



Brisbane

TOWN PLANNING

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22 September 2026

Flora Wehl
Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Flora,

**RE: PROPOSED APPLICATION FOR RENOVATIONS AND EXTENSIONS TO A
HERITAGE HOUSE, IN A MAPPED TRADITIONAL BUILDING CHARACTER OVERLAY,
INCLUDING PARTIAL DEMOLITION
AT 124 SHERWOOD ROAD IN TOOWONG
COUNCIL REFERENCE NUMBER A007085935**

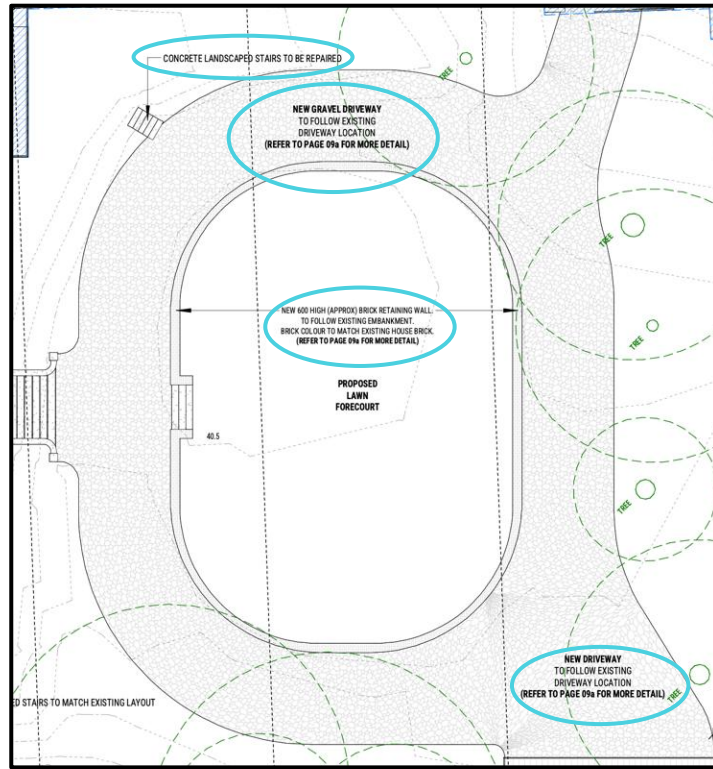
We refer to the above application and Council's Information Request dated 3 September 2026. Please find below our response to each of the items raised in this communication.

1 – Landscape and circular drive

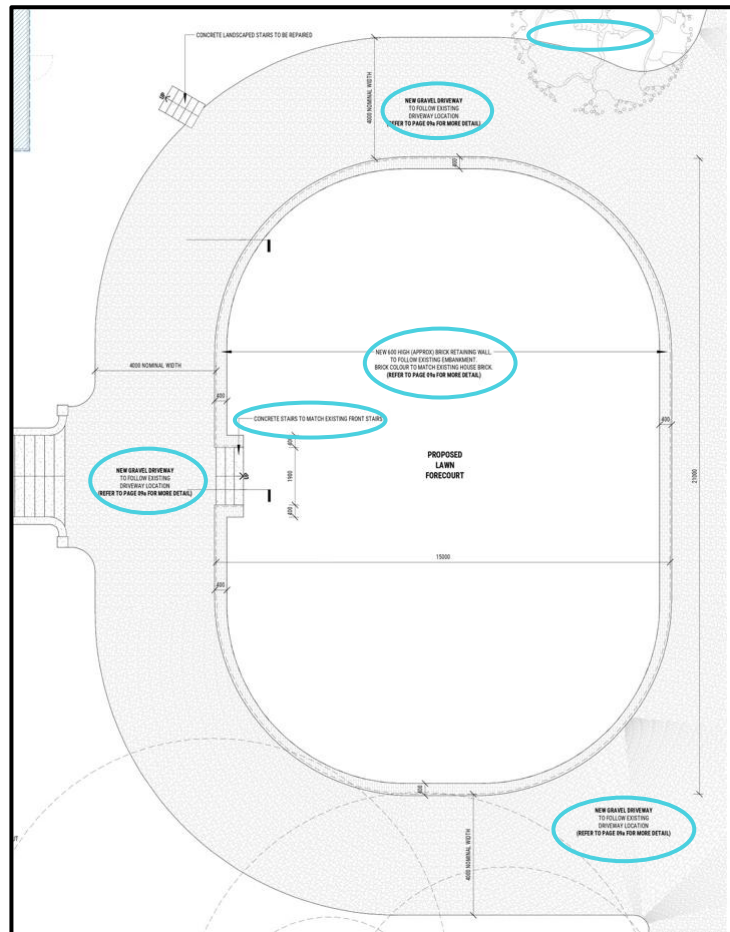
In response to item 1 of Council's request, it is noted that:

