



# TOWN PLANNING REPORT CODE ASSESSABLE DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT (BUILDING WORK) FOR  
ALTERATIONS, ADDITIONS, AND PARTIAL DEMOLITION OF A  
PRE-1947 DWELLING HOUSE IN THE TRADITIONAL BUILDING  
CHARACTER OVERLAY,  
UPON LAND AT  
31 PERROTT STREET, PADDINGTON QLD 4064

ON BEHALF OF  
DOUGLAS CURTIS & ANDRE PELTOLA

OUR REFERENCE: 250703



### PROJECT DETAILS

**Applicant:** Douglas Curtis & Andre Peltola

**Project Address:** 31 Perrott Street, Paddington Qld 4064

**TPA Project Number:** 250703

**TPA Project Contact:** Jordan Holman  
Zoe Richards

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### DOCUMENT CONTROL

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## 1 EXECUTIVE SUMMARY

This report is submitted on behalf of *Douglas Curtis & Andre Peltola* in support of the proposed Building Work (Development Permit) for alterations, additions and partial demolition to a pre-1947 Dwelling house located within the Traditional building character overlay upon land at 31 Perrott Street, Paddington Qld 4064 (Lot 1 RP 223890).

The report addresses all relevant town planning requirements associated with the current proposal with regards to the provisions of the *Brisbane City Plan 2014* and the application will be assessed in accordance with the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the subject site is identified within the Character residential (Infill housing precinct) zone. The planning scheme intends for the Character residential zone to provide for provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey Dwelling houses. The proposed development supports this intent by facilitating extensions and additions to the existing dwelling, upgrading it from its severely dilapidated condition to a liveable standard while preserving its existing form.

Furthermore, the site is located within the Traditional building character overlay. This overlay intends to retain buildings constructed in 1946 or earlier and for new development to strengthen traditional building character through compatible scale, materials and detailing. The proposal seeks to retain and sensitively adapt the original timber pre-1947 dwelling to improve internal functionality, amenity and outdoor connections while preserving its traditional form, roof profile and architectural detailing.

The proposal has been assessed against the Dwelling house code, the Traditional building character (demolition and design) overlay code, and the Ithaca district neighbourhood plan code, and is demonstrated to comply with the relevant provisions on the following basis:

- The existing original pre-1947 timber dwelling is retained in its original orientation and front setback to both Perrott Street and Tooth Avenue, maintaining alignment with the established rhythm of adjoining character houses;
- Partial demolition is confined to elements that have been previously altered unsympathetically, require removal for structural integrity, or lack traditional character.
- The proposal reflects a three-storey dwelling in response to local topography, of which aligns with the built form and design of nearby dwellings, and results in limited impacts on adjoining properties.
- The proposed design seeks to retain existing site levels wherever possible, utilising existing retaining walls (to be replaced) and strategically locating cut to minimise disruption.
- The proposal includes a new secondary dwelling, complying with all relevant standards, to accommodate multigenerational living, allowing the applicant's family to age in place; and
- The proposed addition retains and adopts several character-commensurate elements, including a pitched roof form, projecting street facing jerkinhead gables, lightweight vertical weatherboard cladding, metal sheet roofing, louvered screening, three rail dowel balustrades, sunhoods, leadlight windows, and timber valances consistent with the architectural features of the original timber dwelling.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposal is subject to Code Assessment, with no referral agencies triggered and no requirement for public notification under the *Planning Act 2016*. Overall, the development represents a compliant, well-resolved and context-responsive outcome that preserves the traditional building character of Perrott Street and Tooth Avenue, enhances the amenity of the existing dwelling, and contributes positively to the character and architectural integrity of the Paddington locality. Accordingly, the application should be approved subject to reasonable and relevant conditions.

