

Date : 12/01/2022 3:30:29 PM

From : "Sarah Foley"

To : [Section 78B\(2\)\(c\)](#)

Cc : "State Heritage Development"

Subject : 202112-16010 EC - (QHR600189) - IR [DELEGATE APPROVAL]

Attachment : Mowbray park draft plan.jpg;202112-16010_EC_(QHR600189)_-
_Information_Request_.pdf;image001.png;image003.png;image004.png;

Brisbane City Council - City Projects Office

[Section 78B\(2\)](#) Senior Urban Planner

bi-cpo-planenv@brisbane.qld.gov.au

[Section 78B\(2\)@brisbane.qld.gov.au](mailto:Section 78B(2)@brisbane.qld.gov.au)

Dear [Section](#)

Heritage Protection of State Heritage-Listed Mowbray Park, East Brisbane.

With the information currently available for assessment, this exemption certificate application will not be approved and a refusal notice will be issued, or alternatively the application could be withdrawn.

The removal of the bowls club buildings would result in more than minimal detrimental impact on the cultural heritage significance of the State heritage place because the removal of the bowls club buildings renders the recreational use of the bowling green defunct as a recreational activity provided at the place. Without signalling a replacement use for this aspect of the site, which is deemed to be of critical recreational importance, the lack of clarity regarding the future use of the area and that these future changes are not addressed in the application shows that this is not the appropriate assessment pathway. This is because without indication of a future use, DES Heritage is unable to determine if this change is of minimal detrimental impact to the State heritage place.

With regard to the Queensland heritage register entry:

- 'Mowbray Park and East Brisbane War Memorial' (Mowbray Park) was entered in the Queensland Heritage Register (QHR) when the *Queensland Heritage Act 1992* came into force. The QHR listing covers three large freehold lots on the Brisbane River at East Brisbane and includes a former bowls club building and the bowls greens.
- The former bowls club building was constructed in the 1970s and the QHR entry identifies that the buildings themselves are not significant by stating: the "bowls and nearby croquet club building are not of cultural heritage significance".
- The area of Mowbray Park occupied by the former bowls club, however, is integral to the park, as evidence of an early and long-standing form of recreation available to the local community – at the time of entry on the Queensland heritage register this included recreation that required the amenity of an indoor space.

The history component of the QHR entry notes, "in a report presented to the full Council on 14 December 1903, the advantages of the site for a public park were enumerated: Mowbray's property is in every way suitable for a public Park or garden having suitable soil, and undulating land reaching to the water's edge, and in addition it will also provide the necessary accommodation for **bowling greens, Tennis Courts, and Croquet lawns.**"

- The QHR entry recognises the high "**importance of the park as a focus of community recreation**". The History element of the QHR entry states "**the whole park reserve is significant.**"
- The current exemption certificate application addresses that the buildings themselves are not of particular heritage significance however the application does not signal the future use of the area of the bowling green or the provision of new interior recreation space to replace the amenity lost by demolition of the bowls club.
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- This replacement of bowls green with carpark indicates that the change is of more than minimal detrimental impact to the State heritage place.

This information request requires further detail to be supplied showing the proposal for the bowls club to ensure the continuity of recreational use.

The applicant is advised that there are two ways to proceed,

1. If it is decided to continue with the piecemeal application of exemption certificate for removal of the bowls club buildings, BCC would need to provide a satisfactory Information Request response to demonstrate that the development will result in at most minimal detrimental impact on the place's cultural heritage significance. The masterplan of the Mowbray park proposal, **addressing the continuity of the recreational use of the site** would need to be supplied as part of the application / information request response. BCC would need to show how an equivalent and similar type of structured recreational activity is provided at the place and the HIS needs to address Criteria G&H of the Statement of significance of the QHR entry.

or

2. withdraw the Exemption certificate application and make a Development Approval application to SARA as assessment manager. Demolition of the former bowls club building and its two bowling greens and associated outbuildings can be applied for as a development approval under the Planning Act 2016. The State Assessment and Referral Agency would be the assessment manager and the 'State Development Assessment Provisions' the applicable assessment benchmark, in particular 'State code 14: Queensland heritage.'



