

22 June 2023

Mr Dane Hoffmann
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Dear Dane,

**“Mimosa”; 33 Balfour Street, New Farm – Application No. A006264903
Information Request response in relation to Heritage issues raised.**

I refer to the current development application lodged in respect of the abovenamed property located at 33 Balfour Street, New Farm and comprising the local heritage residence known as *Mimosa*. Vault Heritage Consulting Pty Ltd (VAULT) has previously prepared the Heritage Impact Assessment to support the lodged redevelopment proposal for the subject site and has been commissioned by the current owners of this heritage property, Steven and Maria Fleming, to prepare a written response to the Information Request letter issued by Council on 8 June 2023 in relation to this development application.

1. Heritage issues raised by Council in Information Request letter:

Council’s Information Request correspondence raised a singular Heritage-related matter, amongst a broad range of other assessment concerns with the lodged proposal, in the following manner:

“Heritage Overlay Code

- 1) Additional information is required to assess the application against performance outcome PO1, PO2, PO3 & PO4 of the *Heritage overlay code*.**
 - a) Provide sufficient quantity and quality of site photography to provide a detailed understanding of the existing external and internal context of the heritage place generally and the locations where works are proposed specifically;
 - b) Provide corresponding numbered key on a floor plan to show which locations each photograph is taken from to assist in providing an adequate understanding of the existing site context; and

The above information is required in the context of the extensive demolition proposed to the heritage place, its significance as a Robin Dods-designed residence and reference in Council’s citation to original external and internal features that contribute to its significance.”

2. Applicant's response to Heritage issues raised:

Response: It is noted that Council's assessment commentary in **Item 1(a)** of the Information Request correspondence regarding this proposal now requires the provision of what is, effectively, an archival record of the existing context and configuration of the subject Local Heritage Place, which is typically conditioned by Council for the documentation of a pre-existing state of a heritage place prior to carrying out of the proposed site redevelopment. However, it is further noted that this requirement to prepare an archival record of the "*Mimosa*" building had instead been anticipated by the applicant as a condition of DA approval (to be complied with prior to commencement of any approved works on site) rather than as a pre-requisite component of project documentation lodged as a component of the development application material lodged for planning assessment prior to the granting of development approval in the first place.

Nevertheless, in order to satisfy the curiosity of the Council Heritage officer involved in this assessment process, the applicant has engaged Shaun Lockyer Architects (SLa) and VAULT Heritage Consulting (VAULT) to collaboratively prepare the respective components of what will collectively represent an archival recording of the subject Local Heritage Place; "*Mimosa*", and its contextual setting. The following series of photographs – **Figures 1 – 13** - were taken of the significant "*Mimosa*" residence from various locations on the periphery of the heritage building and/or within the broader extent of the subject site in order to represent the extant site context of this Local Heritage Place.

The balance of the archival recording photographs following – **Figures 14 – 76** inclusive – were taken within or beneath the locally significant residential building in order to document the multiple residential tenancies and associated resident facilities presently contained therein. The corresponding mark-up of the existing site and floorplans for this property, which have been prepared by SLa (in collaboration with VAULT) will identification of the respective location and aspect of the various archival photographs taken and contained within this Information Request response correspondence.

It is further advised that all of the site photographs included within this document were taken by the author of this Information Request response correspondence during a site inspection jointly undertaken by VAULT and SLa on 15 June 2023.



Figure 1: Oblique Street view of the subject heritage residential building, “Mimosa”, as viewed from the Balfour Street site frontage and indicating the low-set, timber picket fence extant across that frontage. (Source: VAULT)



Figure 2: A more detailed view of the southern portion of the “Mimosa” street façade focused upon the projecting, hipped roof component of that façade, which originally comprised an open verandah (now enclosed). (Source: VAULT)



Figure 3: A more detailed view of the balance of the “Mimosa” street façade focused upon what was originally a wraparound verandah beneath a “broken back” roof line, which has now been fully enclosed. (Source: VAULT)



Figure 4: The reverse oblique street view of the subject heritage residential building, “Mimosa”, as viewed from the southern (front) corner of the subject site. This view reveals the stepped street façade and various “broken back” and hipped roof forms over. (Source: VAULT)



Figure 5: A detailed view of the south-eastern (front) corner of the subject heritage residential building showing how the original open verandah space has been subsequently enclosed with a combination of sheet asbestos balustrade cladding with an array of multi-paned, casement windows over. (Source: VAULT)



Figure 6: The view down the southern side elevation of the subject heritage building looking rearwards from the return end of the verandah enclosure (at image far right) and showing the array of original windows set into this weatherboard-clad façade of the building. (Source: VAULT)



Figure 7: A more detailed view of the high-set, awning window set into the southern (side) elevation of the subject heritage residential building. (Source: VAULT)