## 2 PROJECT OVERVIEW

Applicant Name	Douglas Curtis & Andrew Peltola			
Site Address	31 Perrott Street, Paddington Qld 4064			
Real Property Description	Lot 1 RP 223890			
Area of Site	473m <sup>2</sup>			
Development Scheme	Brisbane City Council City Plan 2014 (v34)			
Zone	CR2 Character (Infill Housing)			
Proposed Development	Building Work (Development Permit) for alterations, additions, and partial demolition of a pre-1947 Dwelling house including the addition of a Secondary dwelling.			
Details of Proposal	Reconfiguration of Lots			
	Gross floor area	N/A	Site cover	N/A
	Building height	>9.5m	No. of storeys	3
	Number of dwellings	1 Dwelling + 1 Secondary Dwelling	Car parks	>2
Application Type	Aspects of Development		Type of Approval Required	
			Preliminary Approval	Development Permit
	Material Change of Use			
	Reconfiguration of a Lot			
	Building Work			✓
Operational Work				
Level of Assessment	Code			
Pre-lodgement / Consultation History	Preliminary discussion undertaken with Council on 25/07/2025			
Public Notification	N/A			
Referral Agencies	Referral Agency	Trigger		
	N/A	N/A		
Specialist Report	Architectural plans prepared by <i>Invilla</i> .			
Applicant Contact	Jordan Holman & Zoe Richards			
Applicant Email	eda@tpalliance.com.au			

### 3 BACKGROUND & SITE CHARACTERISTICS

#### 3.1 Site Details

Site Address	31 Perrott Street, Paddington Qld 4064
Real property description	Lot 1 RP 223890
Area of site	473m <sup>2</sup>
Zone	CR2 Character (Infill Housing) zone

