BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

17 November 2026

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

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

ATTN: Flora Wehl

Dear Flora,

RE: BUILDING WORKS TO AN EXISTING DWELLING HOUSE (HERITAGE) UPON LAND AT 38 MORETON STREET, NEW FARM (COUNCIL REFERENCE A007129284)

We write in relation to the abovementioned application and Council's Information Request dated 03 November 2026.

Pursuant to section 13.2 of the Development Assessment Rules under the Planning Act 2016, we provide the following response to Council's Information Request.

1. Heritage impacts

The proposed rear addition alters the original asymmetrical hipped roof form of the Local heritage place and is considered to diminish the aesthetic significance of the dwelling as one of a group of four identical asymmetrical residences, as identified under Criterion E of the Statement of Significance in Council's heritage citation. The proposal is therefore not considered to achieve performance outcomes PO1, PO2, PO3 and PO4 of the Heritage overlay code. To address this:

a) Provide amended plans showing the proposed rear addition redesigned to remain below the rear eave line of the original building and retain the original asymmetrical hipped roof form, thereby maintaining the built form and aesthetic significance of the Local heritage place.

In response to Council's comments, an updated set of Architectural Plans has been prepared by *Invilla Architects*, incorporating a reduction in the height of the proposed rear addition. The updated design also incorporates a box gutter connecting the existing Dwelling and the extension, ensuring that the original rear hipped roof sheeting, chimney, and corbels are retained and remain visually prominent. The amended design ensures that the addition sits below the rear eave line of the original building and retains the original asymmetrical hipped roof form, thereby better maintaining the established built form and aesthetic significance of the Local heritage place.

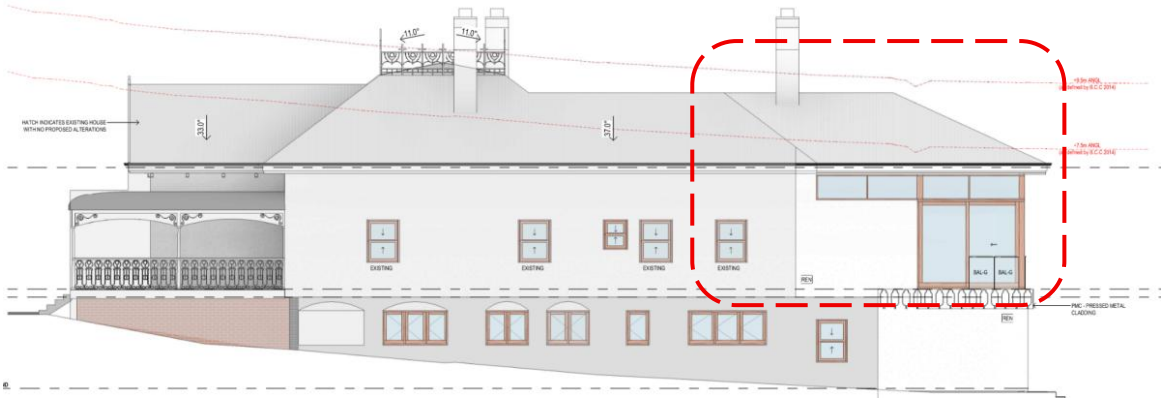


Figure 1: Previously Proposed Southwestern Elevation

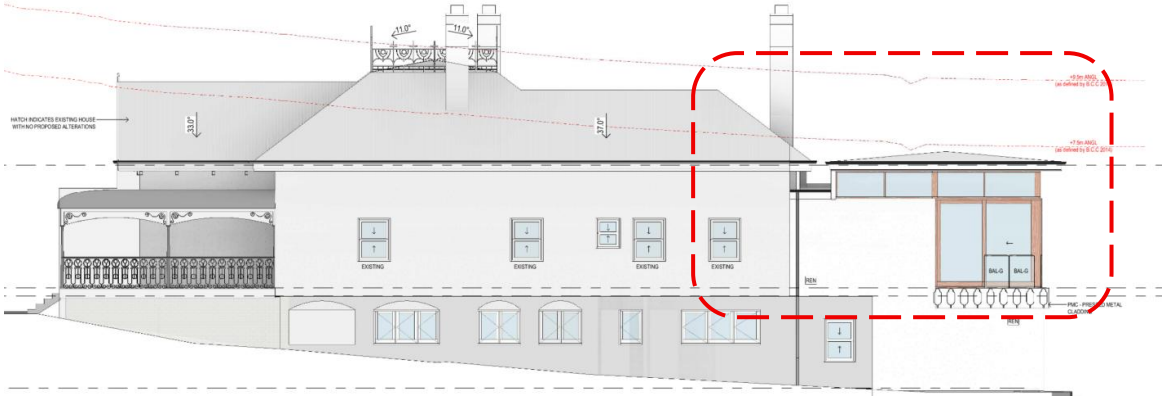


Figure 2: Updated Southwestern Elevation

The amended roof configuration also allows for an overall reduction in the extent of proposed demolition, with the entirety of the rear hipped roof being retained. Refer to Figure 2- Figure 5 below for a comparison of the original and amended designs.

