



Dedicated to a better Brisbane

22 May 2026

Caitlin Robilliard, Simon Robilliard
C/- Brisbane Town Planning Pty Ltd
PO Box 25
GRANGE QLD 4051

ATTENTION: Peta Charles
Application Reference: A007011208
Address of Site: 116 ISAAC ST SPRING HILL QLD 4000

Dear Peta

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

1. The proposal includes aluminium-framed double hung windows shown on side elevation 2. While the windows for replacement have been identified as being modern Western Red Cedar additions, it is necessary that all new works are designed to respond to the historically significant place. Furthermore, the demolition of fabric to accommodate relocated and new windows on side elevation 2 compromises the original built form of the house by changing of the wall and window opening ratio, and is visible when viewed from the street.

Submit amended plans that address the following to better address the heritage significance, minimise impacts to the local heritage place, and traditional character:

- a) Replacement of existing windows
 - i) All new windows are to be double-hung timber windows, rather than aluminium-framed double hung windows;
 - ii) Where existing window joinery is proposed for replacement, the dimensions of existing window opening is to be retained.
- b) New window opening
 - i) Retain wall in place of the new proposed window on side elevation 2. The new proposed window compromises the original built form of the house (changing of the wall versus window opening ratio) and is visible when viewed from the street.

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 A007011208.

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 'Man Ki Shiu', with a long horizontal flourish extending to the right.

Man Ki Shiu
Urban Planner
Planning Services House & Homes
Phone: 07 3403 0487
Email: ManKi.Shiu@brisbane.qld.gov.au
Development Services
Brisbane City Council