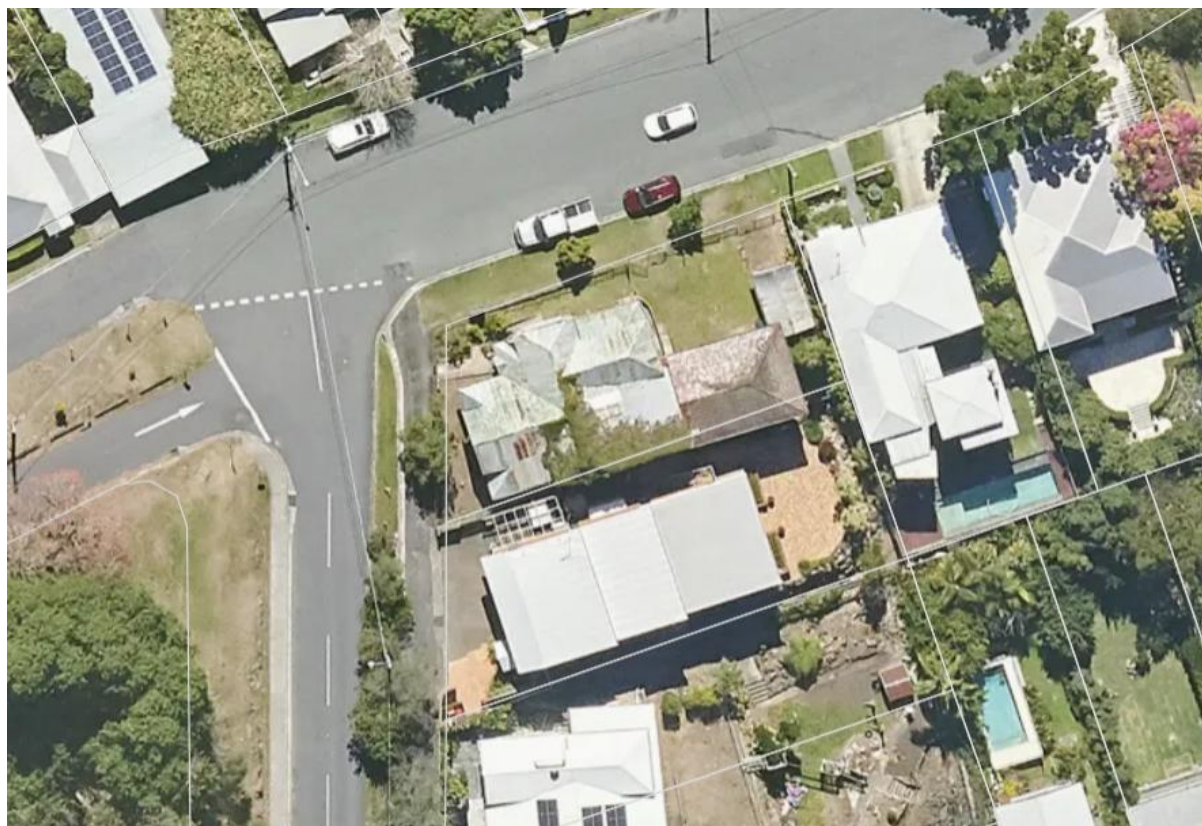


Figure 1: Subject Site (Aerial Photograph)

#### 3.2 Location

The subject site is identified within the CR2 Character (Infill housing) zone. The site is also located in the Ithaca district neighbourhood plan (Hillside character precinct – NPP-008). As illustrated below in Figure 2 the surrounding locality is comprised predominantly of Character residential zone with a small pocket of Recreation and open space zone (Garfield Park) identified directly west.



Figure 2: Brisbane City Plan 2014 - Zoning Map

The site is also identified as being located within the Traditional building character overlay (Neighbourhood character sub-category). The existing Dwelling house appears on Brisbane City Councils 1946 Aerial mapping as shown below.

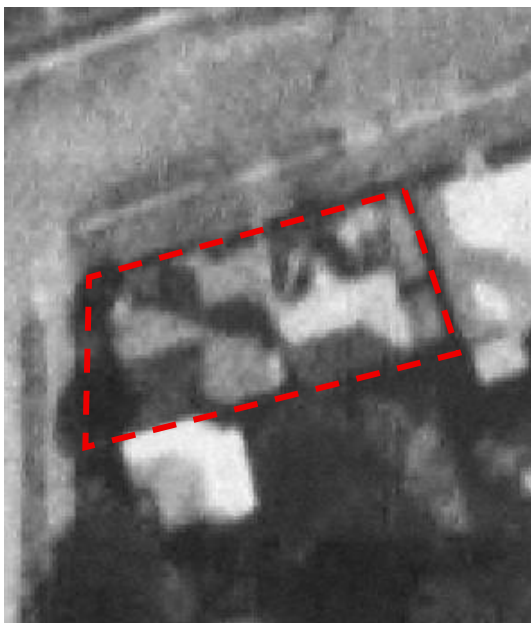


Figure 3: Brisbane City Council - 1946 Aerial Mapping



Figure 4: Brisbane City Council - 2021 Aerial Mapping

### 3.3 Site Characteristics

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The subject site comprises an irregular shaped allotment encompassing a total area of 473m<sup>2</sup>. The subject site has dual frontage to both Perrott Street and Tooth Avenue. The site is currently accessed via a single residential-type crossover via Tooth Avenue of which is classified as a Neighbourhood street (minor road) under the Road hierarchy overlay.

#### 3.3.1 Vegetation

There is no record of vegetation on this property protected by the Natural Assets Local Law 2003, covenant, heritage listing or Biodiversity overlay. There is scattered domestic vegetation across the site, none of which is identified as being significant or protected. This vegetation will be removed if necessary to facilitate the development.

#### 3.3.2 Topography

The subject site contains a significant slope from west to east. This site is identified at approximately 60.5m AHD at the Perrott Street boundary sloping down to approximately 55m AHD at the western (rear) corner.

#### 3.3.3 Flooding

The Brisbane City Council Floodwise Property Report identifies that the site is not susceptible to flooding from any sources.

#### 3.3.4 Infrastructure

The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council's reticulated water, sewer, stormwater, electricity and telecommunications.

