



186 Clarence Road & 23-25 Lambert Road, Indooroopilly

Heritage Adjoining Assessment for site adjoining a Local
Heritage Place

April 2019

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This Heritage Adjoining Assessment for a site adjoining a Local Heritage Place has been prepared by:

Malcolm Elliott

B.Arch (Hons) UNSW, M.HeritCons (Hons) USyd

On behalf of: Mosaic Property Group (the **Client**).

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Cover image: Current satellite image of the subject redevelopment site at 186 Clarence Road & 23-25 Lambert Road, Indooroopilly, with the boundaries of this site highlighted, which incidentally adjoins the Local Heritage Place; the (former) Hunter Residence, situated at 188 Clarence Road - immediately to the south of the subject site. (**Source:** Nearmap)

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1. Introduction

1.1 Executive Summary

This Heritage Adjoining Assessment to support the proposed redevelopment of a site located at 186 Clarence Road & 23-25 Lambert Road, Indooroopilly. It is noted that the subject site directly adjoins the local heritage place known as the (former) Hunter Residence, which is located at 188 Clarence Road, Indooroopilly hence any redevelopment proposal for the subject site must have due regard for the Heritage Adjoining considerations that might arise from any such proposal.

As the adjoining site situated immediately to the south of the subject site is included in the *Heritage overlay (Local heritage place sub-category)*, it follows that the subject site itself is mapped within the *Heritage overlay (Area adjoining heritage subcategory)* within *City Plan 2014*.

This Heritage Adjoining Assessment has been commissioned by the Mosaic Property Group in order to satisfactorily address the relevant Heritage Adjoining aspects of the subject site and demonstrate compliance with the corresponding provisions of the *Heritage overlay code* in *City Plan 2014*.

1.2 The Subject Site

The subject site is located within the *Indooroopilly centre neighbourhood plan* area, has the street address of 186 Clarence Road and 23-25 Lambert Road in that particular suburb, and the real property description of Lots 1, 2 & 3 on Registered Plan 78790. The total land area of the subject site is 2,363m².

As noted previously, the adjoining site located immediately to the south of the subject site is a local heritage place therefore a portion of the subject site (Lot 3 on RP78790 - 186 Clarence Road - 744m²) is currently mapped within the *Heritage overlay (Area adjoining heritage subcategory)* within *City Plan 2014* – refer to **Figure 1**. It is further noted that the *City Plan 2014* zoning for the subject site is *MDR Medium density residential* - refer **Figure 2**, which readily supports a mid-range multi-unit dwelling proposal such as is now being proposed for the subject site.

The subsequent images included in this Section – **Figures 3 & 4** – indicate the current improvements extant on the three constituent lots within the subject site as well as the surrounding context to the east and west of this site where multi-unit residential development has already been approved and constructed in alignment with the prevailing land use zone within this residential precinct.



Figure 1: Mapping of the *Heritage overlay* within the Indooroopilly area with the boundaries of the subject site highlighted (image centre). Note that the mapping of the *Area adjoining heritage* subcategory of the *Heritage overlay* presently only extends to the southern lot within this amalgamated landholding – 186 Clarence Road – and not the two adjacent Lambert road lots. (Source: BCC Interactive Mapping)



Figure 2: Mapping of land use zoning within the Indooroopilly area with the boundaries of the subject site highlighted (image centre). Note that the subject site is situated within a precinct of MDR zoning (dark pink shading) extending laterally along Lambert Road and that this zoning has a “jagged” southern edge with the adjoining LMR2 zoning beyond. (Source: BCC Interactive Mapping)

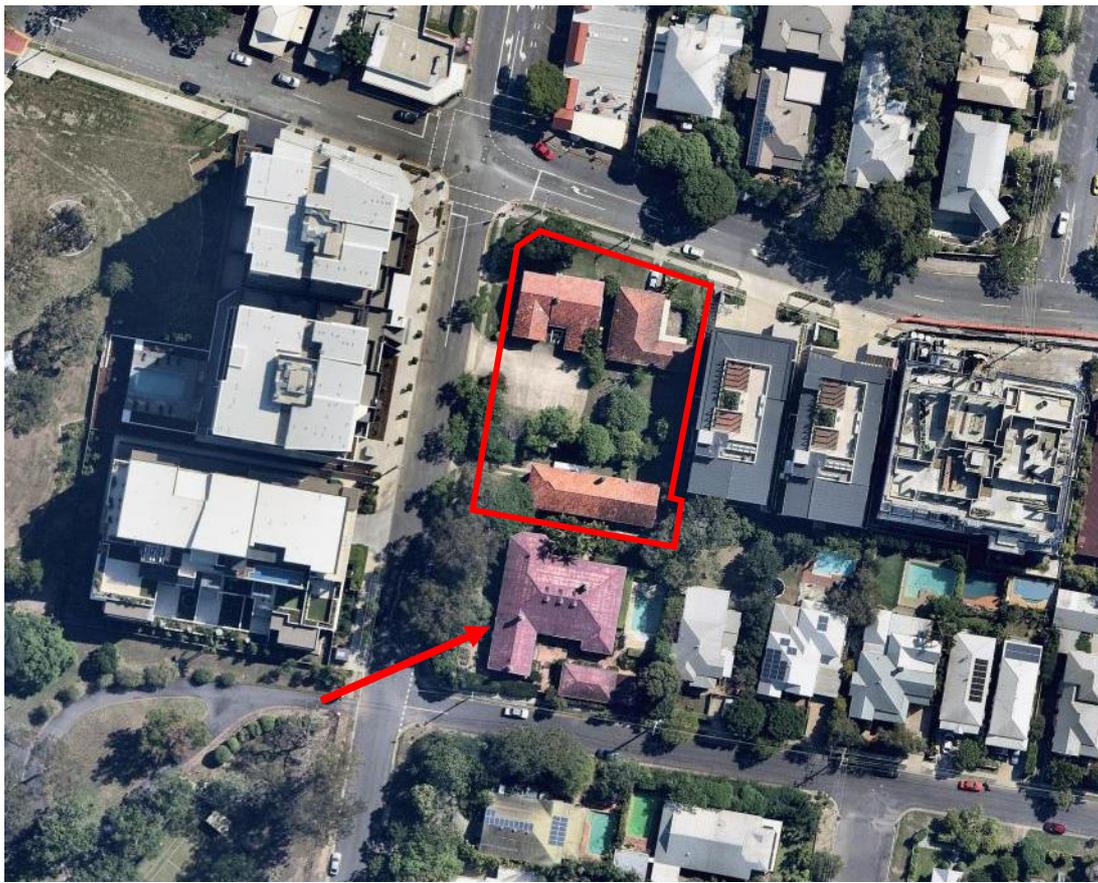


Figure 3: The current satellite image of the subject site with highlighted boundaries with the adjoining local heritage place (with red hipped & gabled roof form) arrowed adjacent to it. (Source: Nearmap)



