

22 May 2026

Brisbane City Council  
Chief Executive Officer  
GPO Box 1434  
BRISBANE QLD 4001

Via Email: [cpeds-ds-planningsupport@brisbane.qld.gov.au](mailto:cpeds-ds-planningsupport@brisbane.qld.gov.au)

ATTENTION: KOSUKE MARUYAMA

Dear Kosuke,

RE: RESPONSE TO FURTHER ADVICE – PARTIAL DEMOLITION & EXTENSION TO DWELLING HOUSE UPON LAND AT 31 PERROTT STREET, PADDINGTON QLD 4064 (COUNCIL REFERENCE A006923591).

We write in relation to the abovementioned development application and Council's Further Advice correspondence dated 26 March 2026. We respond to the matters raised as follows:

### Building Bulk

1. *The proposal continues to present a built form and bulk that is inconsistent with the Hillside character precinct of the Ithaca district neighbourhood plan. While changes to the eastern boundary interface are improved with the reduction in boundary wall heights, the overall building height, bulk and scale does not adequately demonstrate a built form that minimises the impact of incompatible bulk and scale and reinforces the established scale of dwellings within the visual catchment. Further, the raised garden planter addressing Tooth Avenue introduces additional building bulk when considering the material, depth and setback of the planter. Accordingly, the development does not achieve Performance Outcomes PO1, PO18, PO19 and PO20 of the Ithaca district neighbourhood plan code. Submit amended plans including the following:*
  - a. *Revise the plan to reduce the extent of building height that is 3 storeys and over 9.5m. An acceptable building height will be responsive to the slope of the site and step down the hill. The plan package submitted in response to this item is to include a 3D isometric with a 9.5m 'blanket' above natural ground level. Elevations and sections submitted in response to this item are to include natural ground line, and 9.5m above ground line;*
  - b. *Remove the concrete planter to the Tooth Avenue frontage. Alternatively detail any design changes to the planter that will reduce the perceived bulk of the structure when viewed from the streetscape, such as cladding in lightweight materials;*
  - c. *Reduce bulk and scale at the lower levels by accommodating tiered retaining wall, permeable fencing, and landscaping to soften the visual impact of development. Retaining can be tiered in areas not required for vehicle manoeuvring in the south-east of the 'Floor Plan – Basement' level.*

### Response:

The extent of the proposed building height has been revised in response to Item 1(a) of Council's advice. To accommodate a built form extent that steps down the slope of the site, the finished surface level of the basement has been reduced by 0.100m. As a result, the extent of the built form atop the basement will reduce in building height by 0.200m, contributing to the desired stepped effect. Additionally, with respect to the revised extension, it is noted that the portion of the built form that exceeds +9.5m NGL is largely consolidated at the centre of the site as a result of the pitched roof, typical of a residential building constructed pre-1947. This design component is consistent with the existing built form and character. Further, the pitched roof naturally allows the design to step down with the natural fall of the site towards each boundary and in turn, reduces visual impact. For further detail, please see the Amended Architectural Proposal Plans prepared by Invilla Architecture for further detail.

In response to Item 1(b), and as requested by Council, the concrete planter along the Tooth Avenue frontage has been redesigned to reduce any perceived bulk to the streetscape. Specifically, approximately 12.5m of concrete planter has been removed and is now replaced with a batten balustrade to the courtyard and balcony. Moreover, the remaining concrete along the façade will be finished with a timber impression to provide linkages to lightweight materials and traditional building character, whilst ensuring the planter box is constructed of suitable material for longevity and waterproofing etc. The previously proposed angled louvred screens along the northern elevation have also been removed, in addition to the chimney that was previously proposed & subsequently removed in response to Council’s Information Request, to help reduce the perceived bulk and scale at this portion of the site. The proposed revised façade along the Tooth Avenue frontage is best illustrated within the Amended Architectural Proposal Plans enclosed and further detailed within Figure 1 below.