- a) The intention is to replace the existing gravel driveway with a new gravel driveway, following the same alignment. With regards to the new retaining walls, the intention is to build them out of exposed brick that visually matches the existing brick on the house, following the alignment of the embankment, and with a height of approximately 60cm. Lastly, with the stairs, the intention is to repair and retain the existing landscaped side stairs, and the new central carriageway stairs will be built out of concrete to match the existing front central house stairs.
- b) The only the new retaining wall proposed as part of this application will be located along the inside edge of the circular driveway. As noted above, the intention is to build this out of exposed brick, following the alignment of the embankment and with a height of approximately 60cm.
- c) We confirm that the proposed granite gravel driveway will be mid-grey in colour, while the brick colour will match the existing brick on the house.
- d) The intention is to retain the existing vegetation on the site. Noting the driveway works will use the same permeable materials, in the same alignment, ensure that there are no adverse impacts on this vegetation

As shown via the aqua circles on the images over the page, the proposed site and upper floor plans have been updated, and a new "driveway and forecourt details" page has been added, to confirm the information above.



Updated proposed site plan



Updated proposed upper floor plan

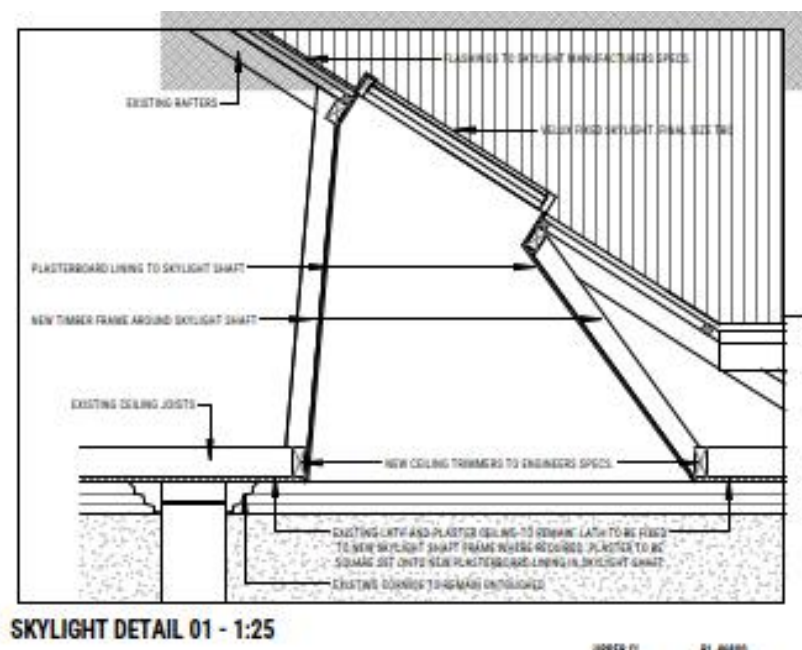


New driveway and forecourt details

2 – Proposed skylight

In response to item 2 of Council's request, please refer to page 13 of 14 of the enclosed amended proposal plans.

