath later lining (for example, based on the photos submitted, there's the potential for the original balustrade to remain in place beneath later cement sheet lining).

Note: demolition should be limited to the removal of non-original building fabric, with exploratory works required to detail original fabric that has been subsequently concealed.

b) To assist in determining the visual bulk of rear additions in the context of the heritage place and to enable an understanding of how these additions have been designed to maintain the

visual prominence of a heritage place, as perceived from the public domain; an oblique view analyses of the proposed rear addition from the front of the LHP is required. Oblique views are to be calculated from the opposite footpath to the subject site, in line with both side boundaries, viewed at 45 degrees toward the subject site.

Please note, the new proposed rear additions are required to incorporate a physical separation from the rear (north) elevation of the LHP to retain the integrity of the LHP, its original built form and associated original details that are considered significant.

Proposed works

- 2) While a detailed assessment of the heritage fabric has unable to have been completed, based on the preliminary assessment of the proposal, further consideration is required to be given to the retention of the significance of the LHP as an early twentieth century house in New Farm designed by architect Robin Dods (Criteria A and H), this includes, but is not limited to:
- a) The undercover outdoor entertaining spaces and its associated details (original planning, stairwell adjacent doors and windows, wall linings, etc.) remains an intact original component of the LHP and as a result is a significant element of the LHP that is required to be retained.
 - b) Significant built fabric is proposed for removal and or concealment (notably original fireplaces and their associated details), which is required to be retained.
 - c) The original verandahs on the front (south) and side (west) elevations have been infilled with later glazing and sheet linings. While removal of these later external linings is considered acceptable as they result in a detrimental impact on the significance of the heritage place, the proposal to replace this existing glazing with new glazing of similar design proposes a new detrimental impact.
 - d) The proposed additions to the roof of the heritage place should be removed, such as new solar panels, which instead should be installed on the roof of the rear addition and the parapet details of the addition amended to visually conceal these services.
 - e) The proposed new skylights on all street-ward visible roof falls should be removed due to their impacts upon the integrity of the Robin Dods-designed house. Please note, there is potential for well-located skylights on the rear elevation exists where this location is less visible and is considered to limit impacts upon the integrity of Dods-design.

In considering the additional required information detailed in item 1 above and the design aspects detailed in item 2, provide amended plans, ensuring that any removal and additions to the LHP do not result in an irreversible detrimental impact on the significance of the heritage place as an early twentieth century house in New Farm. Please note that concern is not limited to items detailed above.

Building Height

- 3) Bases on the plans submitted, further information and detailed sections are required to confirm the proposed building height does not exceed two storeys, as detailed in the submitted Town Planning Report. While roof structures associated with the stair and lift wells, where necessary to provide weather protections to the stair or lift shaft are not considered to constitute a storey; any additional roofed areas may result in a storey not identified in the submitted Town Planning Report.

Provide amended plans ensuring that the proposal does not result in a third storey component. Where a third storey component is propsoed, the development may result in an assessable material change of use component in accordance with *Table 5.10.9* of the *Brisbane City Plan 2014*.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Dane Hoffmann', written in a cursive style.

Dane Hoffmann
Urban Planner
House & Homes & Express
Phone: 07 3178 5678
Email: Dane.Hoffmann@brisbane.qld.gov.au
Development Services
Brisbane City Council