

Proposed Development at 99 Brisbane Street Perth



- To increase thermal energy efficiency approval is being sought to replace the existing door on the north side of upper floor (Page 2 and 3 of drawings) with double glazed stacking doors (see plan drawings page 6 and 7). This sustainability improvement to the existing 2009 extension by replacing the existing external door with a double-glazed stackable door which will increase the thermal performance of the building and reduce energy consumption, therefore lowering greenhouse gas emissions.
- Approval is being sought to replace existing damaged external cladding on the upper floor of the property with Colourbond Nailstrip cladding (monument colour). See heritage impact statement for further information. Replacement cladding is proposed to be in a dark colour to better align with the Burra Charter article 22.2 “New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place”. This will better differentiate the newer 2009 extension from the fabric of the original building façade from an external viewing perspective.
- Remove fibro cement board to reveal the original shop front windows on the ground floor heritage listed façade to enhance the heritage significance of the former shop at 99 Brisbane Street by restoring the fabric of the facade to the former state of the fabric.
- Restore rendered concrete facade and paint lower level of building white with monument colour accents to enhance the heritage significance of the former shop at 99 Brisbane Street by restoring the fabric of the facade to the former state of the fabric.

99 Brisbane Street Perth – Heritage Impact Statement Attachment

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

There will not be any changes to number 101 or 103 Brisbane Street.

The following aspects of the proposal aim to enhance the heritage significance of the former shop at 99 Brisbane Street by restoring the fabric of the facade to the former state of the fabric:

- removing the Hardiflex boards to reveal the shop windows (article 19 Burra Charter)
- reconstructing finials to the top corners of the facade/turret (article 20 Burra Charter)
- restoring the external rendering that has suffered damage (article 16 Burra Charter)
- painting the facade to a colour scheme that reflects other heritage buildings in the area
- restore the use of the building to its former state as a shop (article 23 Burra Charter)

The following aspects of the proposal aim to enhance the heritage significance of the former shop at 99 Brisbane Street through maintenance to the existing extension that was developed in 2009, this maintenance includes:

- replacing damaged external cladding to the upper floor extension with more robust Colourbond Nailstrip cladding
- replacement cladding is proposed to be in a dark colour to better align with the Burra Charter article 22.2 “New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place”. This will better differentiate the newer 2009 extension from the fabric of the original building façade from an external viewing perspective.

This proposal also includes a sustainability improvement to the existing 2009 extension by replacing the existing external door with a double-glazed stackable door which will increase the thermal performance of the building and reduce energy consumption, therefore lowering greenhouse gas emissions.