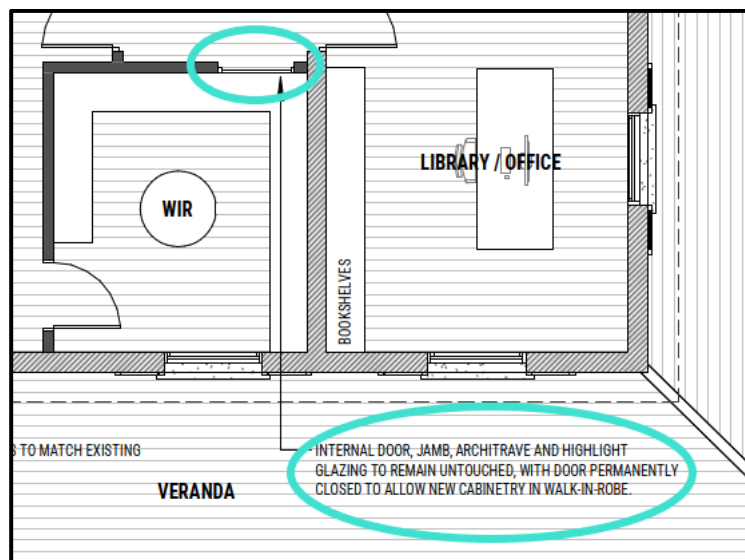
This page has been updated to include a skylight detail insert (as shown below for ease of reference), to provide the additional information requested.



If Council has any outstanding concerns regarding the construction methods for this skylight, we would respectfully request that they be addressed via the conditions of approval.

3 – Proposed linen cupboard

In response to item 3 of Council's request, we confirm that the proposal has been amended to remove the linen cupboard, and to instead, seal the existing door shut permanently (with the walk-in cabinetry on the other side) so that it remains in place. Please refer to the image below for confirmation of this change.

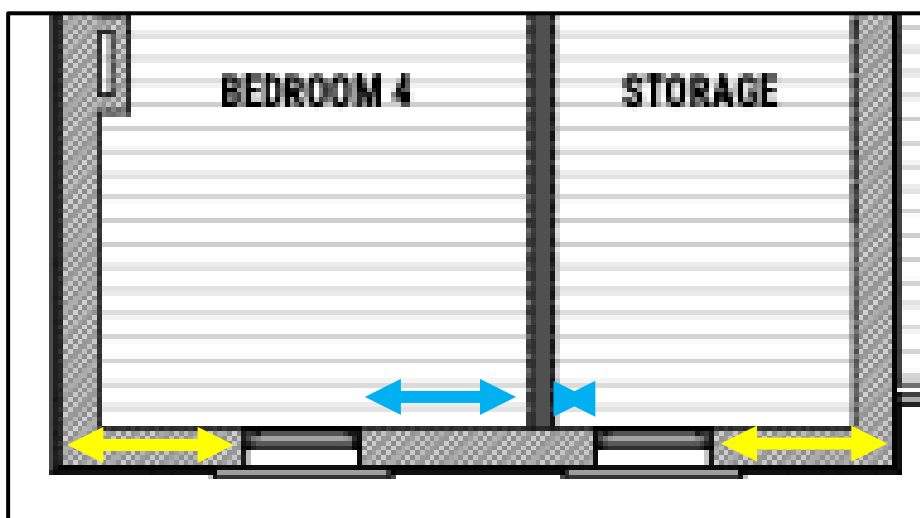


4 – Proposed ensuite

As shown by the images below, the 2 southern windows are proportionately positioned off the ends of the external walls. However, the current dividing wall between the storage room and bedroom 4, is off-centre to the windows.

It is standard for windows to be centred on rooms for this period, which was the biggest sign that the wall was added later.

Further, it is noted that the ceiling (including the edging around the dividing wall) is finished with an Art Deco-style cornice. This suggests that the dividing wall was added after 1910.