Sarah Foley
Principal Heritage Officer
Architect
Heritage: Environment Policy and Programs
Department of Environment and Science

E sarah.foley@des.qld.gov.au
P 07 3330 5160
Level 27, 400 George Street, Brisbane Qld 4000
GPO Box 2454, Brisbane QLD 4001

Environmental Policy and Programs acknowledges the Traditional Owners and Custodians of the lands, waters and seas on which we work and live paying respects to Elders, past, present and future.

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Queensland Heritage Act 1992

Information Request Notice on Exemption Certificate Application

Application no:	202112-16010 EC
Date application received:	21 December 2021
Date notice given:	12 January 2022
Applicant:	Brisbane City Council Section 78B(2)(c) Senior Urban Planner, City Projects Office bj-cpo-planenv@brisbane.qld.gov.au
QHR place ID:	600189
QHR place name:	Mowbray Park and East Brisbane War Memorial
Location:	33, 60 and 78 Lytton Road EAST BRISBANE 4169 – Lot 1 RP174592; Lot 49 and 50 on CPB123411.
Application summary:	Building Work - demolition of former East Brisbane Bowls Club Building and outbuildings.

This notice is issued under section 73(1) of the *Queensland Heritage Act 1992* to advise that further information is required to decide the application for an exemption certificate to carry out the development described above.

It has been determined that removal of the bowls club buildings, as a discreet development, would result in more than minimal detrimental impact on the cultural heritage significance of State heritage place, because the removal of the bowls club buildings renders the recreational use of the bowling green defunct as a recreational activity provided at the place. Without signalling a replacement structure providing equal amenity for the site, which is deemed to be of critical recreational importance, the lack of clarity regarding the future use of the area and that these future changes are not addressed in the application shows that this is not the appropriate assessment pathway. This is because without indication of a future use, DES Heritage is unable to determine if this change is of minimal detrimental impact to the State heritage place.

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- The area of Mowbray Park occupied by the former bowls club, however, is integral to the park, as evidence of an early and long-standing form of recreation available to the local community - at the time of entry on the Queensland heritage register this included recreation that required the amenity of an indoor space.

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*park or garden having suitable soil, and undulating land reaching to the water's edge, and in addition it will also provide the necessary accommodation for **bowling greens, Tennis Courts, and Croquet lawns.***

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Further Information to be provided to the Department of Environment and Science:

The applicant is advised that there are two ways to proceed:

- 1.) If it is decided to continue with the piecemeal application of exemption certificate for removal of the bowls club buildings, BCC would need to provide a satisfactory Information Request response to demonstrate that the development will result in at most minimal detrimental impact on the place’s cultural heritage significance. The masterplan of the Mowbray park proposal, **addressing the continuity of the recreational use of the site** would need to be-supplied as part of the application / information request response. BCC would need to show how an equivalent and similar type of structured recreational activity is provided at the place and the HIS needs to address Criteria G&H of the Statement of significance of the QHR entry.

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A response to this information request must be received within 60 business days of the date this notice is given, with the receipt date being the 5 April 2022, or the application will be taken to have been withdrawn.

Please send the response to palm@des.qld.gov.au with a copy to the project manager at: sarah.foley@des.qld.gov.au.

If discussion of these issues is required, contact the project manager, Sarah Foley, Principal Heritage Officer, on (07) 3330 5160 or via email sarah.foley@des.qld.gov.au.

sch4p4(6) Personal information

Ben Carson
A/Manager, Heritage
Department of Environment and Science
Delegate for the Chief Executive
administering the *Queensland Heritage Act 1992*

Date : 13/01/2022 10:25:39 AM

From : "Sarah Foley"

To : [Section 78B\(2\)\(c\)](#), "'BI-CPO-PlanEnv'"

Cc : "State Heritage Development"

Subject : 202112-16010 EC - (QHR600189) - Information Requested.

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Hi [Section](#)

Just use this version. Minor detail... cut-off date for responding is 7th April, not 5th as previously advised.

Cheers, Sarah.

Brisbane City Council - City Projects Office

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sch4p4(6) Personal information

Ben Carson
A/Manager, Heritage
Department of Environment and Science
Delegate for the Chief Executive
administering the *Queensland Heritage Act 1992*

Date : 7/02/2022 2:21:50 PM

From : [Section 78B\(2\)\(c\)](#)

To : "Sarah Foley"

Subject : 202112-16010 EC - response to information request

Attachment : Attachment C - Mowbray Park - Concept plan.pdf; Attachment A - 202112-16010_EC_(QHR600189) - Information Request .pdf; Attachment B - Response to information request.pdf; image001.png; image002.png; image003.png; image004.png; image005.png; image006.png; image007.png;

Hi Sarah,

Further to our phone conversation and in response to the information request you issued (attachment A), we provide a letter of response, providing further explanation for the works onsite and a draft concept plan. The concept plan further outlines the intent for future park works giving DES the opportunity to understand the wholistic intent for the park and how the proposed building removal fits into this bigger picture.

