



**City Planning and Economic Development Services
Development Services**

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Dedicated to a better Brisbane

08 September 2026

Anna Dunne, Jerome Dunne
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Jasmine Garbin
Application Reference: A007085789
Address of Site: 56 MOUNTJOY TCE WYNNUM QLD 4178

Dear Jasmine

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

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.

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 A007085789.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Danica Baldomero', written in a cursive style.

Danica Baldomero
Urban Planner
Planning Services House & Homes
Phone: 31784221
Email: Danica.Baldomero@brisbane.qld.gov.au
Development Services
Brisbane City Council