

Our Ref: 24-331
4 March 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4000

Dear Laura,

**RESPONSE TO FURTEHR ADVICE NOTICE – A006796336
115 LAUREL AVENUE, CHELMER**

We refer to Council's Information Request dated 12 September 2025 and respond to the issues raised as follows.

Heritage

While the proposed extension demonstrates regard for the historically significant house in its design, scale, materiality, built form and setbacks, the heritage place and its associated significance relates to a house in a landscape setting with a tennis court (Criterion E – Aesthetic significance – of Council's Statement of Significance. The application proposes the demolition of the tennis court and its replacement with the proposed rear addition and a pickle ball court. Subsequently, the application does not demonstrate regard for the issues relevant to the conservation of the heritage place through the removal of a feature (the c.1905 tennis court) identified as significant to the heritage place.

1. *The following amendments are required to the application to minimise the impacts of the proposal and ensure retention of the significance of the Local heritage place:*
 - a. *Engage a heritage consultant to assist the design process to ensure the revised proposal maintains the significance of the Local heritage place; and*
 - b. *Amend the design of the proposed rear addition to ensure retention of the c.1905 tennis court that is identified as a significant element of the heritage place that contributes to its significance and therefor requires retention.*

Response:

As requested by Council, our Client has engaged VAULT Heritage Consulting to provide advice in relation to the proposed modifications to the dwelling against the requirements of the criterion outlined in Council's citation.

As outlined within the report, the focus of the citation is primarily centred around the timber residence and its contribution to the character of Chelmer as a suburb of substantial homes on large allotments and its contribution to the verdant beauty of Laurel Avenue. Additionally, the citation notes the house's significance for its association with journalist and local alderman Walter Morley (who is also credited with the planting of camphor laurel trees on Laurel Avenue).

While the citation notes that a tennis court (which we note has not been utilised for a significant period of time) was constructed behind the house by the early twentieth century, the heritage values of the place are primarily derived from the timber residence and its landscaped residential setting and relationship to Laurel Avenue, rather than the physical fabric of the tennis court itself.

We note that our Client will be maintaining a tennis court on site, albeit at a smaller scale and that the alterations to the tennis court will not impact on the presentation of the house in its garden setting to Laurel Avenue nor will it diminish its association with Walter Morley.

The proposal is considered to achieve a design outcome that is responsive and respectful of the contributing characteristics to 'Floraville' and which retains and strengthens the local heritage significance of the site.

This letter represents a full response to Council's Further Advice Notice.

Should you require any further clarification or additional information please do not hesitate in contacting the undersigned.

**Yours faithfully,
Plan A Town Planning Pty Ltd**



**Adam Nagel
Director**