We understand the future concept plan (when designed are finalised) will be lodged as a Material Change of Use Development application, however at this time the design is not final
As mentioned on the phone the works to finalise the concept plan have not been undertaken and as such the HEC for the building removal was lodged in the interim.

When you have had a chance to review this information please give me a call to discuss.

Kind regards,

[Section 78B\(2\)\(c\)](#)

Senior Urban Planner, Planning and Environment, Built and Natural Environment | Planning & Design
Brisbane Infrastructure | [BRISBANE CITY COUNCIL](#)

[Section 78B\(2\)\(c\)](#)

Green Square | Level 2, 505 St. Pauls Terrace, Fortitude Valley, QLD 4006
Phone: [Section 78B\(2\)\(c\)](#) [@brisbane.qld.gov.au](mailto:Section 78B(2)(c)@brisbane.qld.gov.au)



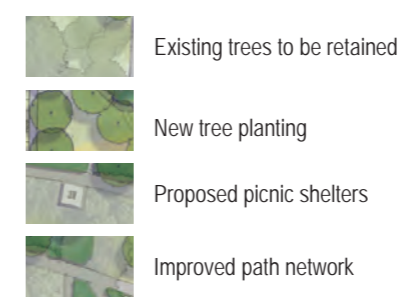
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Legend

- 1** Parkour/multi use play space to provide new play opportunities.
- 2** Open kickabout space and picnic shelters, provides open space for gatherings, allows views across the river.
- 3** New garden beds with colourful plants and low planting to facilitate views through the park.
- 4** Upgraded public amenities accessible from playground and open space.
- 5** Reconfigured carpark with shade tree planting and garden beds.
- 6** New pathway to connect to northern side of the park.
- 7** Terraced steps to transition between park levels, provides informal seating and views to the park.
- 8** Existing playground to be extended to the south.
- 9** Retain and upgrade picnic facilities. Install creative lighting to activate park in the evening.
- 10** Reinstate bandstand as open contemporary structure. Placement takes advantage of river views.
- 11** Existing vegetation footprint to be maintained.
- 12** Opportunity for new connecting path from Eskgrove St.
- 13** Accessible parking bays to service Ferry terminal access and lower part of the park.



Notes
 - Mowbray Park is a heritage listed park.
 - Park improvements to be staged according to available budget.
 - Proposed works subject to further detailed design and site investigations.