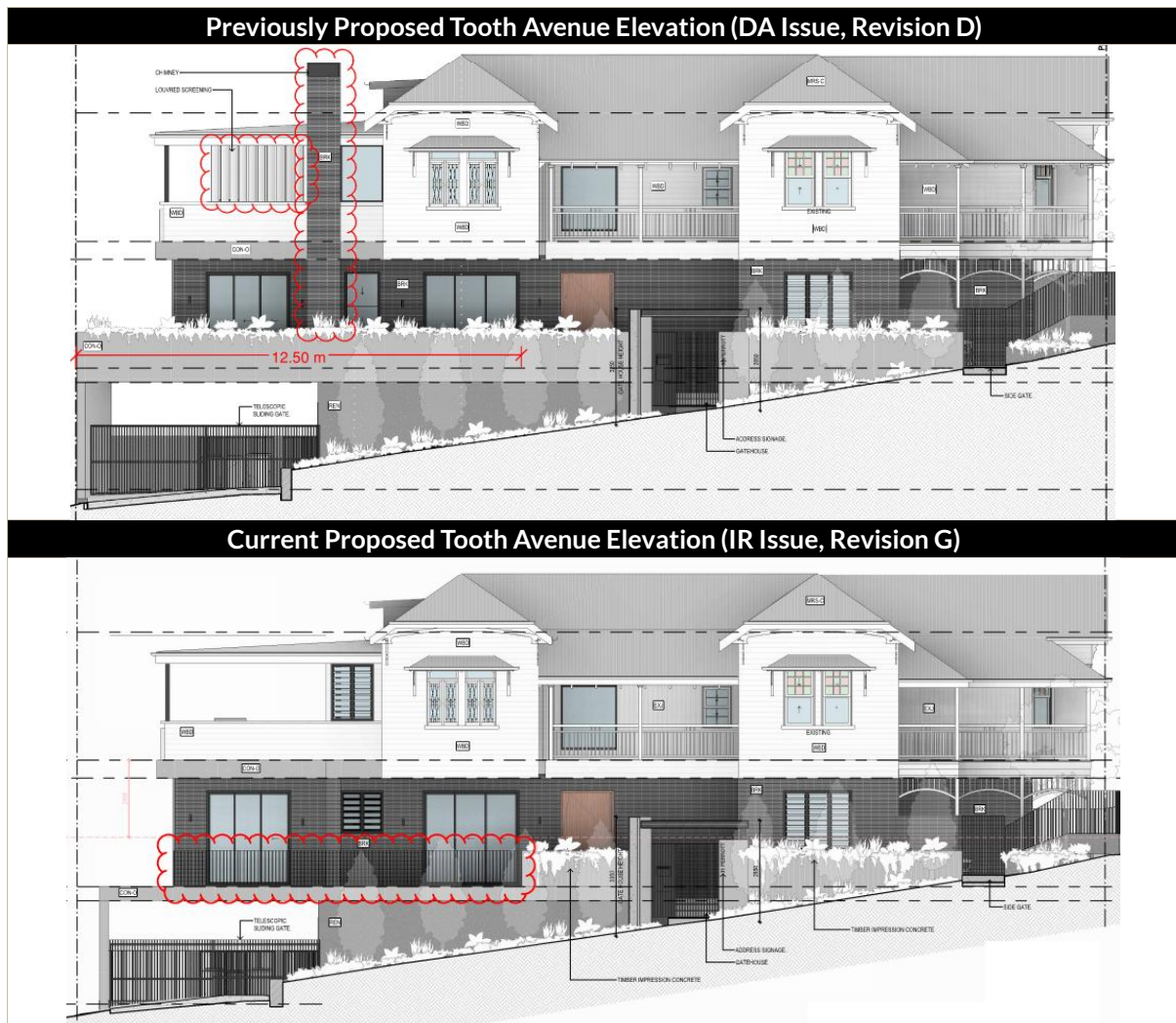


Figure 1: Comparison of changes along Tooth Avenue frontage.

The overall design of the Dwelling house has been revised further in response to Item 1(c) of Council’s advice. The amendments include replacing the proposed rendered fence along the southern boundary with a mixed solution of retaining the existing stone wall and proposing a new retaining wall with a vertical batten fence on top. This amendment to the design seeks to soften any potential visual impact the proposed development may have by introducing permeable components.

Moreover, it is important to note that the interface between the subject site and the adjoining property to the south is limited in the sense that the adjoining dwelling house has minimal windows that directly face the subject site. As such, it is considered reasonable to suggest that potential impacts of development on the amenity and privacy of the neighbouring property is negligible in this instance. The relationship between the subject site and adjoining dwelling is best portrayed within Figure 2 below.



Figure 2: Adjoining southern dwelling house.

When considering potential adverse impacts on the amenity of future residents, specifically those of neighbouring properties, it is noted that multiple adjoining owners have also offered in principle support for the proposed development and design, including the owners at 54 Tooth Avenue & 29 Perrott Street as well as those at 55 Tooth Avenue, opposite the site. It is also considered important to note that the internal layout and primary living areas of both adjoining dwelling houses are oriented toward the south-eastern aspect, further reinforcing the limited impact on their existing level of amenity.