Figure 8: The western (rear) elevation of the subject heritage residential building, which comprises the remnant of the original Kitchen wing projecting behind the core of this building. (Source: VAULT)



Figure 9: An oblique view of the rear wing projection of the subject heritage residential building, which originally comprised the Kitchen wing of “Mimosa” connected to the core of the residence by an open verandah. (Source: VAULT)



Figure 10: The balance of the rear elevation of the subject heritage residential building showing the rear verandah space and access staircase (at image right) and the rear wall of the house’s core with a hipped, “broken back” roof line over same. Also noted is the solid rear wall at image left, which was originally an open verandah return. (Source: VAULT)



Figure 11: A more detailed view of the internal elevation of the rear Kitchen wing, which shows the more recent enclosure of what was originally an open verandah connection into that Kitchen wing. (Source: VAULT)

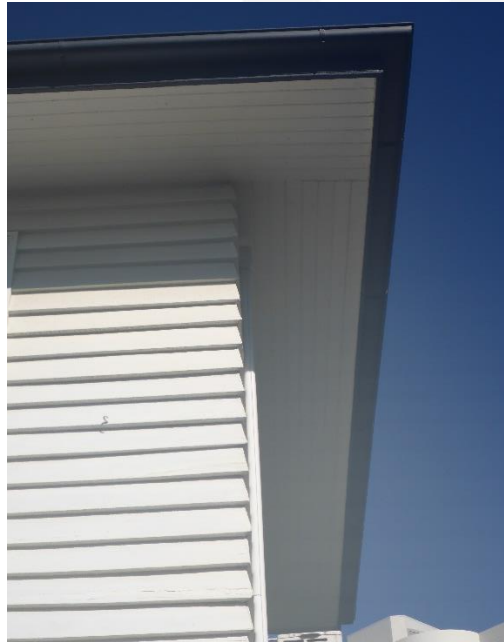


Figure 12: A detailed view of the eave soffit detailing on the projecting Kitchen wing at the very rear of the building. It is noted that the timber soffit lining is butt-jointed, rather than mitred at the corner, and the soffit panel itself is flat, rather than raked in profile (as per the front section of *“Mimosa”*). (Source: VAULT)



Figure 13: The view from the rear corner of the building looking forward along the northern (side) elevation of the subject heritage residential building, “Mimosa”. This side of the building was originally an open verandah return but has subsequently been fully enclosed as additional habitable space. (Source: VAULT)



Figure 14: The view into the undercroft space situated immediately below the rear corner of the subject building; as per the preceding image. Note the differential between the sub-floor framing and decking / boarding over same between the solid core of the house (at image right) and the subsequently enclosed side verandah (at image left). (Source: VAULT)



Figure 15: The view from within the entrance vestibule at the front of the subject heritage building (i.e. the enclosed verandah) and looking through the central corridor of the “Mimosa” building. (Source: VAULT)

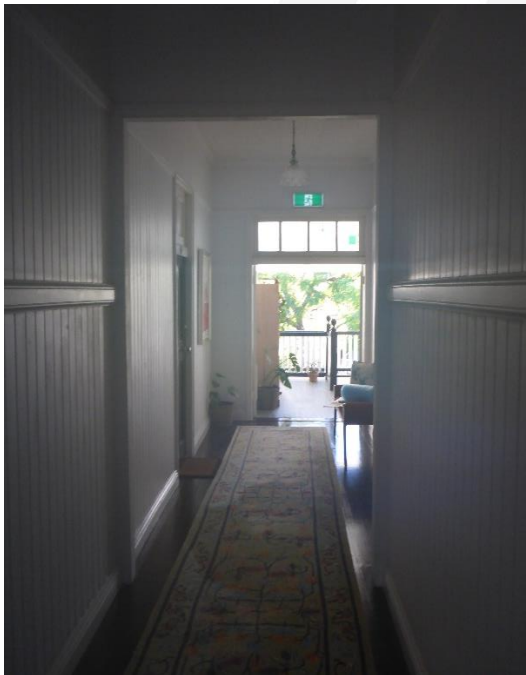


Figure 16: A further view looking through the central circulation corridor extending through the core of the subject heritage residential building towards the rear verandah space – in background at image centre. (Source: VAULT)

