



**City Planning & Sustainability
Development Services**

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Dedicated to a better Brisbane

08 June 2023

Phanjokat Pty Atf The Falchi Testamentary Trust
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Alex Tonkin

Application Reference: A006264903
Address of Site: 33 BALFOUR ST NEW FARM QLD 4005

Dear Alex

RE: Information request under the *Planning Act 2016*

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

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.

Building Height

- 2) Provide further section plans to ensure that the development does not result in a third storey component. NB: If a third storey component is proposed, the development may result in an assessable material change of use component in accordance with Table 5.10.9 of the *Brisbane City Plan 2014*.

Urban Utilities (QUU)

Council does not undertake water and sewer assessment of any planning applications. Contact QUU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to QUU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006264903.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Dane Hoffmann', written in a cursive style.

Dane Hoffmann
Urban Planner
House & Homes & Express
Phone: 07 3178 5678
Email: Dane.Hoffmann@brisbane.qld.gov.au
Development Services
Brisbane City Council