Mowbray Park - Final Concept Plan

21-431
FOR DISCUSSION PURPOSES ONLY

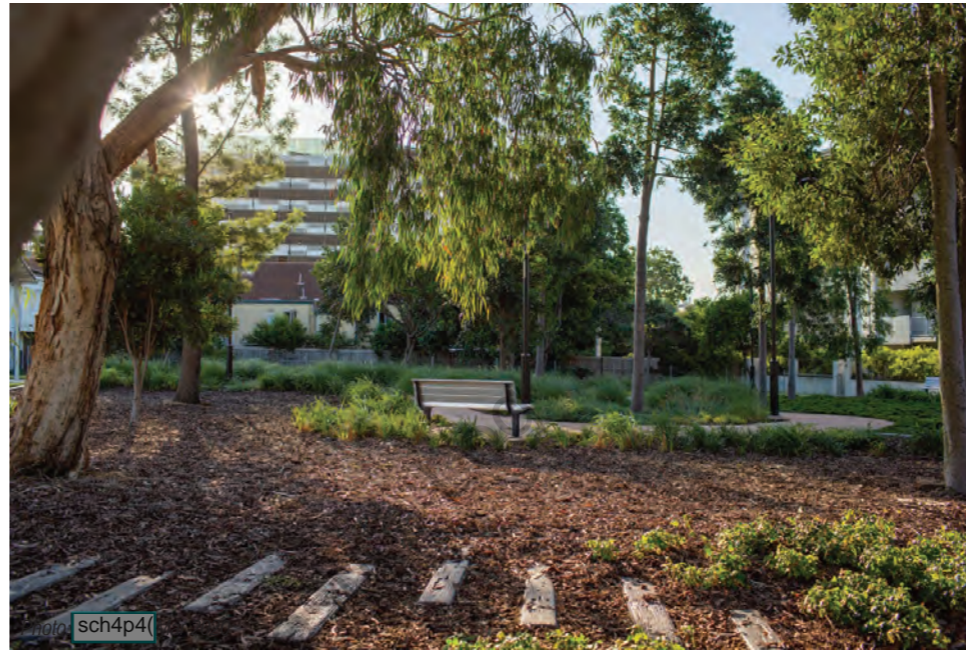
File C



Date: 16.12.2021
 Sheet: 1 of 1
 Issue: 1



Dedicated to a better Brisbane



Mowbray Park - Final Concept Plan

21-431
FOR DISCUSSION PURPOSES ONLY

File C

Date: 16.12.2021
Sheet: 2 of 1
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Dedicated to a better Brisbane

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Ben Carson
A/Manager, Heritage
Department of Environment and Science
Delegate for the Chief Executive
administering the *Queensland Heritage Act 1992*



Dedicated to a better Brisbane

City Projects Office

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Permit and Licence Management
Department of Environment and Science
GPO Box 2454
Brisbane QLD 4001

7 February 2022

Dear Sarah

APPLICATION NO: 202112-16010 EC – RESPONSE TO INFORMATION REQUEST FOR HERITAGE EXEMPTION CERTIFICATE APPLICATION – MOWBRAY PARK AND EAST BRISBANE WAR MEMORIAL (QHR: 600189) – LOCATED AT 33, 60 AND 78 LYTTON ROAD EAST BRISBANE 4169

Reference is made to the Department of Environment and Science (DES) information request dated 12 January 2022 for heritage exemption certificate application lodged 21 December 2021. Brisbane City Council's (Council) City Projects Office has prepared a response to the information request. Response is provided below.

Information request item

- 1.) *provide a satisfactory Information Request response to demonstrate that the development will result in at most minimal detrimental impact on the place's cultural heritage significance. The masterplan of the Mowbray park proposal, **addressing the continuity of the recreational use of the site** would need to be supplied as part of the application / information request response. BCC would need to show how an equivalent and similar type of structured recreational activity is provided at the place—and the HIS needs to address Criteria G&H of the Statement of significance of the QHR entry.*

The proposal as submitted is for a small portion of the overall work intended for Mowbray Park. The decision to lodge a single initial HEC to assess the removal of the Bowls club building stems from a desire to remove the building rather than spend unnecessary money on its upkeep when the built form is not reflective of the desired future use of the park and the building is no longer intended to be tenanted past March 2022

Whilst Council respects DES' observation that the application may appear to be piecemeal, the work represents part of a broader concept intended for the entire park which is shown in the attached plan. The concept plan has been formulated through assessment of site opportunities and constraints, and consultation with the public, but not yet been developed to a point that it can be represented by design plans sufficient in detail to be suitable for an application. Removal of the Bowls club building is proposed as a first stage of works with subsequent upgrades consistent with the attached plan. There is a desire to remove the building to allow for appropriate detailed design investigations to be undertaken and prepare the site for future works.

The intended overall use and upgrade of the park includes:

- New play opportunities in response to community wishes
- New open recreation space on the riverside
- New pathway connections throughout the park as determined necessary and useful – finalised details not yet known and subject to heritage liaison
- Upgraded public amenities
- Relocate carpark away from the prime riverfront recreation space to allow for reinstatement of open recreation space on the riverside
- Terraced steps from carpark and parkour/new playground area along the Lytton Road frontage down to the park
- Retain and upgrade picnic facilities
- Reinstatement bandstand – future works – detail not yet known.

