



Department of
**Environment and
Heritage Protection**

Ref 600346

15 November 2017

Development Services
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Development Services

I write in support of the submission of Dr John Slaughter of *Conon* 29 Conon Street Lutwyche in relation to development applications A004628058 and A004756525.

Conon is an extremely rare house dating from the 1860s, sitting within a garden that retains its nineteenth century character. *Conon* is one of the earliest houses in the Lutwyche area and demonstrates the pattern of development of Queensland's history. The historical, aesthetic, architectural and social significance of *Conon* has been publicly recognised since 1982 when it was listed by the National Trust of Queensland. *Conon* is a state heritage place and was entered into the Queensland heritage register in August 1992, at the commencement of the *Queensland Heritage Act 1992*. The cultural heritage significance of *Conon* to the State of Queensland is demonstrated by it meeting five of the cultural heritage criteria being A, B, D, E and H.

The aesthetic significance (criterion E) of *Conon* relates to it being a nineteenth century suburban villa in a garden setting and the statement of significance states:

Conon sits within a substantial garden which makes a major contribution to the aesthetic significance of the place. The site is surrounded by later suburban houses but the house and its garden retain a nineteenth century ambiance. More recent development is not apparent from within the site and outward views are protected.

In my experience it is very rare for both the inward and outward views of a property to be recognised as part of a statement of significance.

Dr and Mrs Slaughter have been outstanding custodians of *Conon* for over 40 years and they have conserved and maintained both the house and the garden. They have worked assiduously to reclaim and reinstate the garden and retain its nineteenth century ambiance. The heritage listing boundary for *Conon* was determined in 1992 and does not include the original tennis court to the north of the house, which was not in the ownership of Dr Slaughter at the time. If the heritage listing boundary was being determined now it would

certainly include the tennis court, as original nineteenth century lawn tennis courts are significant and extremely rare in Queensland.

In this circumstance the trigger of material change of use on land adjoining a state heritage place would have applied and submissions would have been able to be made in relation to the retirement facility. The eight storey height of the proposed retirement facility will have a have significant detrimental impact on *Conon* and every measure should be taken to minimise and mitigate the impact.

Should you have any further enquiries, please do not hesitate to contact me on telephone 3330 5873.

Yours sincerely

A handwritten signature in black ink that reads "Fiona Gardiner". The signature is written in a cursive style with a large, sweeping "F" and "G".

Fiona Gardiner
Director Heritage