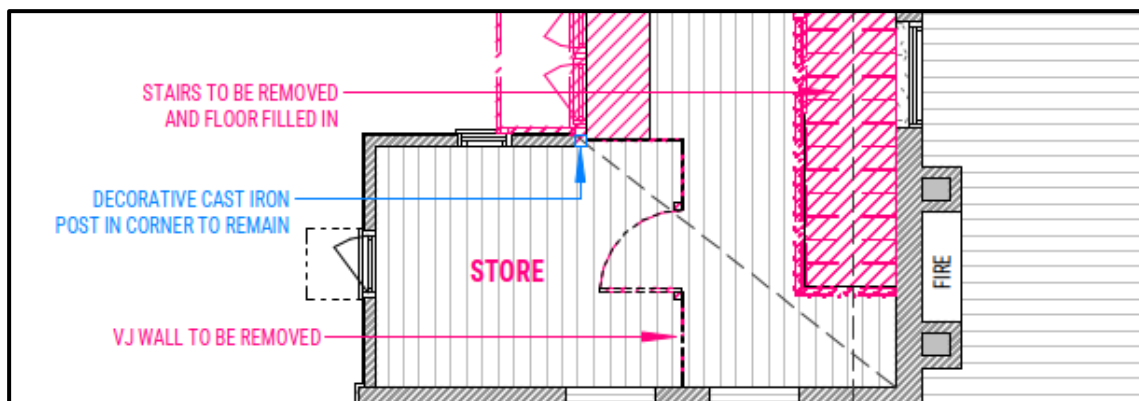
Equal length yellow arrows = Proportionately spaced windows.
Blue arrows = Disproportionately spaced windows.



In light of the above information, we respectfully request that Council reconsider the proposed removal of this dividing wall.

5a – Rear verandah – Cast iron post

The proposal has been updated to allow for the retention of the cast iron verandah post identified in item 5a of Council's request. Please refer to the blue notation in the image below, for confirmation of this change.