Figure 4: The current primary street presentation of the subject site at the intersection of Lambert Road (in the foreground) and Clarence Road (at image right). Also noted is the urban scale of surrounding development located to the east of this site (image far left). (Source: Google Maps)

1.3 This Report

This Heritage Adjoining Assessment for a site adjoining a Local heritage place will comprise the following:

- A brief history of the (former) Hunter Residence located at 188 Clarence Road, Indooroopilly in order to obtain an understanding of the cultural heritage significance attributed to this domestically-scaled, late-Colonial era residence;
- An overview of the current configuration of the heritage site to identify key elements of significance that the potential future redevelopment of the adjoining site should have regard to; in terms of preservation of views to and from, impacts on streetscape setting etc.;
- A preliminary assessment of the redevelopment potential of the subject site, which adjoins a Local heritage place, against the relevant provisions of the *Burra Charter* and the *Heritage overlay code* within *City Plan 2014*; and
- Conclusion

This Heritage Adjoining Assessment for a site adjoining a Local heritage place has been prepared having due regard to the *Australia ICOMOS Burra Charter, 2013* (the '*Burra Charter*') and takes into full account the basis of cultural heritage significance outlined in the Brisbane City Council heritage citation for this adjoining site.

2. Understanding the Heritage Place

2.1 Brief History of the (former) Hunter Residence

The following brief history of the (former) Hunter Residence has been extracted from Brisbane City Council's heritage citation for the adjoining Local Heritage Place, which is reproduced in full at **Appendix 6.1** of this Assessment in addition to other relevant historical sources:

The land for this property was purchased from a subdivision, which was offered for sale from the late 1870s by Henry May. May purchased two roods and two perches. In 1887 he unsold the property to the eventual builder of the house; architect, Henry Hunter.

*Henry Hunter was born in Nottingham in 1832; the son of an architect who and trained at the Nottingham School of Design before emigrating to Australia with his parents and siblings in 1848. Hunter initially settled in South Australia but soon moved to Tasmania before ultimately relocating to Queensland; probably because a combination of an economic downturn in Tasmania and his own personal health reasons. Hunter reputedly "came to dominate the local architectural scene" in Hobart and its environs, designing many buildings which includes the Tasmanian Museum, Art Gallery, the Hobart Town Hall and St Helen's Hospital – refer to **Figure 5** (below). He had practised architecture in Hobart for over 35 years.*

While previously holding many distinguished positions in Tasmania, which included serving on the Tasmanian Board of Education (1875-84), Central Board of Health (1866-88) and on the Council of Education as an examiner in drawing, Henry Hunter moved to Queensland in 1888, helped in the formation of the Queensland Institute of Architects and served as its president in 1890-91.



Figure 5: Historical portrait photograph of the architect, Henry Hunter. (Source: allsaints-southhobart.org.au)

Upon his arrival in Queensland Hunter formed a partnership with his son, Walter, and Leslie G. Corrie. That partnership was dissolved in March 1892. Hunter then formed a partnership with his son, Walter, that lasted until his death in October 1892.

*The house was obviously constructed shortly after Hunter's arrival in Queensland. The firm, Hunter and Corrie, during the short time of its existence, proved to be quite successful. Their work included the Brisbane Stock Exchange, Queensland Deposit Bank (cnr. Albert and Adelaide Streets, Brisbane – see **Figure 6**) and additions to All Hallows Convent at Petrie Bight.*



Figure 6: Historical photograph of the *Queensland Deposit Bank Building* located on the corner of Albert & Adelaide Streets, Brisbane (now demolished). This building was one of the larger local commissions for the Brisbane architectural firm of Hunter & Corrie and was completed in 1889. (Source: *Queensland Figaro*; 27 April 1889)

At the time of construction of Hunter's residence, Brisbane had been experiencing a land and building boom which by c.1888 was reaching its peak. By c.1889-90 the boom had quickly turned into a bust and this hailed the onset of an economic depression which lasted well into the 1890s. Locally Indooroopilly was being described as:

"A suburban village, four miles distant from Brisbane, with which it is connected by railway."

Other statistics provide an indication that the Indooroopilly had developed during this boom period of the 1880s. The railway provided daily transport allowing workers to commute to their place of work. The rateable properties were 4,000 in number while there were 1200 ratepayers on the roll. 650 dwellings were said to exist and the area had population of 3000.

Walter Hunter only practised as an architect for a short period before moving to Camboon. Apparently Walter ventured into farming, first at Camboon, before relocating to Dalby. The 1900 Post Office Directory (POD) discloses Walter Hunter as a Justice of the Peace.

Walter Hunter had actually acquired the property, prior to his father's death, in February 1892. At the time of purchase he took out a mortgage of 700/-/- pounds. Even though Walter Hunter had left Brisbane, he retained ownership of the residence; preferring to rent the property out. Among those who rented the property were the future owners, Trevor and Marjory Fowler, who purchased the property from Hunter in 1919.

During the following year,s this house had a series of different owners. It is highly probable that Hunter Street in Indooroopilly (upon which the local heritage residence has its primary street frontage) took its name from the Hunter family.



Figure 7: Historical aerial photograph of the Indooroopilly area adjacent to the railway and road bridges taken on 20 April 1936 with the (former) Hunter residence arrowed at image top right. The substantial front (northern) garden area of the heritage residence is still evident in this image as is the domestic scale of residential development located in this portion of Indooroopilly at that time is clearly evident. (Source: Q Imagery)

2.2 Statements of Significance

The entry in the Brisbane City Council Heritage Register Database contains the following Statements of Significance for the late-Colonial era residence known as the (former) Hunter Residence and located at 188 Clarence Road, Indooroopilly:

The place is important in demonstrating the evolution or pattern of the city's or local area's:
As a substantial residence constructed at Indooroopilly during the late nineteenth century.
(Criterion a))

The place is important because of its aesthetic significance: *As an interesting example of an architect-designed late nineteenth century house.* **(Criterion e))**

The place has a special association with the life or work of a particular person, group or organisation of importance in the city's or local area's history: *As an example of the domestic work of notable Tasmanian, and later Brisbane, architect; Henry Hunter.* **(Criterion h))**

2.3 Brisbane City Council Heritage Register Database Entry

The entry for the subject site in the Brisbane City Council Heritage Register Database is set out below at **Figure 8**.