### 3.4 Site History

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#### 3.4.1 Development History

No recent development applications or approvals were sighted during the preparation of this application.

#### 3.4.2 Dwelling History

The dwelling house on the site is understood to have been constructed in two distinct stages.

##### Original Dwelling (c.1914-1915)

Title records indicate that the property was first transferred to David and Bertha Robertson in May 1913, noted as "Free from Mortgage." A subsequent mortgage of £300 was registered in June 1914, which closely aligns with the typical construction cost of a Queensland dwelling of that period, suggesting the house was likely built shortly thereafter. Supporting this, a review of Wise's Queensland Post Office Directories identifies the earliest mail delivery to "Robertson, Dvd" on Perrott Street in the 1915/1916 edition. While formal street numbering did not appear until 1934, cross-referenced entries confirm that the dwelling corresponding to what is now 31 Perrott Street was occupied by Robertson during this timeframe.

As such this portion of the Dwelling is assumed to have been constructed circa 1914.



*Figure 5: Original timber Dwelling house (View from Corner of tooth Avenue)*



*Figure 6: Original timber Dwelling house (View from Perrott Street)*

#### Brick Extension (c.1945)

A substantial brick extension (refer to Figure 7), forming a self-contained flat and lower-ground utility spaces, was added to the eastern and lower sides of the original timber house in the 1940s. The addition is clearly distinguishable from the original residence in its form, materials and detailing. Although the exact construction date is not documented, available evidence strongly indicates that the works occurred around 1945. A Consent to Commence Building Operations issued by the Department of War Organisation of Industry references 31 Perrott Street with Application No. 10085/45, supporting a circa-1945 construction period for the extension. The extension is also visible within Brisbane City Councils 1946 aerial basemap, as indicated in Figure 3 above.



Figure 7: Brick Extension (View from Tooth Avenue)

### Recent History

The dwelling has remained unoccupied since the 1990s and is presently in a dilapidated and unliveable condition.

Malcolm Douglas Consultants Pty Ltd have undertaken a structural review of the existing Dwelling house. The review determines that there has been significant damage to all load-bearing elements, primarily caused due to excessive movement, deflection and foundation settlement. Furthermore, weather deterioration, non-compliant plumbing/ water proofing, and extensive façade vegetation has led to wall damage and irreversible rotting of interior and exterior cladding. Refer to Figure 8 - Figure 17 below for details.



Figure 8: Stumps disconnected from floor joists



Figure 9: Stumps disconnected from floor joists



Figure 10: Vegetation attached to timber cladding



Figure 11: Structural damage to brick addition



Figure 12: Structural damage to brick addition



Figure 13: Structural damage to brick addition



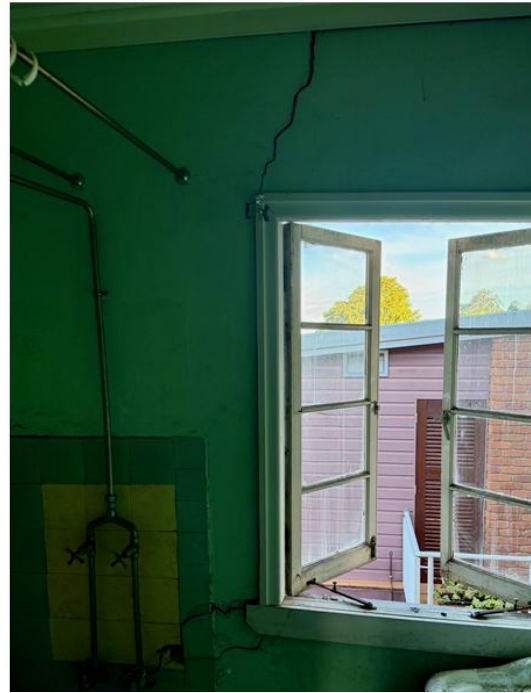
Figure 14: Structural damage to brick addition



Figure 15: Exterior brick columns failing



*Figure 16: Internal Structural Damage*



*Figure 17: Internal Structural Damage*

## 4 PROPOSAL

This report is submitted on behalf of *Douglas Curtis & Andrew Peltola* in support of the proposed Building work (Development Permit) for alterations, additions and partial demolition to a pre-1947 Dwelling house located within the Traditional building character overlay upon land at 31 Perrott Street, Paddington Qld 4064 (Lot 1 RP 223890).