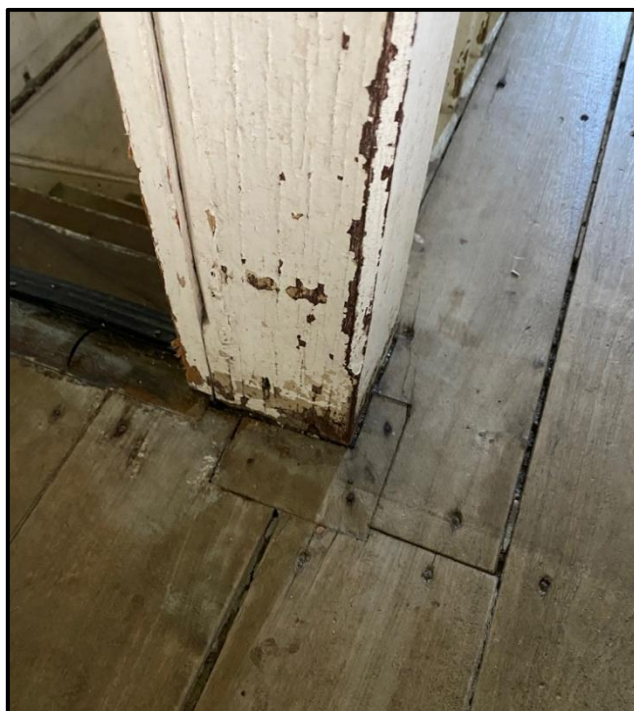


5b/c – Rear verandah – Stairs

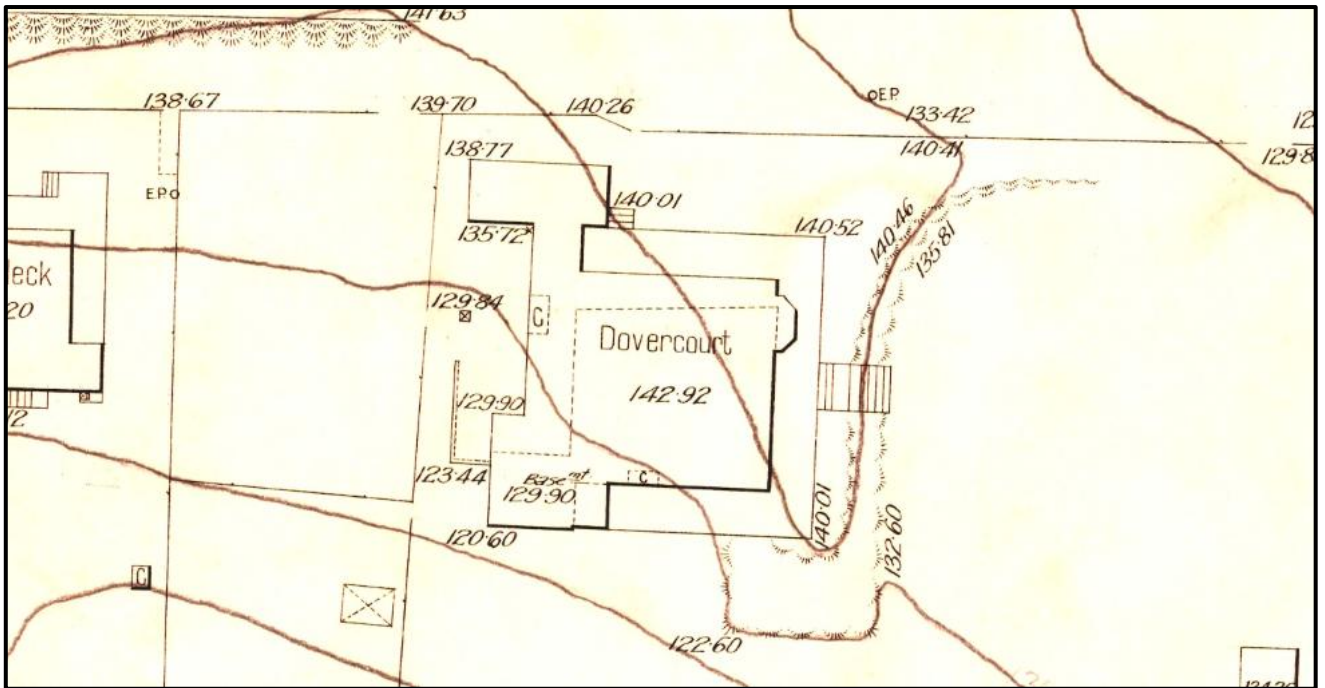
It is noted that the existing rear stairs have a taller riser (step height) and a narrow going (tread depth) than normal. As a result, they feel unnaturally steep and unnerving to walk down. Meaning that you end up almost walking down diagonally or sideways, whilst holding onto the rail, to ensure you don't slip down the stairs.

Given the safety issues associated with the current stair design, the client would like to pursue the replacement of these stairs.

Unfortunately, the age of the stairs is unknown. However, the photo below shows signs of changes, and it is also noted that these stairs are not visible on the 1928 detail plan.



Note the patch mark in the flooring



1928 detail plan

Further, as discussed in the original heritage report, Goldicott is very similar in design to Dovercourt in terms of the layout. A review of that dwelling house has confirmed that it does not have any stairs positioned internally, within the verandah spaces.



Dovercourt (left) and Goldicott (right) – Realestate.com.au

That said, it is noted that the stairs do not have any connection to the heritage value on the site.

More specifically, it is noted that the citation does not reference these stairs. Rather, it states that the value lies in the age/era of the house, the aesthetics of the house, and the people that it is associated with.

The stairs are not a feature which is readily identifiable to a particular period (and specifically a late 1800s house). As such, the stairs do not help to date the original construction.

Rather, the pyramid roof form, tin and brick materiality, wrought iron balustrade, wraparound verandah, chimneys, and floor-to-ceiling sash windows, are the integral features for this house/period.

This means that the removal of these rear stairs will not impact on the ability of the site to continue to present as a late 1800s Victorian dwelling.