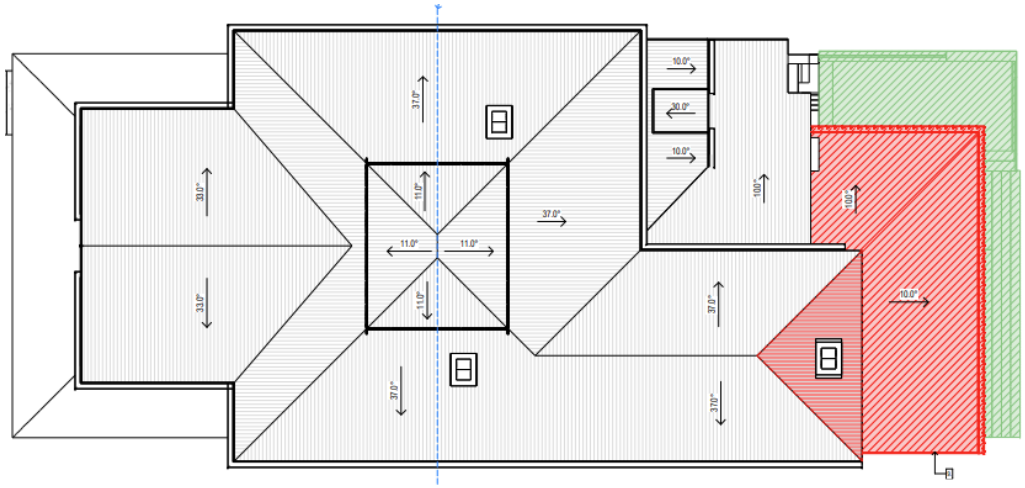


Figure 3: Previously Proposed Demolition Plan – Roof Sheet

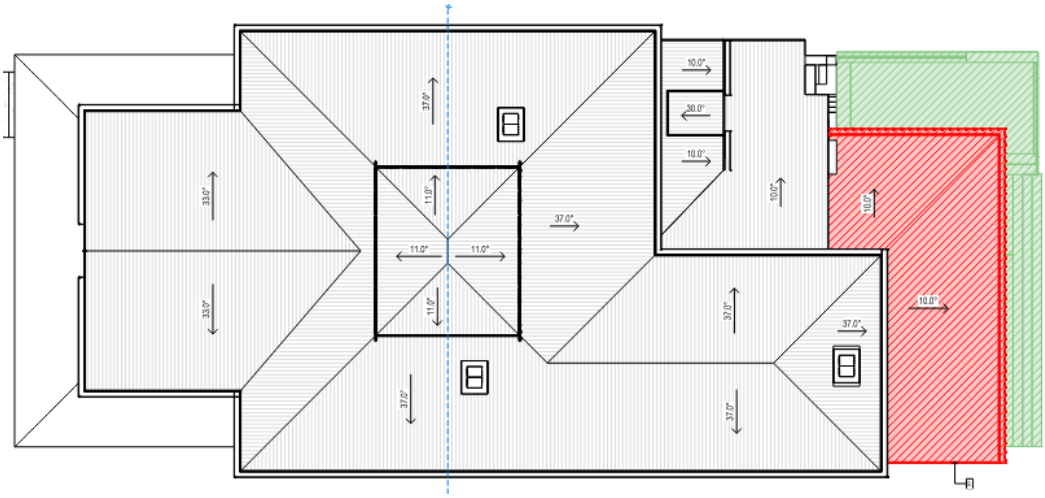


Figure 4: Updated Demolition Plans – Roof Sheet

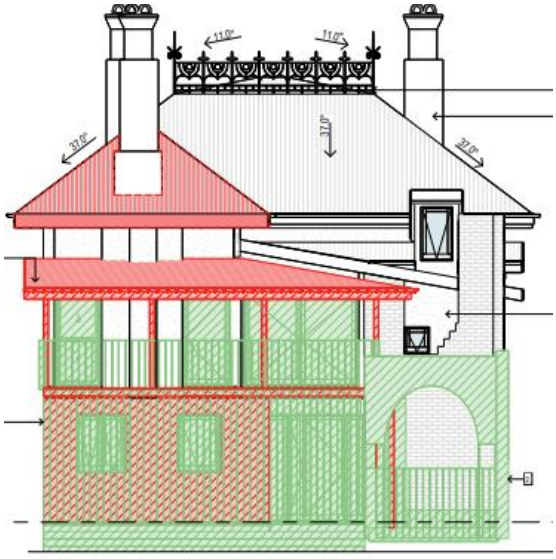


Figure 5: Previously Proposed Demolition Plan - Rear Elevation



Figure 6: Updated Demolition Plans - Rear Elevation

In addition to the above changes, Council has sought a further assessment of PO1-PO4 of the Heritage overlay code for ease of Council assessment these have been addressed individually below.

PO1

Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance including by:

- *a. retaining and conserving all significant features that contribute to cultural heritage significance;*
- *b. not introducing new elements that detrimentally impact on or detract from cultural heritage significance.*

Comment:

The proposed development does not adversely impact upon or diminish the cultural heritage significance of Garnock. The original Dwelling and its significant features are retained and conserved, with the proposed additions allowing for the continued viable residential use of the heritage place. The amended design also ensures the rear addition remains subordinate to the original Dwelling and does not detract from its significant built form and roof profile.

Importantly, the core of the original Garnock house remains intact and will continue to present as a matching set with its three adjoining identical Dwellings, known as the 'Willcocks' Houses, along Moreton Street. It is also acknowledged that one of these Dwellings (28 Moreton Street), which sits more prominently on the corner of Moreton Street and Hazel Street, has previously undergone rear extensions extending from the highest roof pitch. Based on this, we consider that a rear extension below the eave line of a mid-block Dwelling is minor in the context of works that have already occurred to the surrounding Dwellings and is not considered substantial enough to detract from the significance of this matching set of Dwellings.

PO2

Development is based on and takes account of all aspects of the cultural significance of the heritage place including:

- *a. the cultural heritage values;*
- *b. the periods of development that contribute to cultural heritage significance.*

Comment:

The amended design has been carefully considered in response to the cultural heritage values attributed to the four adjoining identical Dwellings ('Willcocks' Houses'). The updated design incorporates a box gutter connecting the existing Dwelling and the rear extension, ensuring that the original rear hipped roof sheeting, chimney and corbels are retained and remain visually prominent and legible. The addition also sits below the rear eave line of the original building and retains the original asymmetrical hipped roof form.

