



SARA reference: 2112-26693 SPL

22 April 2023

Carbone Developments
C/o- Planning Initiatives
PO Box 1774
NEW FARM QLD 4005
liam@planning-initiatives.com

Attention: Mr Liam Holliday

Dear Mr Holliday

SARA Pre-lodgement advice - 44 Balaclava Street and 93 Logan Road, Woolloongabba QLD 4102

I refer to your pre-lodgement request received on 24 December 2021 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

Advice is sought on a proposal for alterations and additions, including a multiple dwelling tower, to the existing hotel in two phases:

1. conservation/restoration/repair of the 3-storey Broadway hotel building, including demolition of the two rear wings, and development of a rear extension to the 3 storey hotel and new hotel pavilion
2. a high rise residential tower.

The Broadway Hotel is a registered Queensland heritage place (ID 600354) and advice on the above proposal is sought from the Department of Environment and Science (Heritage).

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
44 Balaclava St_Review Issue 211110	Red Door Architecture	10 November 2021
Letter from Ivan McDonald Architects	Ivan McDonald Architects	13 October 2022
93 Logan Road Phase 1 plans 93 Logan Road Phase 2 plans	Red Door Architecture	Various dates

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

Phase 1 – refurbish/conservate and expand hotel uses	
1.	The reviving of the hotel use at the Broadway Hotel, and the adaptation of the broader site to support the restoration is supported in principle.
2.	The proposed development of the rear hotel ‘pavilion’ in the western corner of the site is supported in principle, as it is considered to have no (or negligible) impact on the significance of the heritage place.
3.	Demolition of the two rear wings is only supported if the 1-storey kitchen wing is expressed/interpreted in the new built form, preferably in a modern addition to the building facing Balaclava Street – i.e. a pergola type structure. To give this addition context with an ability to be appropriately interpreted, the area identified as a possible 3-storey link should be left open. This is to ensure the 3 storey building remains architecturally prominent and the addition recessed visually.
4.	The ground floor plan shows multiple openings proposed through the northern (side) and western (rear) brick walls of the 3-storey hotel. Some represent larger openings of doorways in the original layout or created in the 1950s refurbishment. The scale and extent of these enlarged openings should be managed more sensitively to respect the internal divisions of the original hotel.
5.	It is understood that the Conservation Management Plan (CMP) developed by Ivan MacDonald for the Broadway Hotel identified select “whole” interiors for conservation and restoration. Selecting key areas within the 3-storey hotel building for reconstruction is supported. It is recommended, that additional spaces should be added across all three floors to provide a better representation of the building’s early fabric across different rooms/spaces, and aid in the understanding of the hotel’s layout and use.
7.	A new lift servicing the proposed extension and original 3-storey hotel must be located rearward and external to the original 3 storey hotel building.

8.	The prepared CMP for the Broadway Hotel by Ivan MacDonald Architects is supported, including key elements such as the significance assessment, fabric assessment, and the approaches taken in the conservation policies, with a few notable exceptions: • Demolition of the kitchen wing at the rear is contingent upon this early section being interpreted in both the new building form and other physical treatments so that this section of the building and its former use can be understood. The proposed interpretation of the kitchen wing is not considered representative enough of the existing building to contribute to mitigating the demolition. • Retaining the general form of the existing building (to its earliest known extent) is supported and this should be done with more of the existing building elements
Phase 2 – Residential Tower	
9.	Any proposed development application should ensure the following information is included: • Details of the understanding the underlying rock geology and an assessment of the potential impacts the excavation and/or drilling and rock breaking for basement levels will have on the extant Hotel structure and foundations. • An assessment of the potential vibration impacts of construction activities on the extant Hotel structure, its ability to withstand such impacts and measures to mitigate them • Provision of adequate physical separation between the extant Hotel building structure/foundations and basement excavation for the tower to prevent destabilisation of the surrounding soil/rock strata of the Hotel.
10.	The proposed layout of the tower and its appearance to the rear and side of the hotel, are of lessor concern and considered not to directly impact on the structure (including maintenance access) and/or aesthetic significance of the hotel.
11.	Considerations to address State Development Assessment Provisions (SDAP) State Code 14: Queensland heritage PO1 & PO2 are relevant. Considerations may include designing a transition interface with the existing Hotel that is compatible in scale and design, appropriate setbacks to allow for conservation of the Hotel and careful design of additions to avoid obscuring significant features of the Hotel.
12.	The proposed addition of structures that are separated from the original Hotel, will need to demonstrate the impact these works and any new laneway structure will have on the Hotel through vibration/excavation and proximity. It is recommended these risks be managed with consideration of the advice of an engineer with an understanding of the existing condition of the Hotel, geotechnical information and preliminary construction methods.
Lodgement material	

13.	The following information be submitted with any future development application: • Vibration Assessment and Mitigation Report prepared by a RPEQ engineer who is suitably qualified and experienced in analysing vibration impacts. • A structural engineer report on the suitability of the surrounding rock/soil strata to accommodate basement excavation at the proposed depth and proximity to the extant hotel building without adversely impacted it. • A Construction Management Plan which details the mitigation measures designed to protect the hotel building from incidental damage.
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This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Nikki Brock, Principal Planner, on 34527680 or via email BrisbaneSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Sallie Battist
Manager