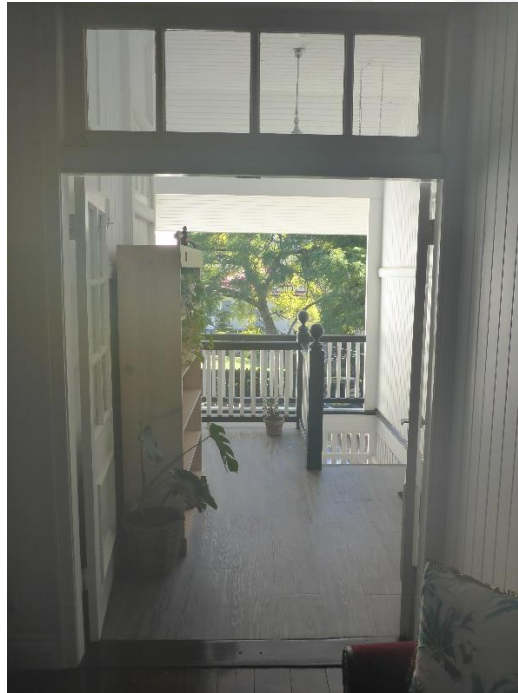


Figure 17: A more detailed view looking from the rear portion of the central circulation corridor onto the open rear verandah space located at the rear of the heritage building. (Source: VAULT)



Figure 18: The view looking through the rear verandah space and showing the raked and timbered soffit of the roof overhand (at image top right) and the original timber balustrading of the access staircase. (Source: VAULT)



Figure 19: Another view from within the rear verandah space, which shows the VJ-panelled enclosure at the rear corner of the verandah with a doorway integrated into same that leads into the rear wing of the building. (Source: VAULT)

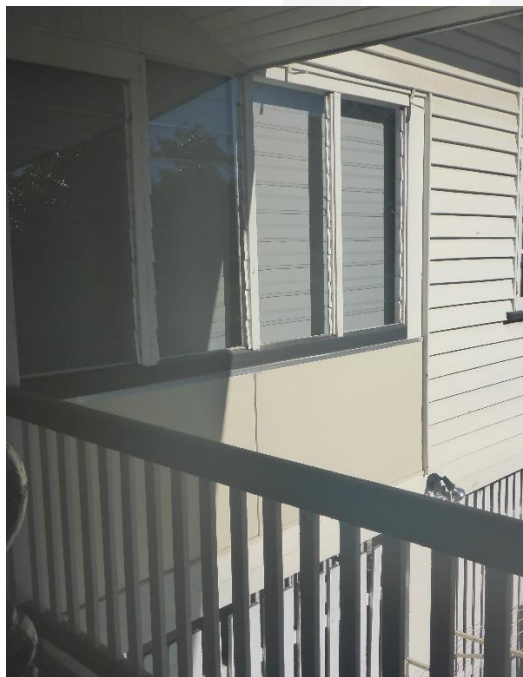


Figure 20: The rear wing of the subject heritage building incorporates a more contemporary enclosure of what was originally an open verandah walkway – indicated by the glass louvres and panelled spandrel upstand. (Source: VAULT)

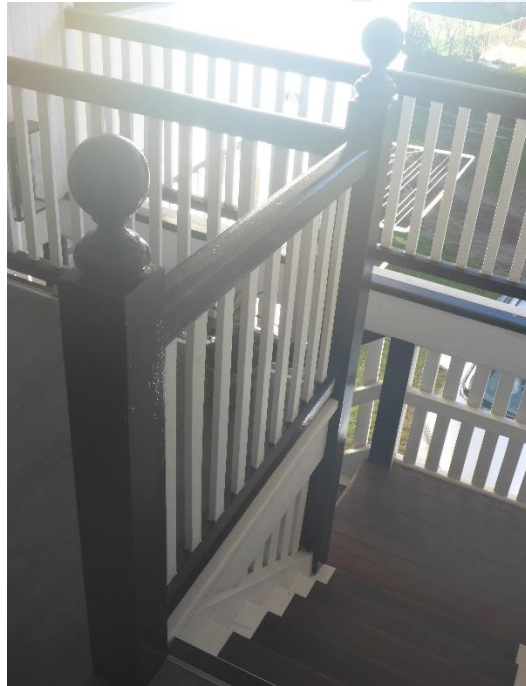


Figure 21: A detailed view of the rear access staircase showing the ornate, original timber balustrading on the periphery of same. (Source: VAULT)



Figure 22: An internal view from the rear flat tenancy showing the later infill panel (with glass louvres etc.) as previously shown above at **Figure 20**, which confirms that the enclosure of an open verandah walkway and integration of same into this rear tenancy (Unit 6). (Source: VAULT)



Figure 23: A contemporary kitchen installation within Unit 6 with the high-set window – previously shown at **Figure 7** (above) – visible at image top right. (Source: VAULT)