Under the Brisbane City Plan 2014, the subject site is identified as being contained within the Character residential (Infill housing precinct) zone. The planning scheme intends the Character residential zone to provide for low density suburban and inner-city living through the development of predominantly 1 or 2 storey Dwelling houses.

The proposed development involves partial demolition, alterations and additions to an existing pre-1947 dwelling, combining both restoration of original features and the introduction of contemporary elements to restore the functional operation of the previously dilapidated house. Additionally, the proposal includes a new secondary dwelling to accommodate multigenerational living, allowing the applicant's family to age in place. The proposed site plan is shown in Figure 18 below.

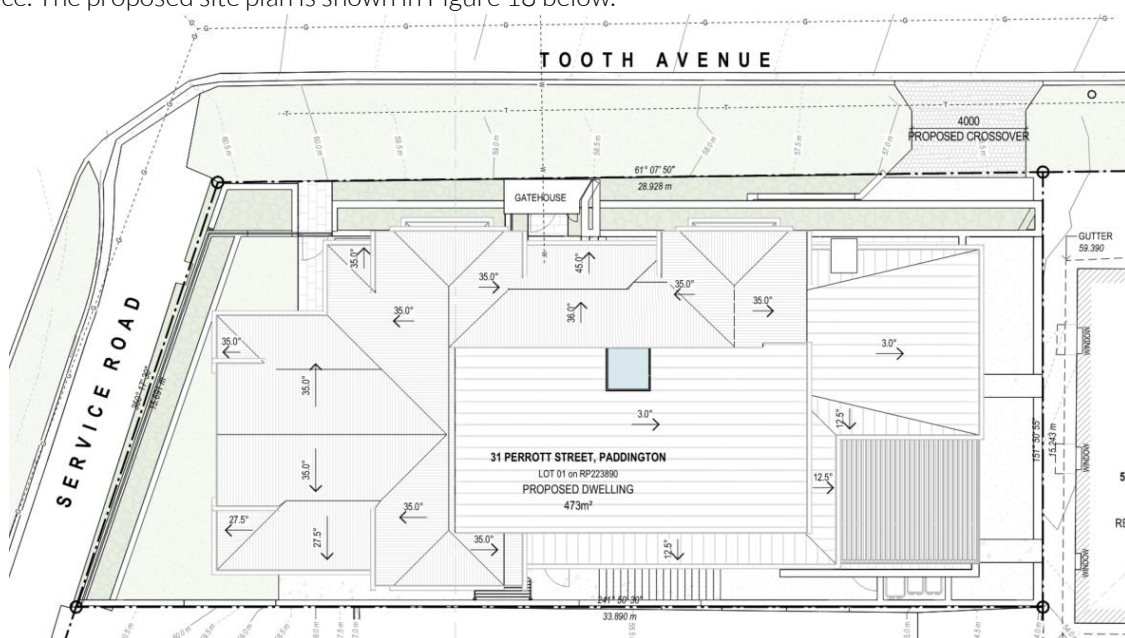


Figure 18: Proposed Site Plan

### 4.1 Partial Demolition

The proposed partial demolition of the pre-1947 Dwelling house is limited in scope seeking to retain all key character elements of the original timber pre-1947 dwelling, with more extensive demolition of the pre-1947 brick extension.