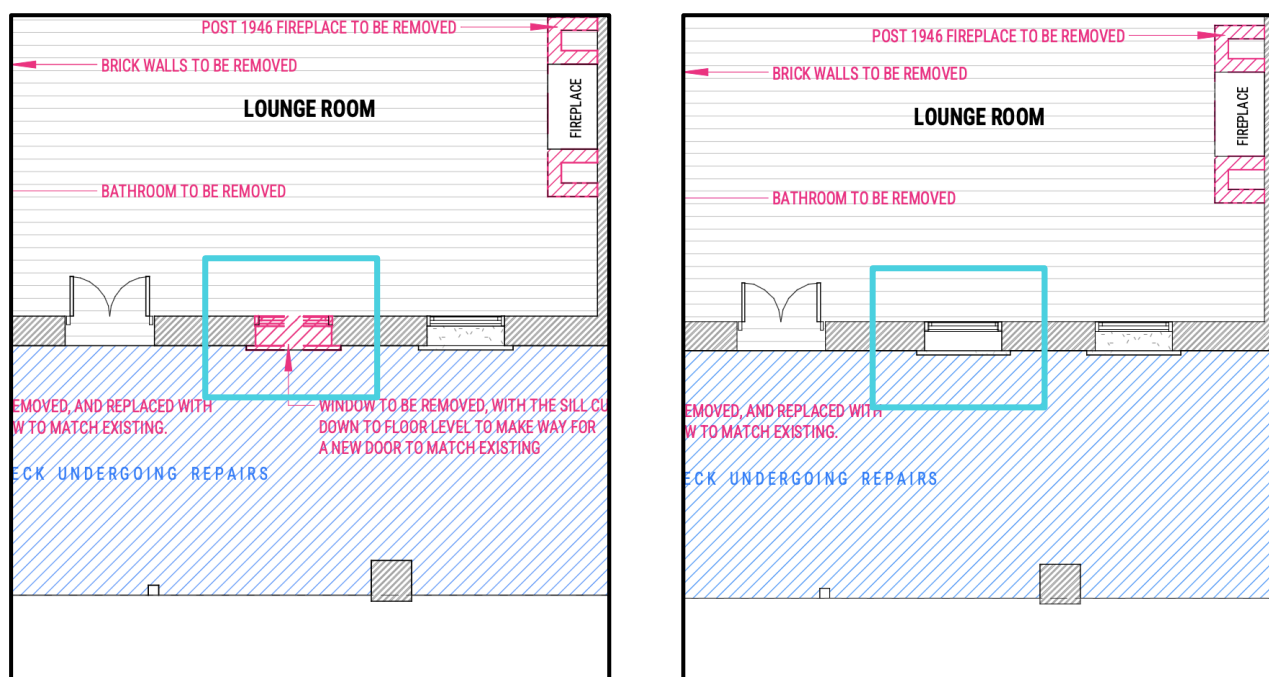
The fact that they aren't integral features, the fact that they could be later additions, and the fact that they are not visible from outside the property, means that their removal will not have an adverse impact on the aesthetic value of the house.

We are also not aware of any connection between this style of stairs and the original Architect and/or owners. As such, its removal will not adversely impact on the legibility of this house as belonging to or as being connected to any of these parties

6/7 – Door and window openings/internal walls

In response to items 6 and 7 of Council's request, we confirm that the proposed design has been amended to allow for the retention of the lounge room window on the ground floor.

Please refer to the before and after images below for confirmation of this change.



Previously proposed and updated proposed ground floor demolition plan, showing the retention of the lounge room window and opening

With regard to the remaining window/door and wall changes, we note that these are required to enable the house to be brought up to a modern liveable standard, to secure its ongoing preservation.

More specifically, to convert the lower level (which was designed for predominantly storage purposes originally, presumably for animal feed etc.), to be repurposed as habitable rooms that meet modern certification requirements around minimum light/ventilation etc.

Without the conversion of these rooms, the house would lose 4 of the 5 main bedrooms/half the usable floor area. Resulting in a dwelling that is not commensurate to the size of the site/cost of the renovation works.

Put crudely, if windows etc. can't be installed to meet certification requirements etc., the renovation won't stack up financially. As there won't be any incentive for anyone to make the financial investment, and banks won't lend on the project. This will mean that the house is left to fall further into disrepair.

With that noted, in considering the heritage impacts or the potential heritage impacts of the works detailed above, we note that the basement-like storage spaces are not integral features for this style of house. They do not add any aesthetic value to the appearance of the house, and we are not aware of any connection to the architect or owners. As such, the proposed works will not have any unacceptable adverse impacts on the heritage value as described in the citation.

8 – Summary

It is noted that these changes have been made in direct response to Council's request.

Please take this as our full and formal response to Council's request.

Should you have any queries regarding this response, please do not hesitate to contact me on 3113 3261.

Yours faithfully,



Peta Charles
Principal Planner