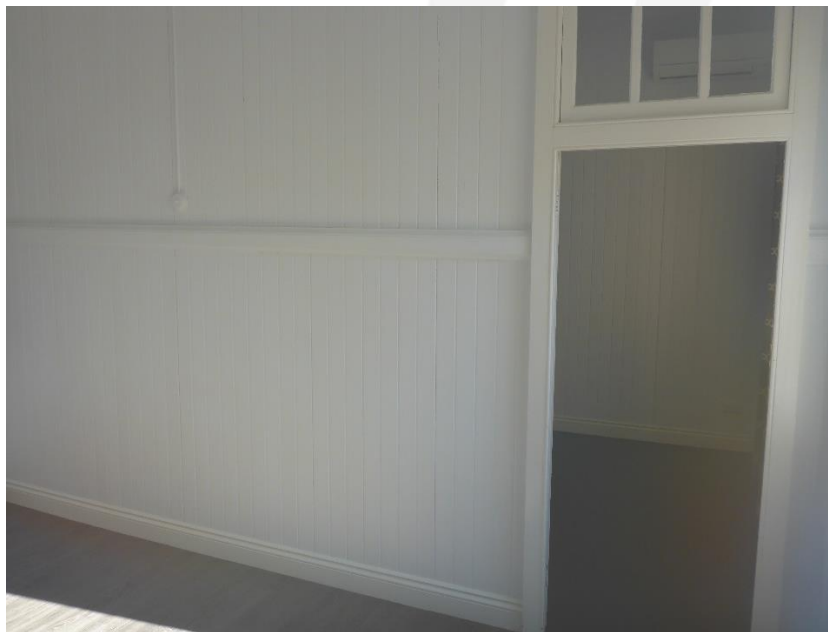


Figure 24: A view of the partition wall within Unit 6 that separates the living and bedroom spaces within that flat tenancy, which indicates the intact original wall construction (with horizontal waist strapping) and doorway assembly (with top light panel over) that is integrated into same. (Source: VAULT)



Figure 25: The reverse interior view through the doorway shown in the preceding image, which provides a view from the bedroom space of Unit 6 into the adjoining living space with the later verandah infill visible at image left. (Source: VAULT)



Figure 26: Another view from within the bedroom space of Unit 6 showing the original window assembly within the side wall – also refer to **Figure 11** (above), intact interior wall construction etc. (Source: VAULT)



Figure 27: Another view from within the bedroom space of Unit 6 showing the original window assembly within the southern side wall – also refer to **Figure 6** (above), intact interior wall construction etc. (Source: VAULT)



Figure 28: An interior view from within the living space of Unit 6 showing the original window assembly within the southern side wall – also refer to **Figure 6** (above), intact interior wall construction etc. (Source: VAULT)



Figure 29: An interior view from within Unit 5 showing the original / intact door assembly (with top light panel over) and wall construction extant within that space and looking out onto the rear verandah space (in background). (Source: VAULT)

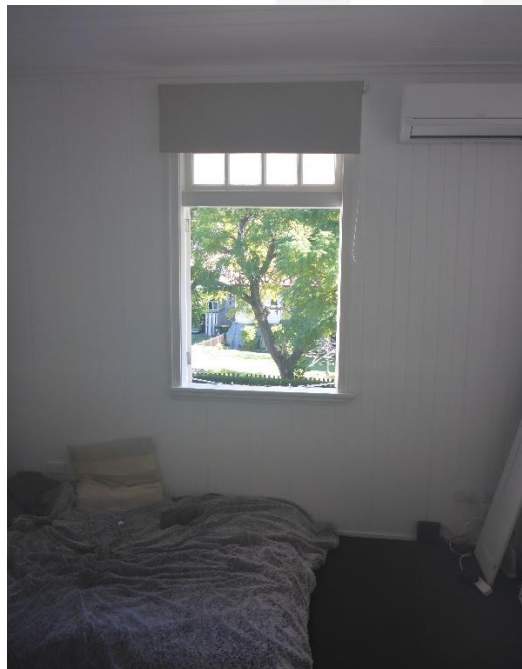


Figure 30: The original window set into the rear wall of Unit 5 – also visible in **Figure 10** (above). (Source: VAULT)



Figure 31: An interior view of the contemporary kitchen installation set within Unit 5 and showing the raked and timbered soffit lining that originally comprised part of a side verandah assembly. (Source: VAULT)



Figure 32: A reverse interior view of the contemporary kitchen installation set within Unit 5 and looking through into a bathroom enclosure beyond (at image left). (Source: VAULT)

