

3 July 2023

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Via Email: Houseandhomes@brisbane.qld.gov.au

Attention: Dane Hoffman

Dear Dane,

RE: RESPONSE TO INFORMATION REQUEST – BUILDING WORKS (DEVELOPMENT PERMIT) FOR PARTIAL DEMOLITION AND EXTENSIONS TO A DWELLING HOUSE WITHIN THE HERITAGE OVERLAY UPON LAND AT 33 BALFOUR STREET, NEW FARM QLD 4005

We write in relation to the abovementioned development application and Council’s Information Request correspondence dated 8 June 2023. Pursuant to Part 13 of the Development Assessment Rules under the *Planning Act 2016*, we provide the following response to the items raised by Council:

1. Heritage Overlay Code

Refer to the response from *VAULT Heritage Consulting* which provides additional information to address PO1, PO2, PO3 and PO4 of the Heritage overlay code as requested. The response letter is accompanied by additional photos and a key plan by *Shaun Lockyer Architects* to provide further context on the extent of the proposed works. The response package collectively represents an archival recording of the subject Local Heritage Place; “Mimosa”, and its contextual setting.

As detailed in the response from *VAULT*, the predominant portion of the subject heritage place is remaining intact and is proposed to be appended with supplementary construction, either at the rear or underneath of the building. The works are being undertaken so that the long-term owners of this property can reverse the prior conversion of this now multiple tenancy residential building back to the original land use for “Mimosa” as a single family residence. It is demonstrated through this response package that the proposal will result in minimal adverse impact upon the attributed cultural heritage significance of the “Mimosa” residence.

2. Building Height

Revised Plans have been provided by *Shaun Lockyer Architects*, which show additional sections to demonstrate the proposal is only two (2) storeys by definition. It is noted that there have not been any changes to the proposed works as part of the revised drawings, just additional sections to assist with clarifying building height.

Figure 1 below provides further clarity regarding the proposed number of storeys. It is acknowledged that there are a series of planters around various areas of the building, which have the appearance of

Brisbane
07 3361 9999
57 Manilla Street
EAST BRISBANE QLD 4169

Byron Bay
02 6637 9110
Office 11, 1 Porter Street
BYRON BAY NSW 2471

Gold Coast
07 5613 2499
Office 6, 155 Varsity Parade
GOLD COAST QLD 4227

being a finished floor, but they are only garden beds. Furthermore, there is an overhanging eave on the upper level deck which does not constitute a ceiling and therefore is not a storey by definition.

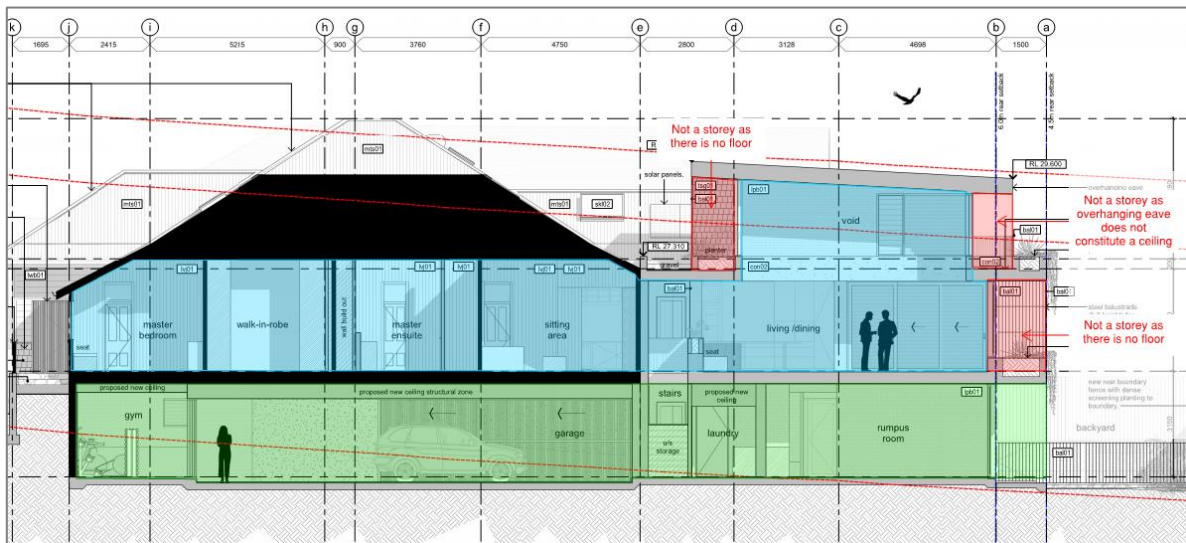


Figure 1: Sectional plan showing number of storeys

It is considered that the additional sections and explanation above is sufficient in demonstrating that the proposed building height does not exceed two (2) storeys as defined by the *Brisbane City Plan 2014*.

**

Pursuant to Part 13 of the *DA Rules*, we have now provided a complete response to Council’s information request and will proceed with commencing public notification for a period of 15 business days as required under the *Planning Act 2016*.

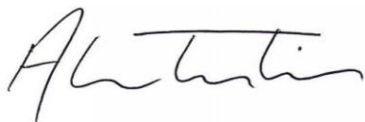
In addition to this letter, we provide the following attachments:

- Response letter prepared by *VAULT Heritage Consulting*;
- Key Plan prepared by *Shaun Lockyer Architects*; and
- Revised Plans by *Shaun Lockyer Architects*.

Should you wish to discuss the matter further please do not hesitate to contact our office on 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



Alex Tonkin
ASSOCIATE DIRECTOR

Brisbane
07 3361 9999
57 Manilla Street
EAST BRISBANE QLD 4169

Byron Bay
02 6637 9110
Office 11, 1 Porter Street
BYRON BAY NSW 2471

Gold Coast
07 5613 2499
Office 6, 155 Varsity Parade
GOLD COAST QLD 4227