Brisbane City Council
Dedicated to a better Brisbane

Heritage Register

Residence

Summary

This large residence was built circa 1888 for notable architect Henry Hunter who was also responsible for its design. It's construction and design is representative of the diverse residential development of Indooroopilly that occurred during the late nineteenth century and the desirability of the area among professional middle class residents. Henry's son Walter obtained title to the property only a couple of years later, renting it out to various tenants for more than 20 years. Since he sold the house in 1919, it has had a number of different owners.

Significance

- a) It is important in demonstrating the evolution or pattern of the City's or local area's history as a substantial residence constructed at Indooroopilly during the late nineteenth century.
- e) It is important because of its aesthetic significance as an interesting example of an architect-designed late nineteenth century house.
- h) It has a special association with the life or work of a particular person, group or organisation of importance in the City's or local area's history as an example of the domestic work of notable Tasmanian, and later Brisbane, architect Henry Hunter.

Place details	
Address:	At 188 Clarence Road , INDOOROOPILLY, 4068
Categories:	Accommodation - House
Event(s):	Constructed circa 1888
Period(s):	Boom (1880-1892)
Style(s):	Victorian - Vernacular
Fabric component(s):	Walls - Timber Walls - Corrugated iron
People involved:	Architect - Henry G. Hunter
Images: (Hold mouse over image to enlarge)	

Figure 8: The entry for the (former) Hunter's Residence in Brisbane City Council's Heritage Register Database.
(Source: BCC website)

2.4 Elements of Significance

It is noted that the heritage citation for the local heritage place adjoining the subject site includes a detailed description of the various key components of the (former) Hunter Residence and outlines the manner in which these elements represent the attributed cultural heritage significance of this locally significant, Colonial era dwelling.

“This is an impressive traditional Queensland style house, which has a prominence in the streetscape of Clarence Road. Originally this house had a front yard extending to Lambert Rd. As evidenced by the front stairs and door on the northern side of the house, now accessed down the northern side boundary from Clarence Road. What was designed as the side of the house fronts Clarence Road and the rear of the house is visible from Hunter Street. It is an indication of the generosity of the original design that the Clarence Road elevation of the house is still impressive.

The extension of the western veranda into an octagonal rotunda on the northern corner of the house is of particular note. This house features paired veranda posts with lattice infill and a criss-cross balustrade, moderately unusual features for a house of this period in Brisbane; especially as they are combined with a single plane of roof from the ridge to the veranda edge. These features seem to give weight to the idea, contained in the history of this house, of a Tasmanian architect experimenting with the local building vernacular upon his arrival in Brisbane.”

The following series of photographs (**Figures 9 – 13**) depict the current configuration and contextual setting of the adjoining Local Heritage Place as well as its existing interface with the subject site located immediately to the north of the heritage site.



Figure 9: The street presentation of the (former) Hunter Residence at 188 Clarence Road, Indooroopilly, as viewed from its Hunter Street site frontage. From this perspective, the gable end and chimney at the south-western end of the heritage residence are the most prominent building elements visible in this streetscape. A later garage structure located on the street boundary (image right) effectively obscures the visibility of the balance of the heritage residence. (Source: VAULT)



Figure 10: Another street view of the (former) Hunter Residence at 188 Clarence Road, Indooroopilly, viewed from directly opposite the gable end and chimney at the south-western end of the heritage residence. From this viewpoint, the hipped roof form over the central core of the house is also visible. (Source: VAULT)



Figure 11: An oblique view of the part-octagonal rotunda / verandah structure located at the north-western corner of the (former) Hunter Residence; as viewed from the Clarence Road site frontage. While it is acknowledged that this side of the heritage residence was design and built as its primary aspect, it is noted that the development pattern of this part of the suburb (and more specifically the upzoning of land adjoining to the north) has effectively diminished this aspect of the heritage residence's outlook and setting. (Source: VAULT)



Figure 12: A closer view of the part-octagonal rotunda / verandah structure located at the north-western corner of the (former) Hunter Residence; as viewed from the Clarence Road site frontage. The proximity of the north-western corner of the heritage site (arrowed) and the corresponding shared property boundary of the subject site is clearly evident in this image. (Source: VAULT)



Figure 13: A similar Clarence Road streetscape view with a broader aperture that includes the Heritage Adjoining portion of the subject site (at image left), which is presently improved by a post-1946, timber and tile house. This view also illustrates how the natural topography of the subject site slopes away from the heritage site, which assists in mitigating the greater scale of the adjoining development proposed to some extent. (Source: VAULT)

3. The Proposal

3.1 Schematic design for redevelopment of Heritage Adjoining site

The following series of architectural drawings (**Figures 14 – 21** inclusive) depict the current schematic design for the redevelopment of the subject site at a scale consistent with the MDR *Medium density residential* zoning applicable for this site. The schematic design has been prepared by bda Architects in accordance with their client’s brief to achieve an appropriately scaled, commercially feasible and *City Plan 2014* – compliant residential tower on the subject site whilst still having due regard in that design for the Heritage Adjoining situation and achieving an appropriate interface with the neighbouring (former) Hunter Residence situated across the southern site boundary.

