



Dedicated to a better Brisbane

17 April 2026

Sarah Louise Hancock, Patrick Stewart King
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Luke Jones
Application Reference: A006796336
Address of Site: 115 LAUREL AVE CHELMER QLD 4068

Dear Luke

RE: Further advice

Council has reviewed the Further Advice Response received on 4 March 2026, including the submitted Heritage Impact Assessment. It has been determined that additional information and amendments are required to progress assessment of the application.

1. The Heritage Citation for Floraville identifies the tennis court as a significant feature that contributes to the cultural heritage significance of the place, forming part of the house in a landscape setting (Criterion E – Aesthetic significance). The citation is explicit in identifying the importance of the tennis court's retention.

The current proposal continues to involve the removal of the tennis court, with the Heritage Impact Assessment endorsing the existing design without substantive design revision. While the report proposes re-labelling the retained portion of the court from a pickleball court to a half court, this does not constitute retention of the full-size historic tennis court. Further, the report's assertions that the tennis court is redundant does not negate the heritage value or future use potential of the tennis court.

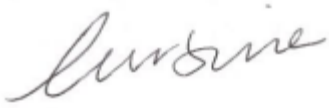
Accordingly, the following information and amendments are required:

- a) Revise the proposal to ensure the retention of the original full-size tennis court identified as a significant feature of the heritage place. Investigate and demonstrate alternative locations and configurations that avoid impacts on the tennis court.
- b) Engage a suitably qualified heritage consultant to assist with the revised design and submit an updated Heritage Impact Assessment that demonstrates how the amended proposal conserves the cultural heritage significance of the place; and is consistent with the Heritage Citation and Council's Statement of Significance.

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 the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in cursive script that reads "Laura Urbina".

Laura Urbina
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Development Services
Brisbane City Council