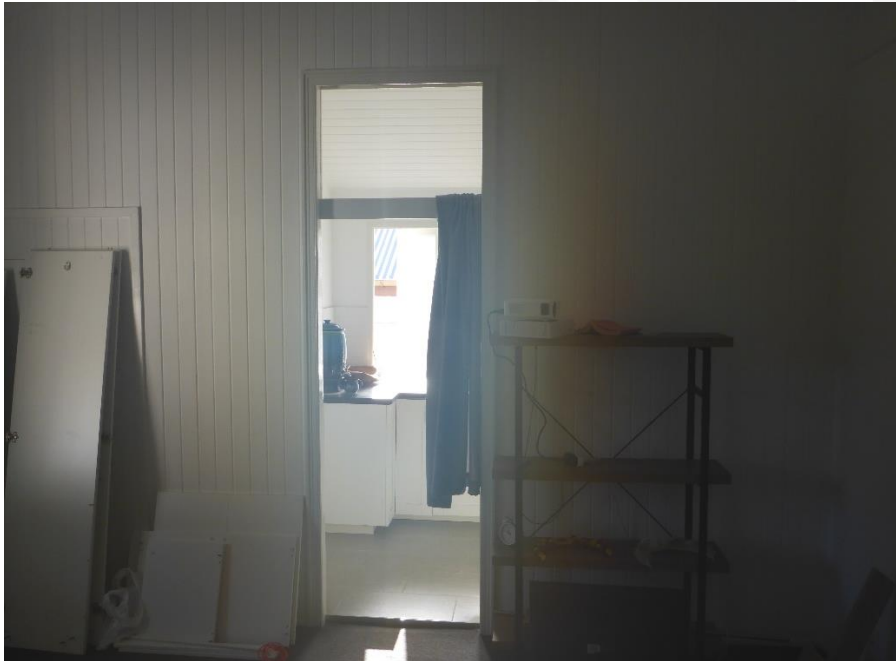


Figure 33: Another interior view from within Unit 5 looking from the bedroom / living space into the kitchen space beyond – as shown in the preceding two images. (Source: VAULT)



Figure 34: A detailed view of the original, multi-paned casement window within the bathroom space of Unit 5. (Source: VAULT)

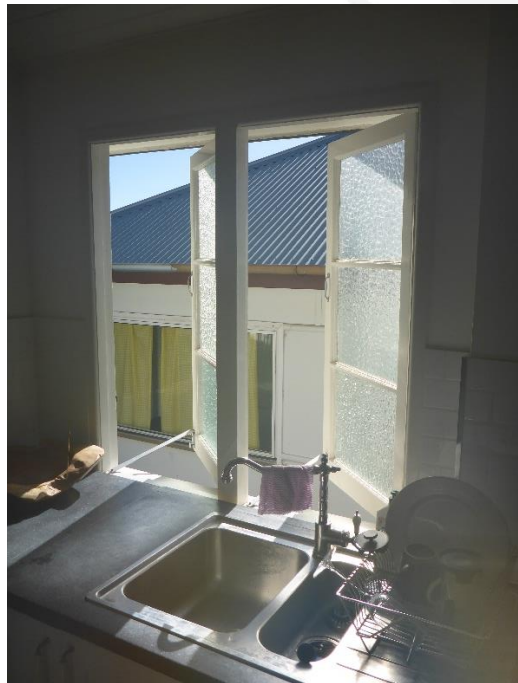


Figure 35: A detailed view of the pair of original, multi-paned casement windows within the kitchen space of Unit 5. (Source: VAULT)



Figure 36: The view towards the entrance into Unit 5 from within the rear verandah space, which shows the intact wall construction and doorway assembly that leads into that rear flat tenancy. (Source: VAULT)



Figure 37: An interior view of Unit 3 showing the intact fireplace assembly (with enclosing panel over fireplace) and showing the removed French door assembly (at image left) that connects this core space with the enclosed verandah beyond and the kitchen installation integrated into that space. (Source: VAULT)



Figure 38: The wall plane beside the fireplace shown in the preceding image incorporates a discreet cupboard door that provides access into a small storage cupboard setting to the wall cavity. (Source: VAULT)



Figure 39: An oblique interior view looking through the wall opening shown in the preceding image towards the contemporary kitchen installation for Unit 3 that has been set within the side verandah enclosure. (Source: VAULT)



Figure 40: A more detailed view looking into the side verandah enclosure within Unit 3 showing the contemporary kitchen installation that has been set within that space. (Source: VAULT)

