

Our Ref: 26-259
10 September 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4000

Dear Danica,

**RESPONSE TO INFORMATION REQUEST – A007085789
56 MOUNTJOY TERRACE, WYNNUM QLD 4178**

We refer to Council's Information Request dated 08 September 2026 and respond to the issues raised as follows.

Heritage Impacts

- 1. The proposal involves partial demolition of the existing cast iron balustrade and timber lattice screening to the north-western verandah, with these elements proposed to be replaced by a solid wall infill associated with the new walk-in wardrobe. The existing balustrade and lattice screening appear to be substantially intact and form part of the established verandah treatment of the Local heritage place.*

The proposed removal of these elements and enclosure of the verandah would reduce the legibility of the original verandah form and alter the external presentation of the heritage place. The introduction of solid infill in this location would also diminish the architectural expression and historic character of the dwelling and is not considered to demonstrate the achievement of PO1, PO2, PO3 and PO4 of the Heritage overlay code.

To demonstrate achievement of the relevant outcomes of the Heritage overlay code, provide amended plans showing:

- a. Retention of all existing cast iron balustrades and timber lattice verandah screening in place to maintain the existing external appearance of the original front section of the Local heritage place,*
- b. Revised design of new proposed infill structure proposed for construction on the side verandah of the heritage place (to accommodate a new walk-in wardrobe), maintaining a minimum of 150mm setback between the external face of the existing balustrade and timber screen to ensure the reversibility of the new works and retain the existing external appearance of the heritage place.*

Response:

With regard to the partial demolition of the existing cast iron balustrade and timber lattice screening to the north-western verandah, attention is drawn to the fact that this material was added to the dwelling in 1989 and is not original heritage fabric. The proposed minor removal and infill does not damage or alter any feature that contributes to the cultural significance of the site and is therefore considered to be achieving PO1-PO4 of the Heritage Overlay Code.

Figures 14-17 of the Heritage Impact Assessment lodged with Council articulate the development history of the heritage place, including the new verandah and balustrading that formed part of the approved plans in September 1989. Further evidence is provided in Figure 1 and Figure 2 below that demonstrate the original form of the north-western elevation and the front section of the house without the verandah or the balustrading.

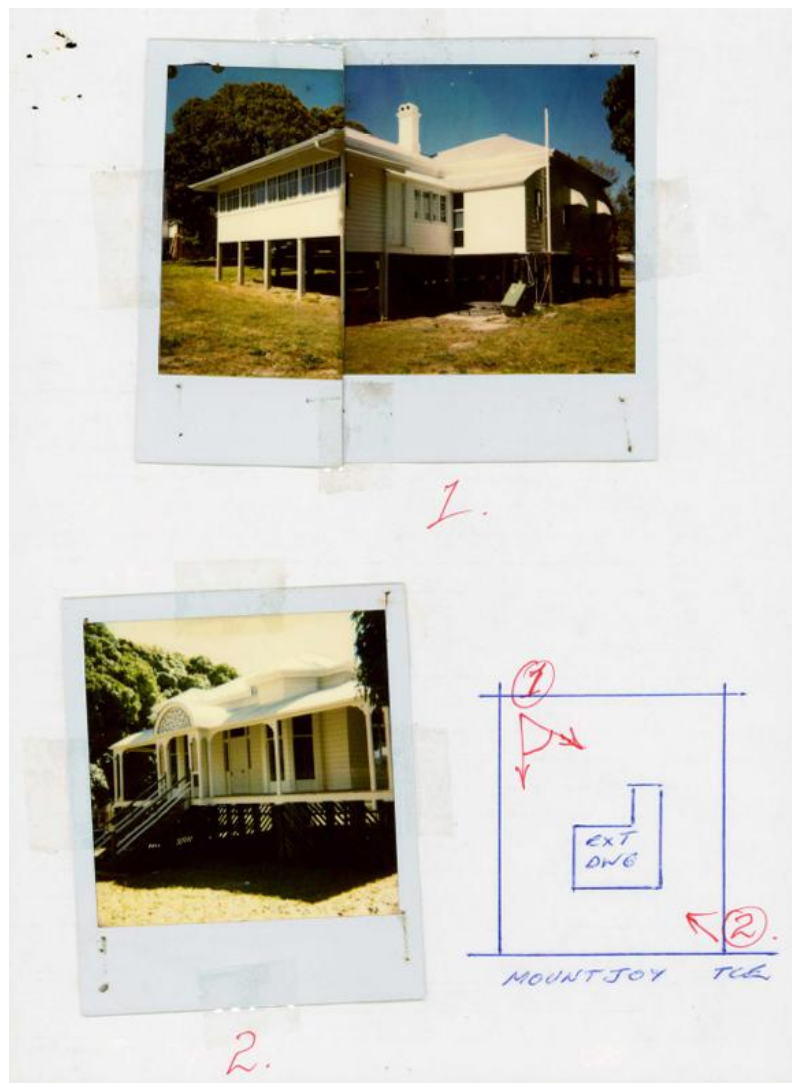


Figure 1: Extract from 1989 building plans demonstrating the absence of the north-western verandah and balustrading.

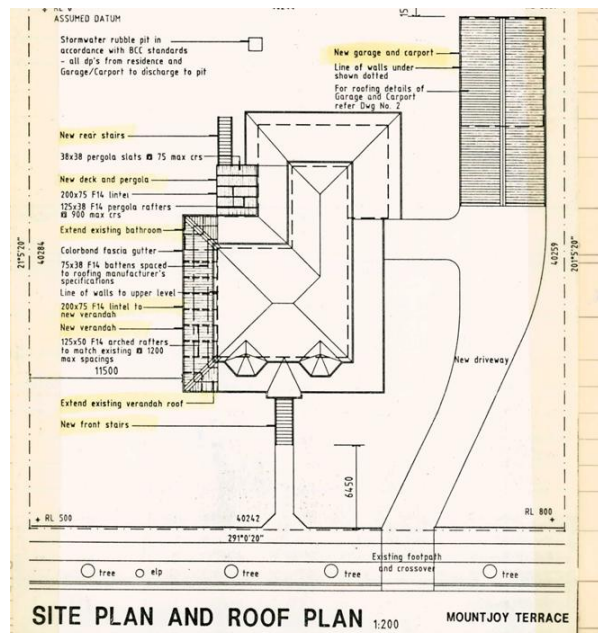


Figure 2: Extract from 1989 building plans demonstrating the verandah addition.

Council's request to retain the balustrades and timber lattice verandah screening are not considered reasonable in this instance given they are not original fabric and were an addition from 1989.

Criterion A of the heritage citation for this site, 'Tingalpa', notes that the cultural heritage significance of the site is that the subject house is "a large residential building developed in the pre-Depression era". The proposal does not cause any adverse impact to the stated heritage value as the residence continues to uphold this value either with or without the proposed infill to a late addition that is only partially visible from the street. There is no impact to the legibility of the original verandah form as there was no original verandah in this location. There is no architectural expression or historic character that is diminished as there is no alteration to any original heritage fabric.

This letter represents a full response to Council's Information Request in accordance with the Development Assessment Rules and the end of the applicant's response period.

Public Notification will now commence.

Should you require any further clarification or additional information please do not hesitate in contacting the undersigned.

Yours faithfully,
Plan A Town Planning Pty Ltd

Jasmine Garbin
Town Planner