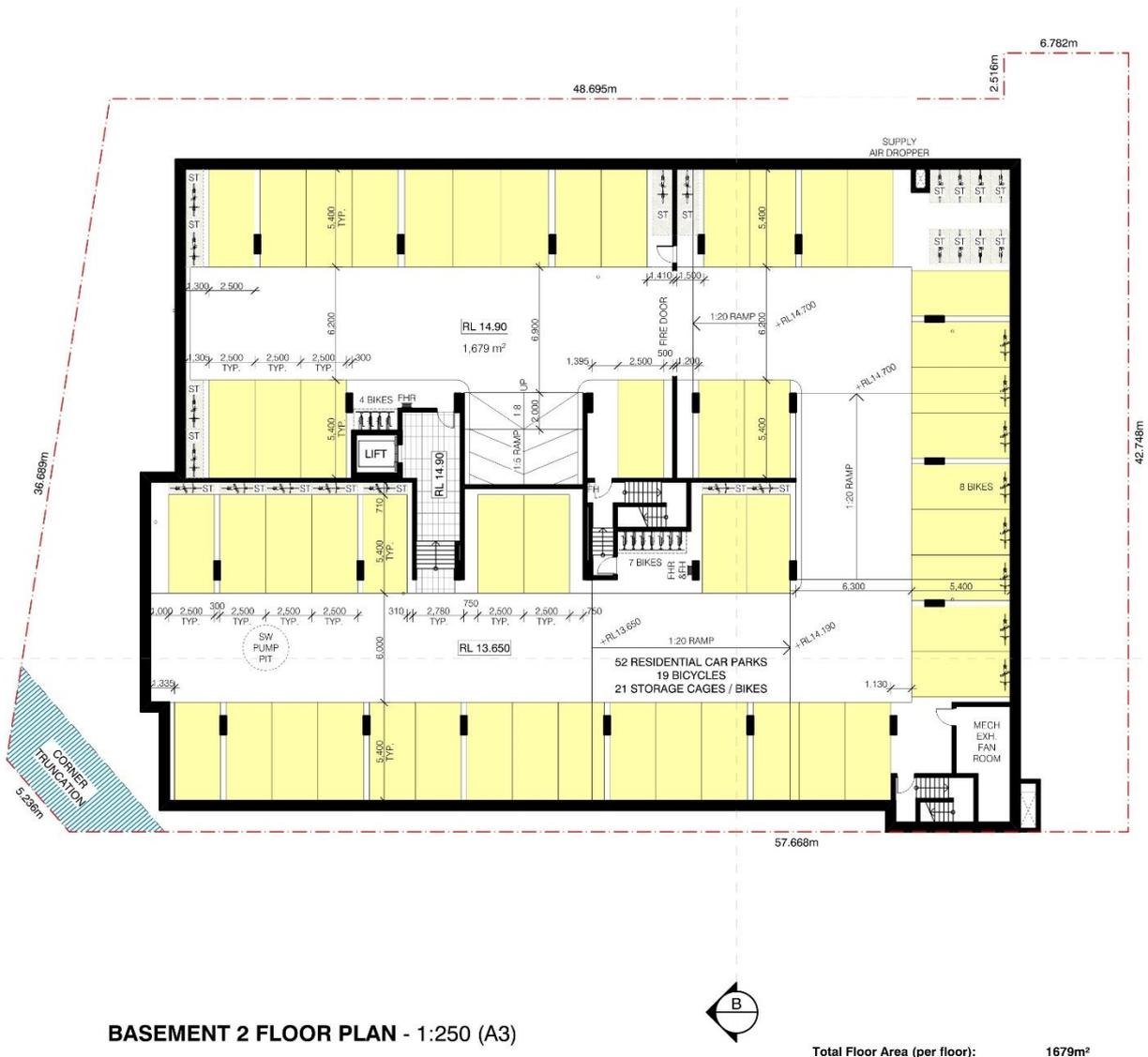


Figure 14: The proposed Basement 2 Floor Plan with the boundaries of the amalgamated landholding that comprises the subject site shown with dotted linework. Note the generous boundary setback distance proposed towards the common boundary with the adjoining heritage place – at image right. (Source: bda Architects)

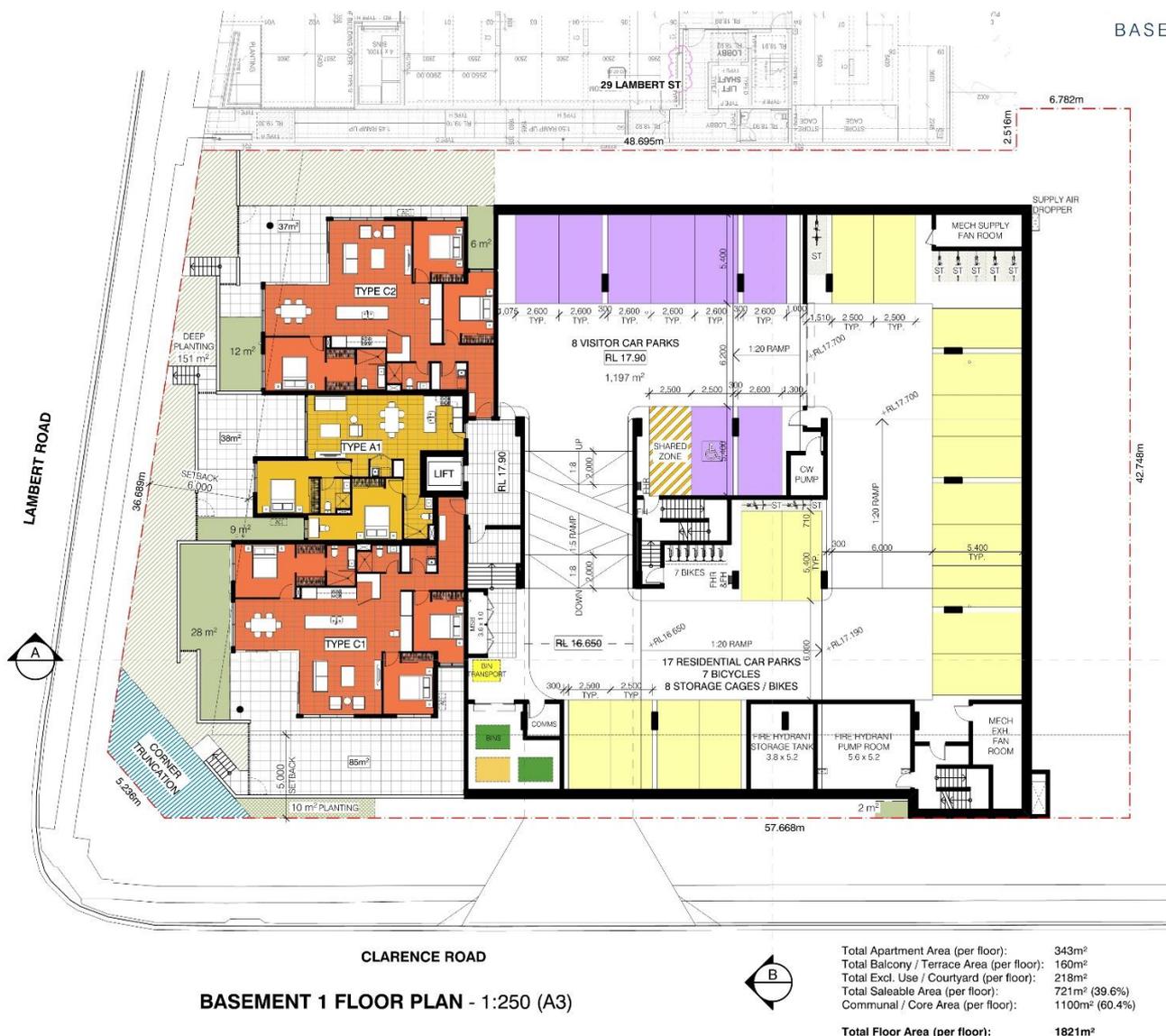


Figure 15: The proposed Basement 1 Floor Plan with the boundaries of the amalgamated landholding that comprises the subject site shown with dotted linework. Note that the three dwelling units proposed on this level address the Lambert Road site frontage and are substantially removed from the adjoining heritage site. (Source: bda Architects)