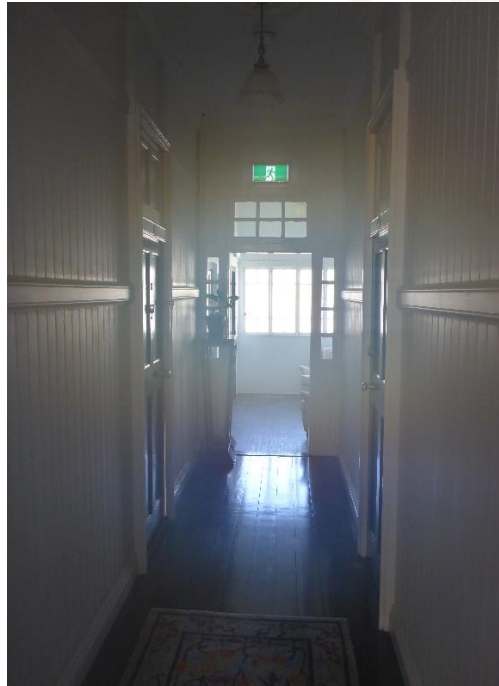


Figure 41: An interior view looking along the central corridor of the “Mimosa” residential building; looking through from the rear towards the entrance vestibule at the front of the building. (Source: VAULT)



Figure 42: A detailed view of the corner fireplace assembly with Unit 1 that remains as an intact, original feature of the “Mimosa” residence. (Source: VAULT)



Figure 43: An interior view of Unit 1 showing the original doorway assembly located in the corner of the living space of that tenancy. (Source: VAULT)



Figure 44: A detailed view of the doorway leading into the Bedroom of Unit 1, which is located at the front of the heritage building. (Source: VAULT)



Figure 45: The contemporary kitchen installation set within the side verandah enclosure integrated into Unit 1 showing the raked and timbers soffit lining (at image top right) and the array of multi-paned, casement windows. (Source: VAULT)



Figure 46: The reverse interior view within the side verandah enclosure integrated into Unit 1 showing the raked and timbers soffit lining (at image top) and the contemporary kitchen installation set within same. (Source: VAULT)



Figure 47: A more detailed view of the array of multi-paned casement windows that enclose the side verandah that now incorporates a contemporary kitchen installation for Unit 1 within same. (Source: VAULT)



Figure 48: The reverse view within the kitchen space of the Unit 1 tenancy showing the mixture of original / traditional and contemporary windows that have been integrated into this section of the side verandah enclosure. (Source: VAULT)



Figure 49: Another interior view from the kitchen space within Unit 1 looking back into the core of the heritage residence and showing the remnant framework of a removed French door assembly and the view through to the bedroom space within that tenancy (in background at image right). (Source: VAULT)



Figure 50: An interior view of the bedroom space of Unit 1, which is set within an enclosed verandah space at the front of the heritage building. The raked and timbered soffit of the verandah roofline is visible at image top left. (Source: VAULT)



Figure 51: The reverse view from within the bedroom space of Unit 1, which again shows the raked ceiling lining as well as the view into the corner bathroom space that has been generated within the enclosure of the perimeter verandah space. (Source: VAULT)



Figure 52: A detailed view of the array of four (4) multi-paned casement windows set within the bathroom space of Unit 1 and set in the side return wall of the verandah enclosure. (Source: VAULT)



Figure 53: A more detailed view of the doorway from the bedroom space of Unit 1 into the vestibule space beyond at the front of the heritage building. The expressed framework set underneath the raked and timber ceiling serves to indicate the infill nature of this verandah enclosure while the framework visible at image right indicates the wall alignment of the original front wall of the “Mimosa” residence; now totally removed to amalgamate the adjoining spaces. (Source: VAULT)



Figure 54: The interior view from the living space within Unit 2 looking through into the enclosed front verandah space that now comprises the bedroom within that flat tenancy. (Source: VAULT)



Figure 55: Another interior view from within the bedroom of Unit 2 showing the single skin construction of the infill wall that has enclosed this part of the original front verandah and the entrance doorway set within same. (Source: VAULT)



Figure 56: The reverse interior view within the bedroom space of Unit 2, which shows the array of multi-paned casement windows that now enclose this former verandah space and that extend across the front (street) elevation (image left) and extend down the side elevation (image right). (Source: VAULT)



Figure 57: The view from the front bedroom space of Unit 2 looking through into the living space beyond (and contemporary kitchen installation in background). Note the multi-panes French doors and top light assembly set into what was the original front wall of the core of the “Mimosa” residence. (Source: VAULT)

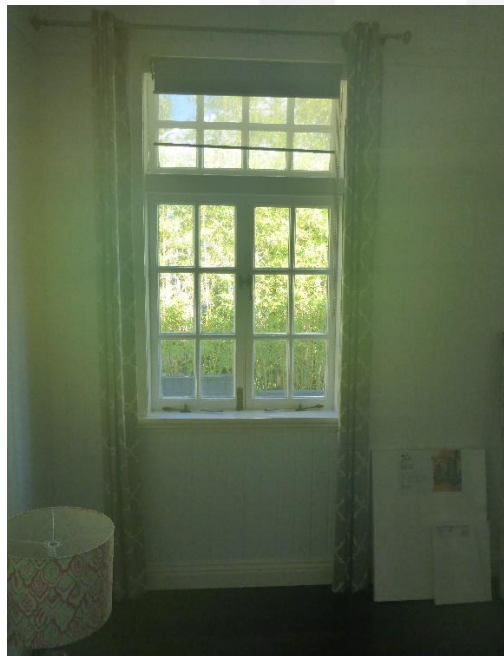


Figure 58: A view of the original window assembly within the living space of Unit 2, which indicates the general consistency of intact fenestration incorporated around the perimeter of the heritage building. (Source: VAULT)