#### 4.1.1 Accepted Demolition

Pursuant of Part 5, Section 5.3.4.1 of the Brisbane City Plan 2014, the following elements are considered exempt development and therefore can be carried out 'as of right':

- Internal wall or features;
- External features including windows, doors, balustrades, window hoods and fretwork forming part of the building constructed in 1946 or before, where the demolition enables replacement of the

feature with new features of the same style and appearance consistent with traditional building character;

- demolition of an internal or external stair, lift or ramp;
- demolition to facilitate internal building work;
- a post-1946 addition, extension or free-standing outbuilding; and
- any demolition works located at the rear of the dwelling and behind the rearmost part of the roof.

It is determined that the demolition of the external stairs and post 1947 veranda enclosure are exempt from assessment, as per section 5.3.4.1.

#### 4.1.2 Assessable Demolition

The subject site is identified within the Traditional building character overlay and contains a dual frontage to both Perrott Street and Tooth Avenue. In accordance with Table 5.3.4 of the *Brisbane City Plan 2014*, demolition of any pre-1947 components of a dwelling within this overlay (unless assessed in section 4.1.1 above) constitutes Code Assessable development. To simply Councils assessment we have broken the assessable demolition into two components, being that relevant to the original timber dwelling, and that associated to the pre-1947 brick extension. These have been further discussed below.

##### Original Timber Dwelling

The proposed development retains the majority of traditional character elements of the existing timber dwelling with minor demolition proposed to the external balustrades, rear cladding, and roof sheeting of which are all considered to be beyond repair. Additionally, one window and one doorway along the Tooth Avenue frontage are proposed to be removed to facilitate cladding or window replacement.

While the replacement of external balustrades with 'like for like' would ordinarily be accepted development, a direct like-for-like replication is not feasible because the original balustrade design does not meet current building standards. As such the removal and reinstatement of the balustrade has been included within the scope of assessable demolition. Notwithstanding, the new proposed balustrade will be installed in the same location and in a commensurate style, closely reflecting its original appearance.

