

13 January 2010

Mr Daniel Phillips
IKEA
PO Box 1029
SPRINGWOOD QLD 4127

Our Ref: 09-0478dpc1

Re: Tempe IKEA—Heritage Statement for Construction Certificate (CC)

Dear Mr Phillips

You have requested this letter in response to the Statement of Commitment (Department of Planning Approval MP07_0149) which stated:

A Heritage Statement, from a qualified consultant shall be prepared verifying that the design elements and conservation measures are appropriate. This report shall be provided prior to issue of a Construction Certificate.

The above Statement of Commitment had been formulated to address the relevant recommendations contained in the Heritage Impact Statement (HIS) prepared by Godden Mackay Logan (dated August 2008) which were intended to address the heritage issues raised by the proposed development:

Built Elements

In order to achieve a successful resolution of the interface between new work and the retained Penfolds showroom building, care will be taken in the detailing of the following elements:

- the new façade and canopy elements on the north side of the Penfolds showroom building;*
- the making good of the wall areas where external stairs are removed (north and east elevations);*
- the new glazed link between the existing Penfolds showroom building and the new IKEA building;*
- the new handrails on the eastern elevation of the Penfolds showroom building; and*
- the western façade of the new IKEA building which will be prominent in views from within the upper two levels of the retained Penfolds showroom.*

Conservation works to the retained Penfolds showroom building will be documented and undertaken as part of the development of the site. These include:

- the refurbishment or replacement and return to function of the clock mechanism in the clock tower;*
- the repair of external face brickwork; and*

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- *the reconstruction, repair and re-coating of the original metal cladding of the spandrel panels on the south and east elevations.*

We have provided ongoing iterative heritage advice to IKEA and its architects regarding the above issues and others which have arisen during the design development and documentation stages of the project. The resulting works have been documented in the following drawings by Leffler Simes Architects:

Number	Title	Issue	Date
GA 116	Existing ATECO Building Demolition Plans	G	04/01/2011
GA 211	Existing ATECO Building Floor Plans	J	04/01/2011
GA 301	North and South Elevations	N	04/01/2011
GA 302	East and West Elevations	M	04/01/2011

On the basis of the above documentation, we confirm that we are satisfied that the detailed design addresses the HIS recommendations listed above and that the development will provide an appropriate balance between heritage issues, structural advice and client requirements.

If required, we would be able to provide a more comprehensive report to address each of the recommendations in detail.

Yours sincerely

Godden Mackay Logan Pty Ltd



Peter Romey
Partner