Figure 59: The kitchen alcove space within Unit 2 is clearly a contemporary kitchen joinery / plumbing installation set adjacent to an original window in the southern (side) elevation. (Source: VAULT)



Figure 60: An interior view of the entrance vestibule space located at the front of the “Mimosa” residential building, which was originally open verandah but is now a common/circulation space within the heritage building. (Source: VAULT)



Figure 61: An interior view of the contemporary kitchen installation extant within the Unit 4 living space. (Source: VAULT)



Figure 62: A detailed view of the original doorway and top light assembly situated within the partition wall between the living and bedroom spaces within Unit 4; as viewed from the living space. (Source: VAULT)



Figure 63: In the corner of the bedroom space within Unit 4, there are a pair of high-set, multi-paned awning windows that have now become internalised by later additions to the building. The glazing panels within both of these windows have subsequently been painted out for the privacy purposes. (Source: VAULT)

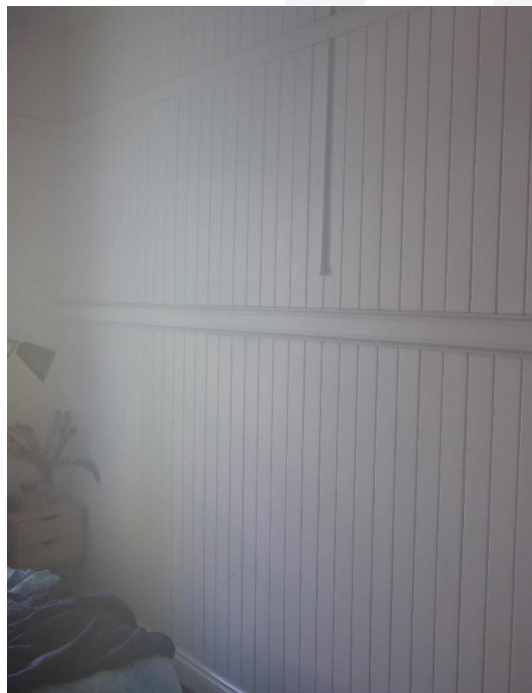


Figure 64: A detailed view of the internal wall construction within the bedroom space of Unit 4. Which shows the timber VJ wall plane in a single skin configuration with waist strapping applied at two levels of the wall plane. (Source: VAULT)



Figure 65: The reverse interior view from Figure 62 (above), which shows the original/ intact door and top light assembly within Unit 4 as viewed from within the bedroom space and looking through to the living area within that tenancy. (Source: VAULT)

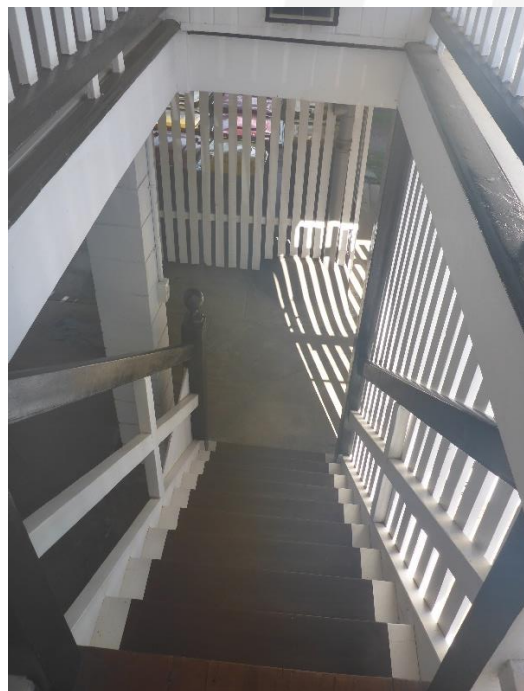


Figure 66: The rear staircase leading from the rear verandah space down into the undercroft space beneath the heritage building – refer to Figures 18, 19 & 21 (above) for contextual location. (Source: VAULT)



Figure 67: The view through the undercroft space extant beneath the side verandah enclosure situated along the northern side of the building core. The differential in sub-floor framing direction between the core of the building and the side verandah is readily identifiable in this image. (Source: VAULT)



Figure 68: A broader view across the extant undercroft space beneath the heritage building, which shows the varied array of non-original support structures (i.e. steel posts or concrete columns) that are extant within this space. (Source: VAULT)