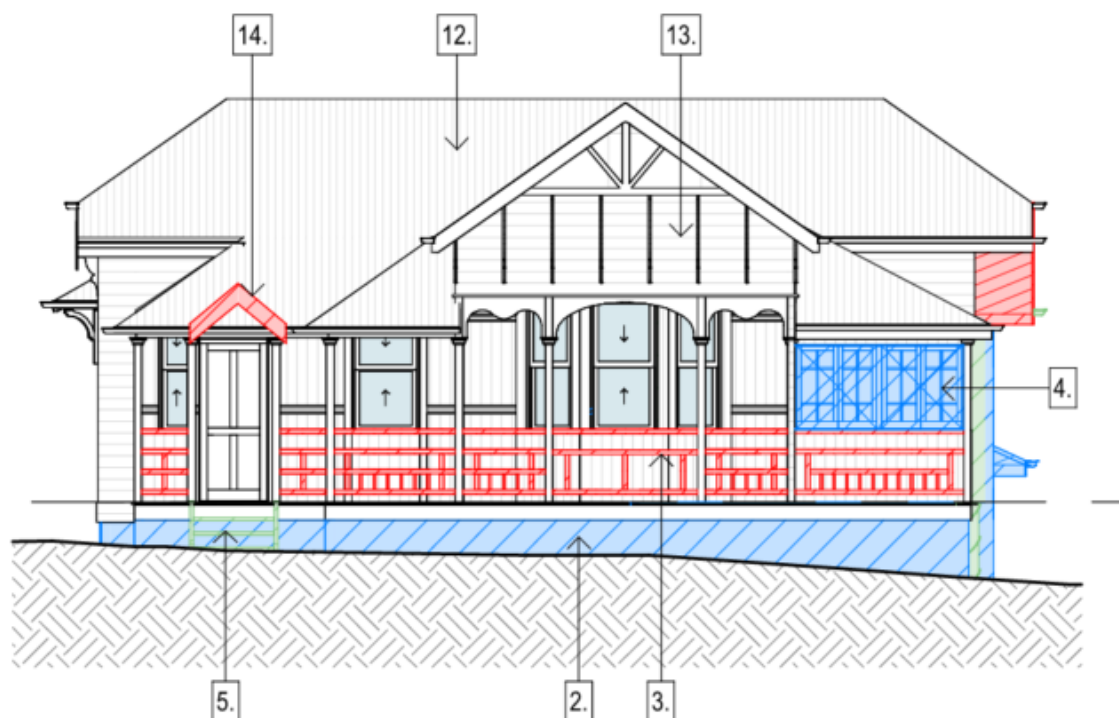


Figure 19: Proposed Demolition - Western Elevation (Perrott Street)

Furthermore, the proposal includes the replacement of existing roof sheeting and selected areas of external cladding with like-for-like materials. Although the replacement of these components is not expressly contemplated in Section 5.3.4.1 of the Brisbane City Plan 2014, it is acknowledged that the works do not involve the removal of traditional elements in their entirety. Rather, the materials are being replaced on a needs basis to facilitate reconstruction to ensure the dwelling meets contemporary building standards.

Lastly, the proposal includes the demolition of the rearmost section of the original timber dwelling including the lean to roof. The removal of this element is proposed for ease of construction, and ultimately because majority of this section is impacted by significant external vegetation (see Figure 10) and therefore all cladding on this façade is damaged, rotting, and not salvageable. This portion of the dwelling is not visible from the Perrott Street or the Tooth Avenue elevation and therefore its removal is not considered to diminish the traditional character of the dwelling.

Pre-1947 Brick Extension

The majority of the assessable demolition works are associated to the brick extension as indicated below.

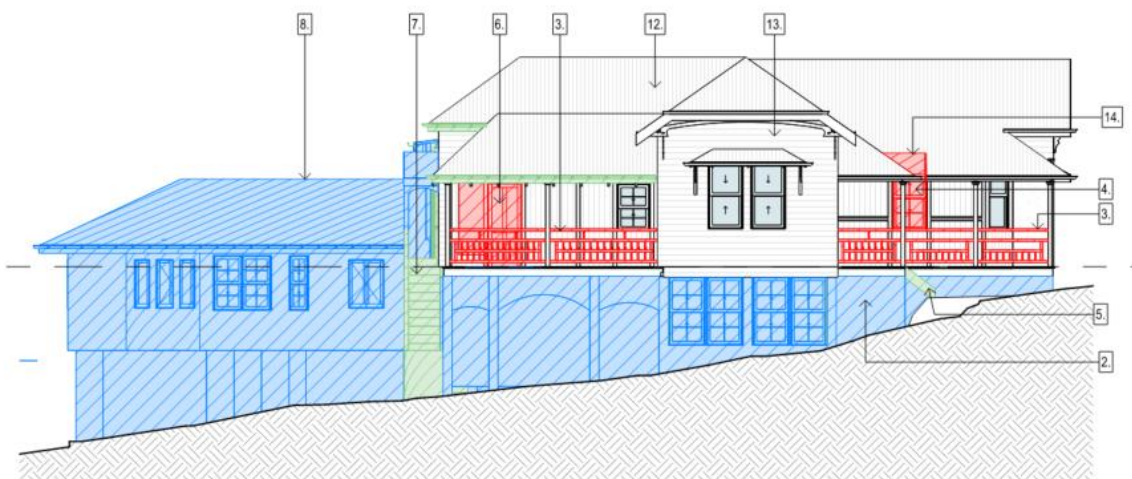


Figure 20: Proposed Demolition - Northern Elevation (Tooth Avenue)