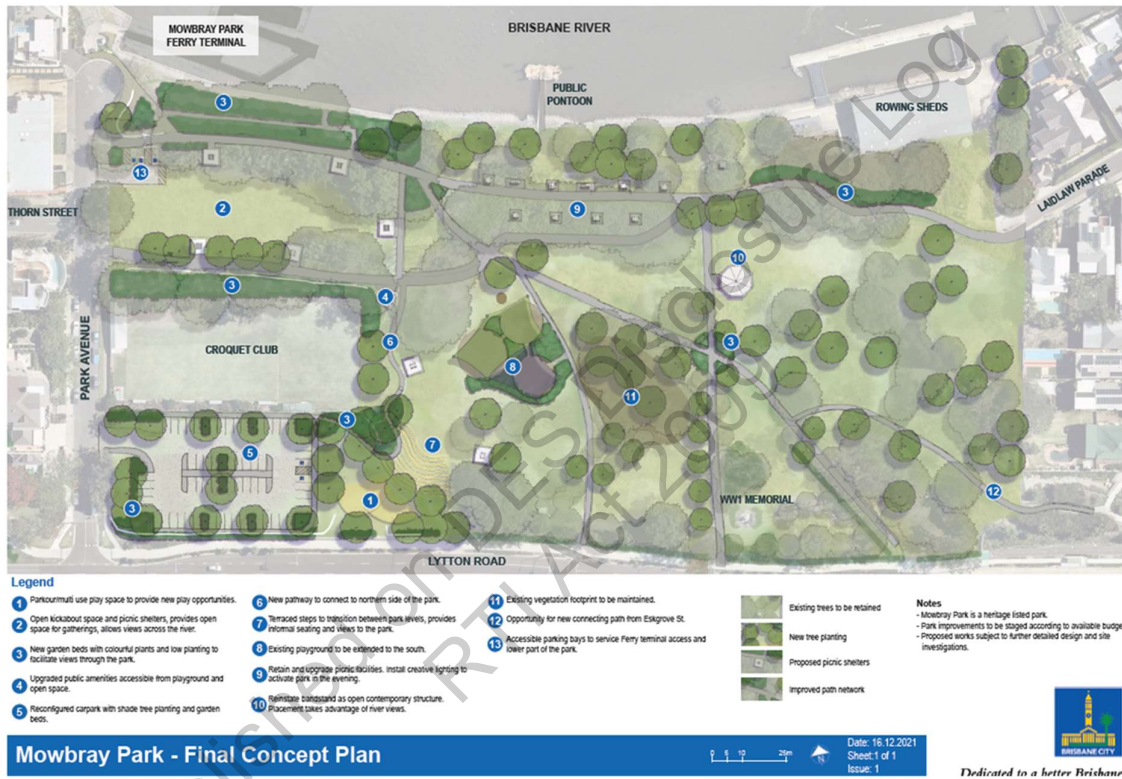


Figure 1: Mowbray Park Concept plan – subject to change through detailed design phase

As shown on the concept plan and notes – the future works will be assessable under the gambit of a development application (DA) to DES. The works may also constitute a material change of use application to Brisbane City Council’s Development Services, however this is subject to final scope and further planning investigations. It is premature to prepare the development application at this time, as outstanding site investigations are yet to take place.

The short-term intent to remove the existing bowls club building, stems from a fiscal decision to limit expenditure on the maintenance upkeep of a building that is no longer fit for purpose and is inconsistent with Mowbray Park’s vision to create more greenspace that is open and accessible by all members of the community. The bowling green has long since ceased operation. The continuity of the recreational use of the site does not relate strictly to the building as the building was built for the purpose attached to the bowls club which is no longer in use.

Council acknowledges there is a historical recreation element referred to in the QHR listing of the park and an inferred historical recreation use attached to the building, however, as the bowls club and greens have ceased use it is considered the use of the building does not have an inherent stand-alone community recreation use as intended to be protected by the QHR listing. Following cessation of the

formal recreation use in 2010, Council has permitted two interim tenants occupy the site, pending Council's review of the park's values and contribution to the open space network, and funding availability to enhance and upgrade the park. The use until most recently was for a youth arts program which is relocating to new premises in February 2022.

As mentioned in s2.2.3 of the Heritage Impact Assessment – the consultation with the local community for Mowbray Park found a desire for increased green open space. In the short term, it would be Council's intent that the area, currently home to the building is be turfed for open space use, until the further detail design is finalised, and the DA submitted.