Figure 69: Another view through a different portion of the undercroft space beneath the heritage building showing how some of the supporting columns have been constructed from a vertical stack of concrete blocks. (Source: VAULT)



Figure 70: Another view through the extant undercroft space; this time proximate to the rear staircase and looking laterally across the rear portion of the building, which again shows the mixture of steel and concrete blockwork columns utilised as support structures beneath the heritage building. (Source: VAULT)



Figure 71: The undercroft space beneath the heritage building also incorporates a “lock up” enclosure that has been formed up within a series of the non-original concrete blockwork columns and has been clad in recycled corrugated iron sheeting. (Source: VAULT)



Figure 72: The undercroft space beneath the heritage residential building also incorporates a more contemporary laundry enclosure that has been constructed with concrete blockwork. (Source: VAULT)



Figure 73: A more detailed view of the entrance into the undercroft level laundry enclosure showing the modern door and glass louvres that have been integrated into this subsequent addition set beneath the heritage building. (Source: VAULT)



Figure 74: A more detailed view of the sub-floor framing (and associated floor linings) showing the differential in the gauge of the timber flooring lining what was the original core of the heritage residence, "Mimosa" (at image left) and the transition to narrower gauge decking boards (at image right) where the open side verandah space has been enclosed and integrated into the habitable areas of the building. (Source: VAULT)



Figure 75: Another detailed view of the differentiation in floor lining that can be readily observed from within the undercroft space showing the wider gauge of interior timber flooring (at image left) and the narrower and lower grade species of the decking boards used where the original verandah spaces have subsequently been enclosed (at image right). (Source: VAULT)



Figure 76: The reverse view across the extant undercroft space beneath the heritage building – taken from the opposite end of this space to that shown above in **Figure 68**, which again shows the varied array of non-original support structures (i.e. steel posts or concrete blockwork columns) that are extant within this space. (Source: VAULT)

In response to the supplementary commentary included in Council's Information Request correspondence (i.e. at the end of **Item 1(a) & b**)), it is difficult to understand what Council apparently considers representative of the "*extensive demolition*" of the subject Local Heritage Place. In this regard, it is considered unlikely that Council's expressed view regarding the allegedly "*extensive*" scope of partial demolition work proposed can be readily reconciled with the actual scope of partial demolition work currently proposed, which only involves:

- the removal of a non-original internal bathroom installation from one of the flat tenancies;
- the demolition of the original access staircase and associated balustrade at the rear of the building (acknowledged as an original component of this building);
- partial demolition of a portion of the rear wall;
- the removal of a small section of roof overhang at the rear of the building; and
- the partial demolition of a series of non-original; supporting and/or infill structures located within the undercroft space beneath the heritage building;

while maintaining the balance of the heritage residential building entirely intact and redeveloping the subject site with new construction located either to the rear of the heritage building and/or within the non-original undercroft space beneath same.

Given that a predominant portion of the subject heritage place is actually remaining intact, is currently proposed to be appended with supplementary construction either at the rear or underneath of the building and being undertaken so that the long-term owners of this property can reverse the prior conversion of this residential building into a multiple tenancy residential building (an alternative land use that has been in place for more than seventy (70) years) - in order to reinstate the original land use for "*Mimosa*" as a single family residence – it is considered that the lodged proposal will actually generate minimal adverse impact upon the attributed cultural heritage significance of the "*Mimosa*" residence.

That being the case, it is concluded that Council's assessment commentary around the alleged "*extensive demolition*" of the heritage building is factually ill-founded having regard for the minimal extent of this preliminary component of the proposed / future site redevelopment necessary in order to reinstate the original land use of this property as a single residential dwelling. It is further noted that the scope of partial demolition work and corresponding new building work proposed under the current development application readily aligns with several similar redevelopment proposals for heritage residences where the removal of non-original elements of the subject Local Heritage Place (and/or elements of same of secondary significance located to the rear or underneath the heritage building) are typically anticipated as a necessary degree of contemporary change required in order to integrate and connect consecutive phases of site development within that Local Heritage Place in a practical and cohesive manner that suits the current occupancy and use of this building.

3. Conclusion:

We trust that the preceding provision of the archival recording of the subject Local Heritage Place; *"Mimosa"*, and associated Information Request response commentary contained within this document will assist Council to finalise its assessment of the current proposal for the subject site and will facilitate the approval of the proposed redevelopment of this locally significant residential building with appending new structure to the rear and beneath same in order to re-establish the original land use of the *"Mimosa"* residence as a single family dwelling; as is currently documented in the package of architectural drawings lodged with this development application.

Yours sincerely,



Malcolm Elliott
Director