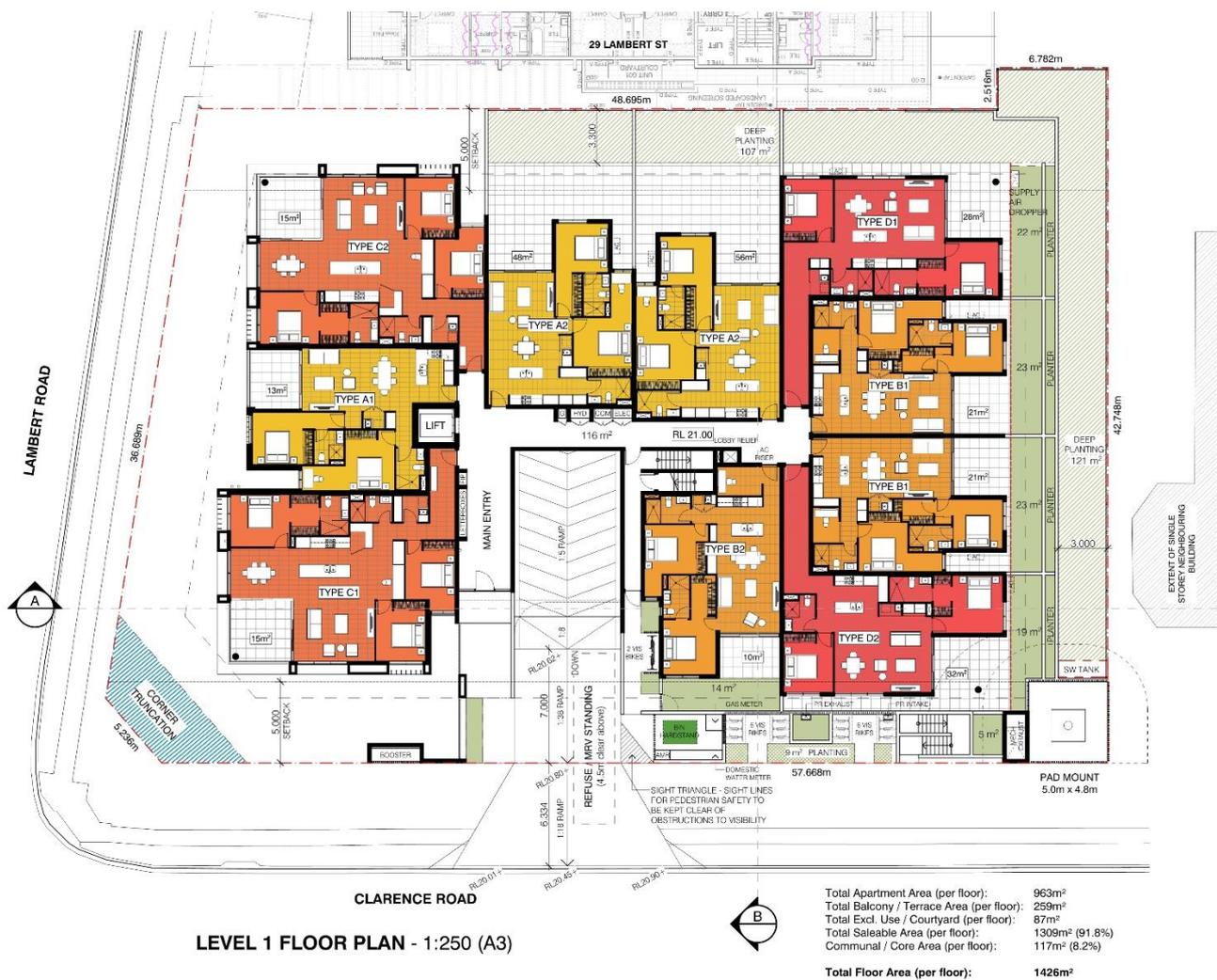


Figure 16: The proposed Ground Level Floor Plan with the boundaries of the amalgamated landholding shown in addition to the building footprint of the most proximate portion of the adjoining heritage place (at image right). Note the proposed location of the vehicular access point into the building’s basement, which is remote from the common boundary with the adjoining heritage place. (Source: bda Architects)



Figure 17: Proposed Typical Floor Plan for Levels 2 – 4, which reinforces the maintenance of a generous boundary set back of 5.155 metres to the southern site boundary (shared with adjoining heritage place - arrowed) through these mid-levels of the proposed apartment building. (Source: bda Architects)



Figure 18: Proposed Level 5 Floor Plan showing the increased site boundary setback of 10.0 metres for this level relative to the shared southern property boundary with the adjoining heritage place - arrowed. (Source: bda Architects)