In support of the bowls club building removal as a stand-alone proposal, the following is provided:

- The buildings and bowling greens have not been associated with a formal recreation use in over a decade, as the former Bowls Club closed, and bowling activity ceased in 2010.
- The building is no longer used by the associated community recreation use. The current tenant has new, purpose-built premises offsite, and no new lessee will be sought.
- The building, whilst structurally sound, needs substantial financial expenditure for upkeep.
- The building is poorly designed and oriented relative to the key activity nodes of the park, such as playground. It physically severs the south west corner of the park from the rest of the park and creates park user personal safety risks with its design (lack of passive surveillance, undercroft attracting antisocial behaviour).
- It is inconsistent with the vision for Mowbray Park's future; therefore, it is considered unfeasible for the building to remain on site (given it is no longer fit for purpose nor associated with community recreation onsite).
- Open recreation space has been identified through community consultation as a desired recreation outcome for the park
- Future DA is proposed to complete the park upgrade – as detailed above
- The use of the area currently occupied by the buildings will be available for open recreation in the short term. The long-term use is in design phase and a subsequent DA will be lodged once detailed design is finalised.
- The works proposed by the concept plan (future DA) will represent a mix of formalised (e.g. playground/s, terraced seating) and informal (grassed open areas)
- Other work intended (detailed design not yet finalised) involves a shift of the majority of the public carpark away from the river to the less desirable open space location on the corner of Lytton Road and Park Avenue. It is easily imagined that this corner would be better suited to carparking, bringing park visitors down to interact with the river's edge.

In support of this information request response, we provide the following

- Attachment 1: The previously submitted **Heritage Impact Assessment** that provides detailed support for the removal of the building as part of the early works
- Attachment 2: Mowbray Park concept plan

I trust this information is sufficient for your purposes and demonstrates that the proposed works will provide an updated recreation space more suited to current park user recreation needs and will not have a detrimental impact on the cultural heritage significance of the park.

Should you require any additional information or clarification, please do not hesitate to contact me on [Section 78B\(2\)\(c\)](#) or email BI-CPO-PlanEnv@brisbane.qld.gov.au

Kind regards,

[sch4p4\(6\) Personal i](#)

[Section 78B\(2\)\(c\)](#)

Senior Urban Planner
Planning and Environment Unit
City Projects Office

Queensland Heritage Act 1992

Information Request Notice on Exemption Certificate Application

Application no:	202112-16010 EC
Date application received:	21 December 2021
Date notice given:	12 January 2022
Applicant:	Brisbane City Council Section 78B(2)(c) Senior Urban Planner, City Projects Office bj-cpo-planenv@brisbane.qld.gov.au
QHR place ID:	600189
QHR place name:	Mowbray Park and East Brisbane War Memorial
Location:	33, 60 and 78 Lytton Road EAST BRISBANE 4169 – Lot 1 RP174592; Lot 49 and 50 on CPB123411.
Application summary:	Building Work - demolition of former East Brisbane Bowls Club Building and outbuildings.

This notice is issued under section 73(1) of the *Queensland Heritage Act 1992* to advise that further information is required to decide the application for an exemption certificate to carry out the development described above.

It has been determined that removal of the bowls club buildings, as a discreet development, would result in more than minimal detrimental impact on the cultural heritage significance of State heritage place, because the removal of the bowls club buildings renders the recreational use of the bowling green defunct as a recreational activity provided at the place. Without signalling a replacement structure providing equal amenity for the site, which is deemed to be of critical recreational importance, the lack of clarity regarding the future use of the area and that these future changes are not addressed in the application shows that this is not the appropriate assessment pathway. This is because without indication of a future use, DES Heritage is unable to determine if this change is of minimal detrimental impact to the State heritage place.

- 'Mowbray Park and East Brisbane War Memorial' (Mowbray Park) was entered in the Queensland Heritage Register (QHR) when the *Queensland Heritage Act 1992* came into force. The QHR listing covers three large freehold lots on the Brisbane River at East Brisbane and includes a former bowls club building and the bowls greens.
- The former bowls club building was constructed in the 1970s and the QHR entry identifies that the buildings themselves are not significant by stating: the "*bowls and nearby croquet club building are not of cultural heritage significance*".
- The area of Mowbray Park occupied by the former bowls club, however, is integral to the park, as evidence of an early and long-standing form of recreation available to the local community - at the time of entry on the Queensland heritage register this included recreation that required the amenity of an indoor space.