These design refinements ensure that all of the original architectural features and elements contributing to the heritage significance of the Dwelling are retained and remain distinguishable from the new works.

Accordingly, the amended design better respects the cultural heritage values and historical development of the heritage place, having regard to its contribution to the established group of 'Willcocks' Houses.

PO3
Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management including:

a. ***the features and values of the heritage place are not altered, removed or concealed in a way that would diminish the cultural significance of the heritage place;***
b. ***changes to significant views, circulation, access, spatial patterns and layout do not diminish the cultural significance of the heritage place.***

Comment:
The proposal retains the significant fabric and setting of Garnock, with the original Dwelling remaining legible as part of the highly cohesive group of four residences. The amended rear addition is designed to sit below the rear eave line of the original building, ensuring the original asymmetrical hipped roof form remains identifiable and visually dominant. The proposal also facilitates the continued use of the building as a residence, with the new additions providing contemporary functionality while retaining the majority of the significant early building fabric.

PO4
Development is based on the issues relevant to the conservation of the heritage place.

Comment:
The proposal has appropriately considered the relevant heritage conservation issues, including the significance of the building's setting, built form and original architectural fabric. In response to Council's concerns, the amended design reduces the height of the rear addition and incorporates a revised roof connection to retain the original asymmetrical hipped roof form and significant architectural detailing. The resulting design appropriately balances the conservation of the heritage place with the provision of contemporary family home. The amended works retain the key elements contributing to the heritage significance of Garnock, with any residual impacts considered minor and acceptable in the context of the proposed development.

**

We have now fully responded to Council Information Request in accordance with section 13.2 of the Development Assessment Rules under the Planning Act 2016 and request that Council proceed with the assessment of the application.

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

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Zoe Richards
TOWN PLANNER

enc