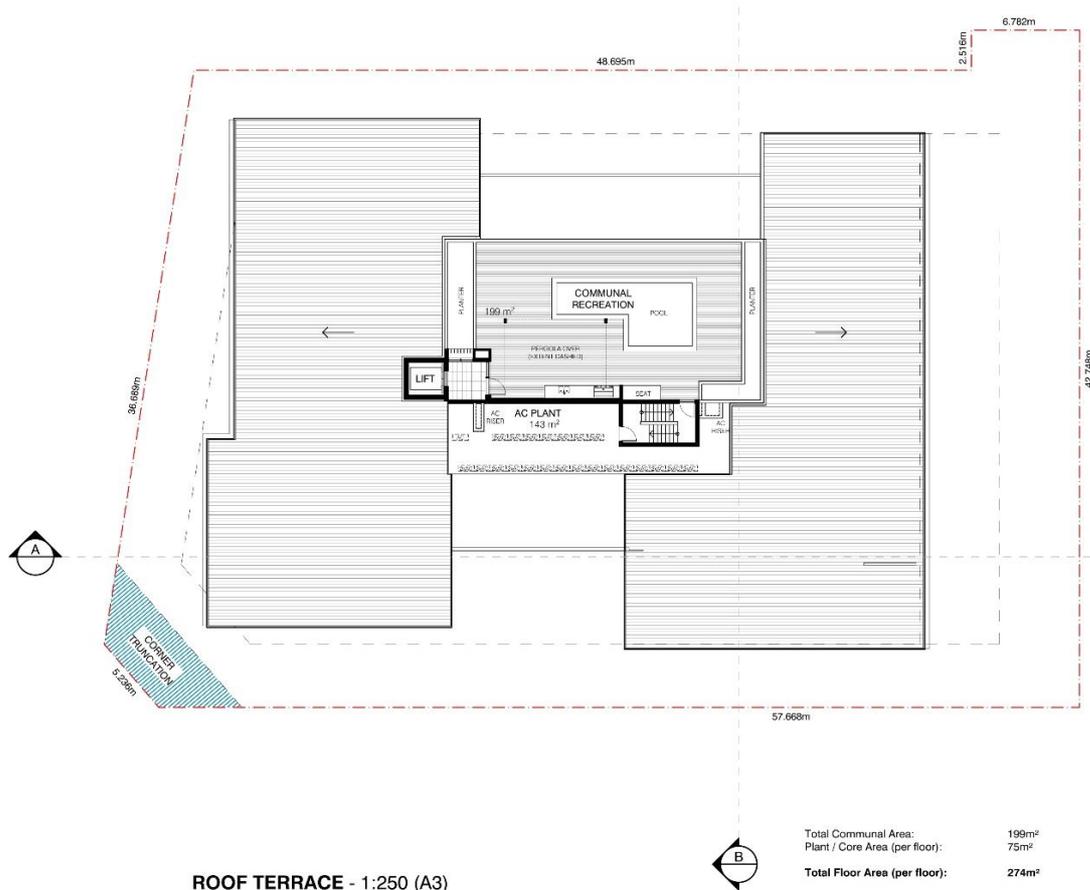


Figure 19: Proposed Roof Terrace Plan indicating how the rooftop shared recreational facilities proposed (pool, terrace etc.) are deeply inset from the perimeter edge of the roof structure itself. (Source: bda Architects)

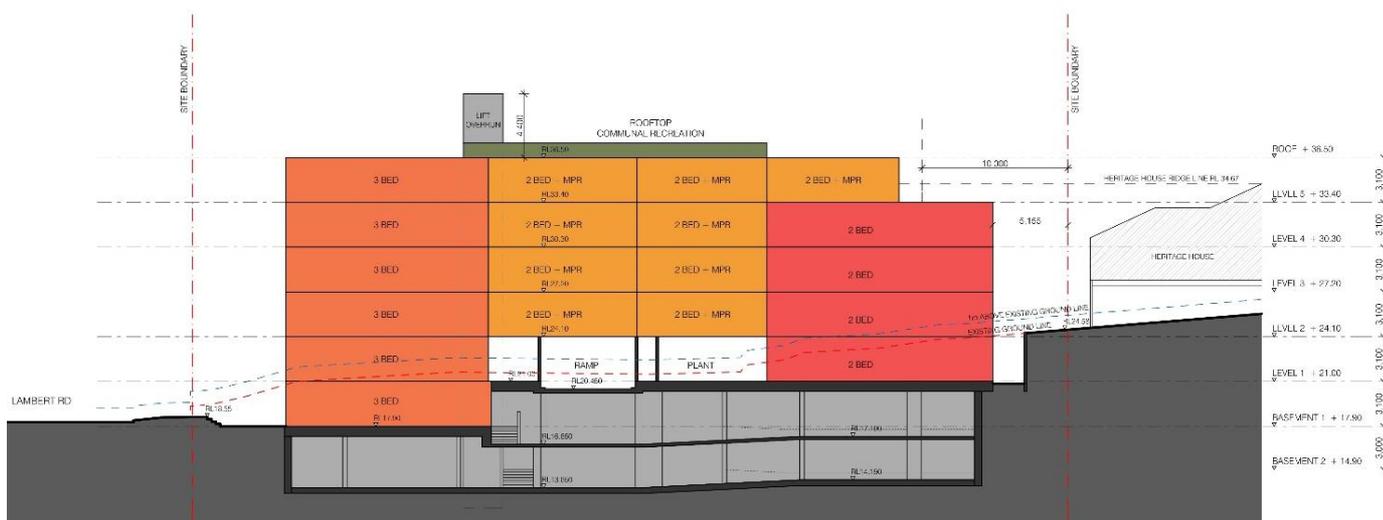
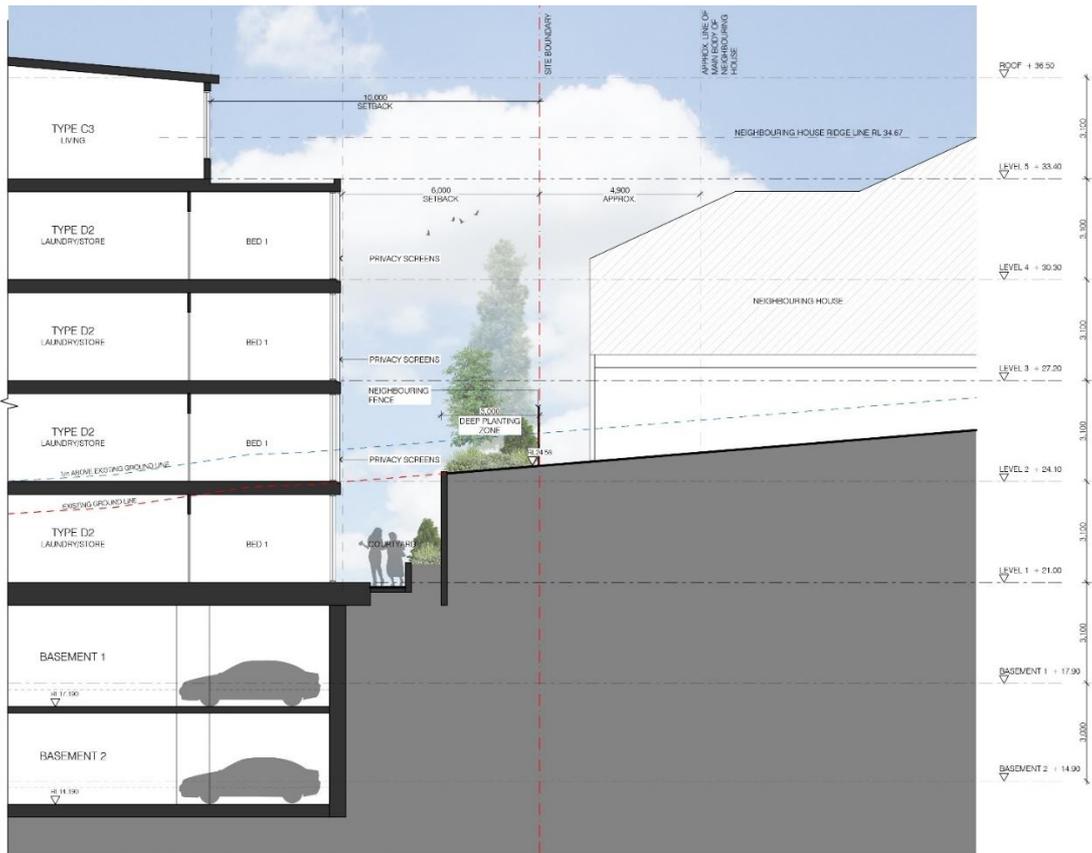


Figure 20: Longitudinal Section through the multi-unit dwelling development proposed for the subject site. It is noted that the building envelope of the proposed development up to Level 4 essentially correlates with the ridgeline adjacent to the rotunda structure on the heritage residence due to a combination of the sloping natural topography of the subject site towards the Lambert Road site frontage and the inseting of the ground level residential units within the alignment of the existing ground plane. The inset location of the Roof Terrace is also evident in this Section. (Source: bda Architects)