The history component of the QHR entry notes, "*in a report presented to the full Council on 14 December 1903, the advantages of the site for a public park were enumerated: Mowbray's property is in every way suitable for a public*

park or garden having suitable soil, and undulating land reaching to the water's edge, and in addition it will also provide the necessary accommodation for **bowling greens, Tennis Courts, and Croquet lawns.**"

- The QHR entry recognises the high "**importance of the park as a focus of community recreation**". The History element of the QHR entry states "**the whole park reserve is significant.**"
- The current exemption certificate application addresses that the buildings themselves are not of particular heritage significance however the application does not signal the future use of the area of the bowling green or the provision of new interior recreation space to replace the amenity lost by demolition of the bowls club.
- Readily available online published 'draft vision' shows a rendering of a carpark replacing the bowling green and text notes the '*carpark shifted to bowls green to allow more active riverfront green space.*' (Source image appended)
- This replacement of bowls green with carpark indicates that the change is of more than minimal detrimental impact to the State heritage place.

Further Information to be provided to the Department of Environment and Science:

The applicant is advised that there are two ways to proceed:

- 1.) If it is decided to continue with the piecemeal application of exemption certificate for removal of the bowls club buildings, BCC would need to provide a satisfactory Information Request response to demonstrate that the development will result in at most minimal detrimental impact on the place's cultural heritage significance. The masterplan of the Mowbray park proposal, **addressing the continuity of the recreational use of the site** would need to be-supplied as part of the application / information request response. BCC would need to show how an equivalent and similar type of structured recreational activity is provided at the place and the HIS needs to address Criteria G&H of the Statement of significance of the QHR entry.

or

- 2.) withdraw the Exemption certificate application and make a Development Approval response to SARA as assessment manager. Demolition of the former bowls club building and its two bowling greens and associated outbuildings can be applied for as a development approval under the Planning Act 2016. The State Assessment and Referral Agency would be the assessment manager and the 'State Development Assessment Provisions' the applicable assessment benchmark, in particular 'State code 14: Queensland heritage.'

A response to this information request must be received within 60 business days of the date this notice is given, with the receipt date being the 7 April 2022, or the application will be taken to have been withdrawn.

Please send the response to palm@des.qld.gov.au with a copy to the project manager at: sarah.foley@des.qld.gov.au.

If discussion of these issues is required, contact the project manager, Sarah Foley, Principal Heritage Officer, on (07) 3330 5160 or via email sarah.foley@des.qld.gov.au.

sch4p4(6) Personal information

Ben Carson
A/Manager, Heritage
Department of Environment and Science
Delegate for the Chief Executive
administering the *Queensland Heritage Act 1992*

Date : 21/02/2022 9:34:56 AM

From : Section 78B(2)(c)

To : "Sarah Foley", "Benjamin Carson"

Subject : 202112-16010 EC - Mowbray Park

Attachment : image001.png;image002.png;image003.png;image004.png;image005.png;image006.png;image007.png;

Ben and Sarah

Thank you for your time thus far in relation to the proposed Bowls club building demolition. At this time, we would like to leave the HEC with you, not yet withdraw and seek that you do not refuse it. Given the timeframes, we lodged the response to the information request to you 7th February, assuming you have 20 business days to assess our response, can we please have until 4th March to withdraw the application?

Happy to chat.

Kind regards,

Section 78B(2)

Senior Urban Planner, Planning and Environment, Built and Natural Environment | Planning & Design
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Section 78B(2)(c)

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Queensland Heritage Act 1992

Section 74 Exemption Certificate

Application no:	202202-16173 EC
Date application received:	15 February 2022
Date of decision:	15 March 2022
Applicant:	Brisbane City Council Section 78B(2)(c), Senior Urban Planner benjamin.carson@brisbane.qld.gov.au
QHR place ID:	600189
QHR place name:	Mowbray Park and East Brisbane War Memorial
Location:	33, 60 and 78 Lytton Road, EAST BRISBANE, 4169 – Lot 1 RP174592, Lot 49-50 B123411
Approval summary:	Development type: Building work – Upgrade existing lighting below fig trees along the river.

The application for an exemption certificate to carry out the development described above, is approved with conditions under section 74 of the *Queensland Heritage Act 1992*.

This exemption certificate attaches to the premises. Any person, including the owners, owners' successors in title and occupiers of the premises, may carry out development permitted by this exemption certificate and is bound by the conditions.

This exemption certificate only applies to development substantially started within 4 years of this decision.

Terms and phrases used in this document are defined principally in the *Queensland Heritage Act 1992*, and in the *Planning Act 2016* and its Regulation.