Furthermore, and as illustrated within Figure 3 below, the proposed driveway has been redesigned with the associated support pillars being brought in approximately 0.6m from the eastern boundary. The increased setback has also contributed to the softening of the dominance of built form at the eastern boundary.

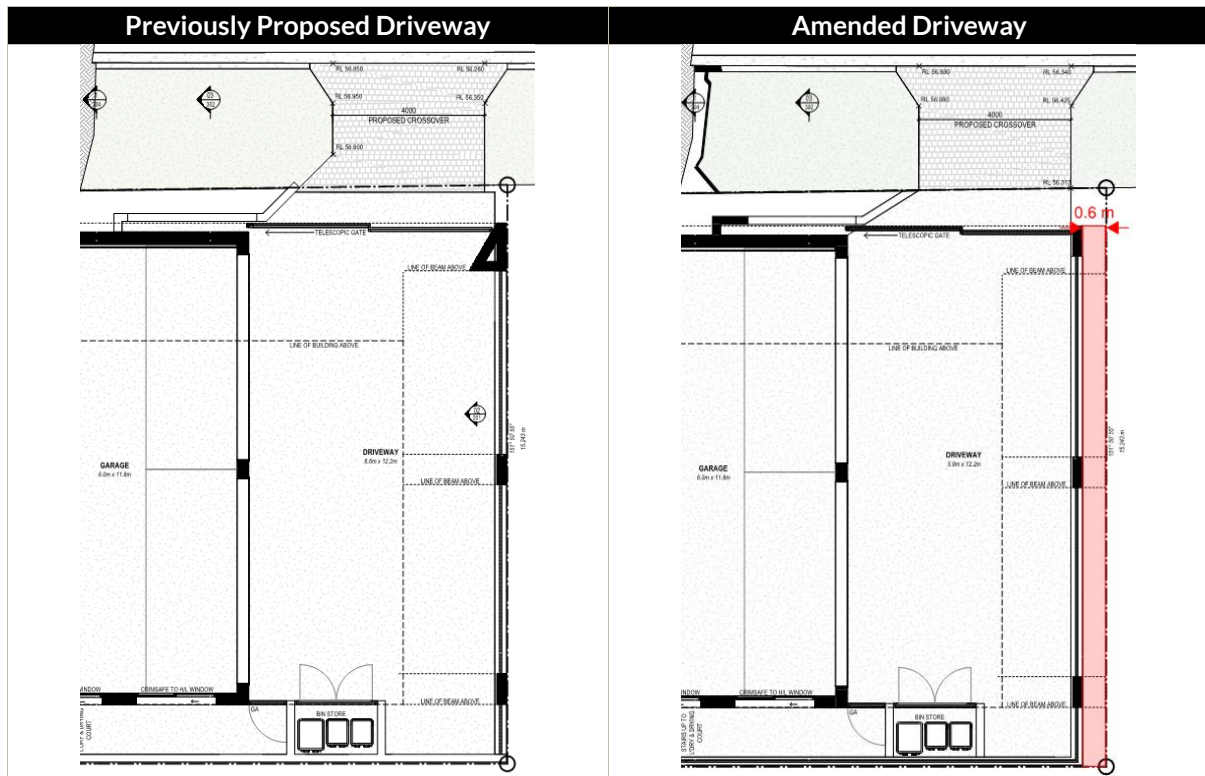


Figure 3: Comparison of changes to support pillars.

## Partial Demolition

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2. *The plans submitted in response to the information request indicate further demolition for the eastern roof when viewed from Tooth Avenue with the response noting structural concerns for this portion of the dwelling. While the plans indicate the proposed roof structure will be a replication of the original appearance, the roof form is considered an integral component. Provide further justification that the demolition of this roof component achieves Section B of the Traditional building character (demolition) overlay code, noting PO1 of the code calls for assessment against Section B where losing integral components.*

### Response:

In response to Council's concerns the design has been reviewed further, with the previously proposed demolition to the portion of the eastern roof no longer required as part of the development. These amendments are further illustrated within the enclosed Amended Architectural Proposal Plans prepared by *Invilla Architecture*. Please see attached for further detail.

We have now responded to the further issues in full. Should you wish to discuss the matter further, please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



Melissa Grant  
CONSULTANT PLANNER

Enc. *Amended Architectural Proposal Plans prepared by Invilla Architecture*  
*Revised Landscape Concept Plan prepared by LAUDink*