DETAILED SECTION A - 1:100 (A3)
NEIGHBOURING INTERFACE

Figure 21: A more detailed Longitudinal Section through the multi-unit dwelling development proposed for the subject site and focusing of the immediate interface between the proposed development and the adjoining heritage residence. Also noted in this Section is the opportunity provided for deep planting along the southern boundary of the subject site to assist with screening the visual interface between adjoining buildings to some extent. (Source: bda Architects)



WESTERN ELEVATION - 1:200 (A3)

Figure 22: Western (Clarence Road) Elevation for the proposed multi-unit dwelling development adjoining the Local Heritage Place at 188 Clarence Road, Indooroopilly. The recessed and stepped built form of the proposal proximate to the heritage residence (at image right) is clearly evident in this elevation drawing. (Source: bda Architects)

4. Heritage assessment of future site redevelopment potential

4.1 Managing impacts on cultural heritage significance arising from redevelopment

By definition, any new Building Work proposed on a site adjoining a locally significant heritage place has the potential to generate some degree of impact on the attributed heritage significance of that adjoining heritage property. However it is considered that the careful site planning decisions made in relation to the placement and scale of the proposed multi-unit dwelling development within the subject site serve to adequately address this interface in a manner that does not adversely impact on either the cultural heritage significance of the heritage place or its contextual setting from either Clarence Road or Hunter Street.

In this regard, specific reference is made to the Statement of Significance for the adjoining local heritage place included in **Section 2.2** of this Assessment. Reviewing the various bases of cultural heritage significance specifically attributed to the adjoining site, the following preliminary assessment in response to each of the heritage Criteria is offered:

The subject site is important in demonstrating the evolution or pattern of the city's or local area's: *"as a substantial residence constructed at Indooroopilly during the late nineteenth century."* **(Criterion a)**

This historical connection to the late-Colonial era of residential development within the Indooroopilly area, and Clarence Road more specifically, will not be extinguished as long as the (former) Hunter Residence continues to inhabit this streetscape and its late-Colonial built form remains clearly visible within same. Consequently it is considered that the proposed redevelopment of the subject site will not generate any adverse impact on the cultural heritage significance of the adjoining heritage site in relation to this Criterion.

The place is important because of its aesthetic significance: *"as an interesting example of an architect-designed late nineteenth century house."* **(Criterion e)**

Similarly the ability of the (former) Hunter Residence to be recognised and appreciated as an *"interesting example of an architect-designed late nineteenth century house"* from various vantage points within its contextual setting is not considered to be diminished by the multi-unit dwelling development proposed on the adjoining site and consequently will not generate any adverse impact on the cultural heritage significance of the adjoining site in relation to this Criterion

The place has a special association with the life or work of a particular person, group or organisation of importance in the city's or local area's history: *"as an example of the domestic work of notable Tasmanian, and later Brisbane, architect; Henry Hunter."* **(Criterion h)**

In response to the special association of the residence with the life and work of Tasmanian / Brisbane architect; Henry Hunter, it is considered that this historically-based Criterion is not adversely impacted by the proposed redevelopment of the adjoining site. The adjoining heritage place is not directly impacted by the proposed redevelopment of the neighbouring site and hence the historical connection of the adjoining heritage site to its original owner and architect remains unbroken.

Reviewing the proposed redevelopment of the subject site from a *Burra Charter* perspective, it is considered that there is the clear demonstration in the current schematic design proposed for this heritage adjoining situation that it has been carefully developed in relation to maintaining the attributed cultural heritage significance of the adjoining heritage site and has specific regard to:

Article 8 of the *Burra Charter* states that “*Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.*” It is noted that the existing setting and views towards the locally significant residence are primarily available along both the Clarence Road and Hunter Street site boundaries of the heritage place and will remain unchanged in this regard; irrespective of the scale and type of residential development proposed on the subject site itself.

Consequently it is imperative that the existing contextual setting of the significant (former) Hunter Residence is maintained through the future redevelopment of the adjoining site; as currently proposed. In this regard, it is considered that the siting, scale and articulation of the built form of the proposed multi-unit dwelling development – as per the submitted schematic proposal – is such that the attributed significance of the adjoining (former) Hunter Residence located immediately to the south of the subject site effectively aligns with this requirement of the *Burra Charter*.

4.2 Assessment against the *Heritage overlay code*

The *Heritage overlay code* within *City Plan 2014* is applicable to the assessment of any redevelopment proposal proposed on a site adjoining the (former) Hunter Residence as it involves assessable Building Work proposed on land adjoining a local heritage place. The purpose of outlining these relevant provisions of the *overlay code* is to demonstrate that the current schematic proposal has been configured such that it does not detract from the cultural heritage significance attributed to the adjoining Heritage Place (**Section 8.2.12.2 (2) (a)**).

The relevant provisions of the *Heritage overlay code* applicable to the assessment of any future redevelopment of the subject site are set out **Section B** of **Table 8.2.12.3** below:

8.2.12.3 Performance outcomes and acceptable outcomes

Section B—If in the Area adjoining heritage sub-category	
Note—These provisions only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation).	
<p>PO16</p> <p>Development including landscape and building elements does not impair the views of the heritage place.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.</p>	<p>AO16</p> <p>No acceptable outcome is prescribed.</p>
<p>PO17</p> <p>Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.</p>	<p>AO17</p> <p>No acceptable outcome is prescribed.</p>

Performance Outcome PO16 - Development including landscape and building elements does not impair the views of the heritage place.

Response: As noted in the commentary and captions accompanying the various architectural drawings in the preceding Section, it is considered that the multi-unit dwelling development proposed for this Heritage Adjoining site is commensurate with the underlying land use zoning for this particular locality (i.e. MDR *Medium density residential zone*) whilst also scaling and setting back that proposal relative to the shared property boundary with the adjoining local heritage place. In this manner the schematic proposal provides a generous building setback to the common boundary (5.1 metres increasing to 10.0 metres) as well as recessing the lowest residential level of the new building into the existing site contours such that a comparative scale of built form to that of the adjoining heritage residence is also achieved. The proposed siting strategy for the new development will ensure that the existing oblique views at street level from along Clarence Road towards the adjoining (former) Hunter Residence will not be impeded or diminished in comparison to the current situation – see **Figure 23** (below).