If more information is required, contact Ben Carson, Cultural Heritage Coordinator, on 0455 068 668 or via email at benjamin.carson@des.qld.gov.au.

sch4p4(6) Personal information

Ben Carson
Cultural Heritage Coordinator, Heritage
Department of Environment and Science
Delegate for the Chief Executive
administering the *Queensland Heritage Act 1992*

Conditions of approval:

No.	Condition	Condition timing
1.	<p>Scope of development approved Carry out the development as described in the application received on 15 February 2022 from the applicant Section 78B(2)(c) Senior Urban Planner, Brisbane City Council. In the case of a discrepancy between application documents and conditions, conditions take precedence. <i>(Reason - To ensure development is carried out as approved)</i></p>	At all times.
2.	<p>Keep a copy of the approval on site A copy of this exemption certificate and a copy of any documents that describe the approved development must be retained at the State heritage place. <i>(Reason – To facilitate the monitoring of development for compliance purposes)</i></p>	For the duration of the development.
3.	<p>Notify start of development Provide written notice of the start of development to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au. The notice must state: name of State heritage place, application number and condition number 3. <i>(Reason – To facilitate the monitoring of development for compliance purposes)</i></p>	No later than 2 business days prior to the commencement of the development.
4.	<p>Photograph effect of development Submit photographs of the area where the development is undertaken, both before and after the development is completed to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au. The submission must state: name of State heritage place, application number and condition number 4. <i>(Reason – To facilitate the monitoring of development for compliance purposes and to ensure change is adequately recorded)</i></p>	Within 10 business days of completion of the development.
5.	<p>Permit access to the State heritage place Permit access to the State heritage place by Department of Environment and Science officers if requested. <i>(Reason – To facilitate the monitoring of development for compliance purposes)</i></p>	For the duration of the development.
6.	<p>Protect the State heritage place from damage Protect the existing features of the State heritage place from incidental damage and maintain protective measures to ensure the development does not result in damage to, or deterioration of, the State heritage place caused by weather, fire, vandalism, insects or other factors. <i>(Reason - To ensure the cultural heritage values of the State heritage place are appropriately recognised and managed)</i></p>	For the duration of the development.
7.	<p>Report any damage to the State heritage place that occurs During development, should damage occur to any features of the State heritage place report such incidents immediately to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au . <i>(Reason - To ensure the cultural heritage values of the State heritage place are appropriately recognised and managed)</i></p>	Immediately, should damage occur.

No.	Condition	Condition timing
8.	<p>Do not impact health of fig trees and Black Bean tree Development must not result in detrimental impact to the short and long-term health of the <i>Ficus benjamina</i> fig trees and the <i>Castanospermum australe</i> Black Bean tree. <i>(Reason – To ensure the health of the significant trees adjacent is not detrimentally impacted as a result of the development)</i></p>	For the duration of the development.
9.	<p>Undertake development in accordance with arborist's guidance Development must be undertaken in accordance with the recommendations in the "Arboricultural Impact Assessment" prepared by Independent Arboricultural Services dated 3 February 2022. <i>(Reason – To ensure the health of the significant trees adjacent is not detrimentally impacted as a result of the development)</i></p>	For the duration of the development.

Take Notice: This certificate does not exempt the applicant from the need to obtain such other approvals as may be required under other legislation.

Published on DES Disclosure Log
 RTI Act 2009

Date : 7/03/2022 12:32:03 PM

From : Section 78B(2)(c)

To : "Benjamin Carson"

Cc : "Sarah Foley" , Section 78B(2)(c)

Subject : Mowbray Park - Bowls club removal HEC (202112-16010 EC)

Attachment : image001.png;image002.png;image003.png;image004.png;image005.png;image006.png;image007.png;
Ben, Sarah

Thank you for your time thus far in relation to Brisbane City Council City Projects Office HEC application to remove the existing Bowls Club building (and associated outbuildings). As we understand DES are of the opinion that the application is more suited to the Development Application (DA) pathway and as such request to withdraw the HEC (202112-16010 EC). We request that DES please provide a statement of reasons outlining the threshold limit for this decision and provide detail on the preferred assessment pathway and any required supporting information to better allow us to progress towards DA.

Please don't hesitate to contact me if you have any further questions.

Kind regards,

Section 78B(2)(c)

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Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

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