



Dedicated to a better Brisbane

02 December 2025

Kate And Peter Ridgway
C/- Mr David Janson
2 Casuarine Close
BELLBOWRIE QLD 4070

ATTENTION: David Janson
Application Reference: A006896112
Address of Site: 17 WALNUT ST WYNNUM QLD 4178

Dear David

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has identified that further information is required to fully assess the proposal.

Proposed Demolition

1) The existing dwelling house has the appearance of being built prior to 1911 (size, roof shape, verandah arrangement, window and door configuration), resulting in the proposed demolition of the rear kitchen wing being assessable development. The removal of this entire section would be considered a lose of an integral component of the pre-1911 built form.

Submit further information and historical evidence demonstrating that the dwelling was not constructed in or prior to 1911; alternatively,

Submit amended plans reducing the extent of demolition, retaining the rear kitchen wing.

2) The proposed removal of the existing balustrade and some of the exiting verandah posts results in the loss of an integral elements, which will diminish the traditional character of the house and not meet the requirements of PO1 of the Traditional building character (demolition) overlay code.

Submit amended plans retaining the existing balustrading and verandah posts; and provide amended partial demolition and extension drawings showing the retention of the balustrades.

Plan Details

3) The proposed development appears to be under the 9.5m height line. However, further information is required to clearly demonstrate the dwelling does not exceed 9.5m.

Submit amended plans to demonstrate:

- a) The natural ground level line on all sections and elevations;
- b) The 7.5m height line and 9.5m line on all elevations; and
- c) The rear setbacks on the upper and ground levels.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006896112.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Grace Cleary
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Development Services
Brisbane City Council