Figure 23: Current satellite image of the subject site (with boundaries highlighted in red) and its immediate surrounds. It is considered that none of the direct or oblique views towards the local heritage place presently available from either the Clarence Road or Hunter Street frontages of that adjoining site (see yellow arrows) will be diminished as a result of the redevelopment of the subject site; as currently proposed. (Source: Nearmap)

It is also noted that the schematic proposal for the subject site also incorporates a generous landscaping provision at the shared property boundary (refer to **Figure 21**) and the recessing of the uppermost residential level where the height of the proposed building extends beyond the most proximate ridgeline of the adjoining heritage house. Accordingly it is considered that the current schematic proposal satisfies this Heritage adjoining provision of the *Heritage overlay code*.

Performance Outcome PO17 - Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place.

Response: It is considered that the any future reconfiguration of the subject site (i.e. to amalgamate the three existing lots into a single landholding in order to facilitate common property for strata planning of the new development) will not generate any potential for the accommodation of a building or structure other than the multi-unit dwelling presently proposed for the subject site that would further impair the visible attributes of the adjoining local heritage place. Consequently it is considered that the current schematic proposal satisfies this Heritage Adjoining provision of the *Heritage overlay code*.

5. Conclusion

5.1 Conclusion

It is concluded that the proposed redevelopment of the subject site at 186 Clarence Road & 23-25 Lambert Road, Indooroopilly (and adjoining the local heritage place known as the (former) Hunter Residence and situated at 188 Clarence Road) will not generate any adverse impacts on the cultural heritage significance attributed to the locally significant, late-Colonial era residence located on the adjoining site and therefore warrants due consideration by Council.

It is suggested that this redevelopment proposal for the subject site should be favourably reviewed by Council in relation to the relevant provisions of the *Heritage overlay code* within *City Plan 2014* and having due regard for the current, well-considered schematic design for the redevelopment of this adjoining site.

6. Appendix

6.1 Brisbane City Council heritage citation for adjoining Local Heritage Place

Brisbane City Council Heritage Citation

Hunter Residence (Former)



Address:	188 Clarence Road, (Cnr Hunter St), Indooroopilly
Real Property Description:	Lot 4 on RP 78790
Date of Construction:	c1888

Brisbane City Council Heritage Unit 1

SUMMARY

This large residence was built circa 1888 for notable architect Henry Hunter who was also responsible for its design. Its construction and design is representative of the diverse residential development of Indooroopilly that occurred during the late nineteenth century and the desirability of the area among professional middle class residents. Henry's son Walter obtained title to the property only a couple of years later, renting it out to various tenants for more than 20 years. Since he sold the house in 1919, it has had a number of different owners.

HISTORY

The land for this property was purchased from a subdivision, which was offered for sale from the late 1870s by Henry May. May purchased two roods and two perches. In 1887 he unsold the property to the eventual builder of the house architect Henry Hunter.

English born Henry Hunter had moved to Queensland from Tasmania, reputedly because a combination of an economic downturn in Tasmania and his own personal health reasons. Hunter reputedly 'came to dominate the local architectural scene' in Hobart and its environs, designing many buildings which includes the Tasmanian Museum, Art Gallery, the Town Hall and St Helen's Hospital.¹ He had practised in Hobart for over 30 years.

While previously holding many distinguished positions in Tasmania, which included serving on the Tasmanian Board of Education (1875-84), Central Board of Health (1866-88) and on the Council of Education as an examiner in drawing, Henry Hunter helped in the formation of the Queensland Institute of Architects and served as president in 1890-91.

Upon his arrival in Queensland Hunter formed a partnership with his son Walter and L.G Corrie. The partnership was dissolved in March 1892. Hunter then formed a partnership with his son Walter that lasted until his death in October 1892.

The house was obviously constructed shortly after Hunter's arrival in Queensland. The firm Hunter and Corrie, during the short time of its existence, were quite successful. Their work included the Brisbane Stock Exchange, Queensland Deposit Bank (cnr Albert and Adelaide Streets, Brisbane) and additions to All Hallows Convent at Petrie Bight.

At the time of construction of Hunter's residence Brisbane had been experiencing a land and building boom which by c.1888 was reaching its peak. By c.1889-90 the boom had turned to bust and this hailed the onset of a depression which lasted well into the 1890s. Locally Indooroopilly was being described as

¹ Donald Watson, and Judith McKay. *Queensland Architects of the 19th Century: A Biographical Dictionary*. (Brisbane: Qld Museum, 1994). p.101.

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A suburban village, four miles distant from Brisbane, with which it is connected by railway.²

Other statistics provide an indication that the Indooroopilly had developed during this boom period of the 1880s. The railway provided daily transport allowing workers to commute to their place of work. The rateable properties were 4,000 in number while there were 1200 ratepayers on the roll. 650 dwellings were said to exist and the area had population of 3000.

Walter Hunter only practised as an architect for a short period before moving to Camboon. Apparently Walter ventured into farming, first at Camboon, before relocating Dalby. The 1900 Post Office Directory (POD) discloses Walter Hunter as a Justice of the Peace.

Walter Hunter had actually acquired the property, prior to his father's death, in February 1892. At the time of purchase he took at a mortgage of ,700/-/-. Even though Walter Hunter had left Brisbane he retained ownership of the residence, preferring to rent the property out. Among those who rented the property were the future owners Trevor and Marjory Fowler who purchased the property from Hunter in 1919. During the following years the house had a number of owners. It is highly probable that Hunter Street took its name from the Hunter family.

DESCRIPTION

This is an impressive traditional Queensland style house, which has a prominence in the streetscape of Clarence Road.

Originally this house had a front yard extending to Lambert Rd. As evidenced by the front stairs and door on the northern side of the house, now accessed down the northern side boundary from Clarence Rd. What was designed as the side of the house fronts Clarence Rd. and the rear of the house is visible from Hunter St. It is an indication of the generosity of the original design that the Clarence Rd. Elevation of the house is still impressive. The extension of the western veranda into an octagonal rotunda on the northern corner of the house is of particular note.

This house features paired veranda posts with lattice infill and a criss-cross balustrade, moderately unusual features for a house of this period in Brisbane, especially as they are combined with a single plane of roof from the ridge to the veranda edge. These features seem to give weight to the idea, contained in the history of this house, of a Tasmanian architect experimenting with local building vernacular on his arrival in Brisbane.

² *Post Office Directory*. 1889. p.60A.

STATEMENTS OF SIGNIFICANCE

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage Register Planning Scheme Policy of the Brisbane City Plan 2000. It is significant;

1. As a substantial residence constructed at Indooroopilly during the late nineteenth century; **it is important in demonstrating the evolution or pattern of the City's or local area's history; and**
2. As an interesting example of an architect-designed late nineteenth century house, **it is important because of its aesthetic significance; and**
3. As an example of the domestic work of notable Tasmanian, and later Brisbane, architect Henry Hunter; **it has a special association with the life or work of a particular person, group or organisation of importance in the City's or local area's history.**

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NOTE:

This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its cultural significance.