Figure 21: Proposed Demolition - Upper level

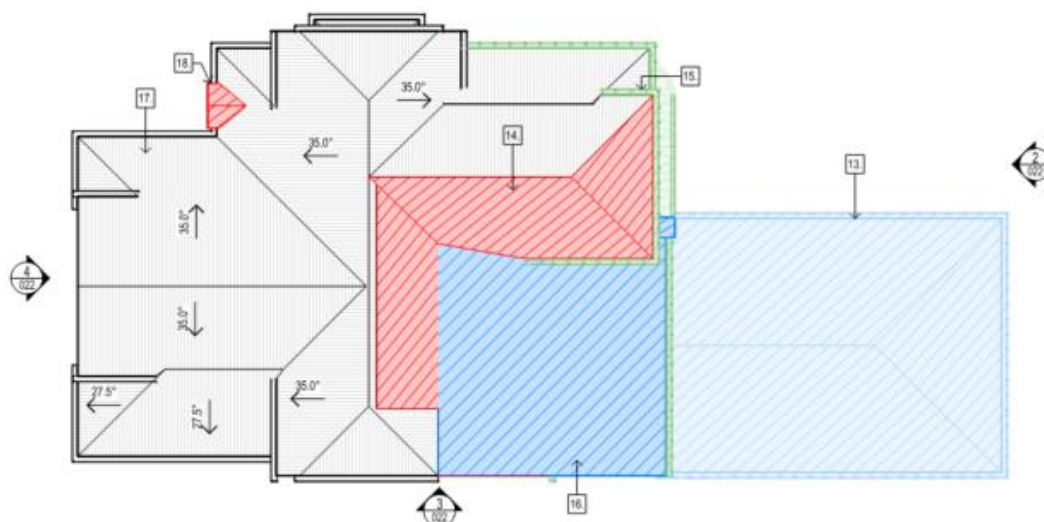


Figure 22: Proposed Demolition - Roof Plan

The pre-1947 brick extension is considered to make only a minor contribution to the traditional character of the area, as it represents an isolated example of pre-1947 brick construction attached to a prominent timber dwelling of an earlier origin. A structural assessment has confirmed that the extension is unsound and beyond repair (refer to attached report prepared by *Malcolm Douglas Consultants Pty Ltd*). Additionally, the brickwork is inconsistent in its application, with multiple brick variants identified across the site, indicating a series of reconstructions undertaken over time (refer to Figure 10 - Figure 12). From a character perspective, the brick addition is less visible from certain viewpoints, lacks architectural intricacy, and appears disconnected from the original dwelling.

The proposal enables a functional and respectful upgrade, improving internal layout and amenity while preserving the primary form, scale, and defining characteristics of the original timber dwelling. Most traditional building fabric (integral to the locality's character) will be retained and incorporated into the updated design. Accordingly, the extent of demolition is not considered to result in the loss of any significant traditional character elements. Instead, the works will support the ongoing preservation and enhancement of the dwelling's contribution to the area.

Accordingly, the proposed demolition is considered to comply with the purpose and overall outcomes of the Traditional building character (demolition) overlay code as the development retains the traditional built form and character contribution of the existing dwelling.

## 4.2 Traditional Building Character (Design) Overlay Code

The subject site is located within the Traditional building character (design) overlay, where the purpose of the code is to ensure that development preserves and enhances the pre-1947 character and streetscape values of established residential areas. The proposed development involves alterations and additions to an existing pre-1947 dwelling, combining both restoration of original features and the introduction of contemporary elements to enable the functional operation of the previously dilapidated house. Additionally, the proposal includes a new secondary dwelling to accommodate multigenerational living, allowing the applicant's family to age in place.

As outlined throughout this report the existing dwelling onsite represents a uniquely isolated example of architecture within the locality. With this in mind, the proposal adopts a site-responsive design that prioritises retaining, refurbishing and enhancing the dwelling's distinctive original character features, rather than replicating the scale of surrounding pre-1947 houses. As demonstrated in Figure 23 - Figure 24 below,

the proposal represents a high-quality architectural outcome by *Invilla* that responds appropriately to the established built form and character of the locality.

The proposed elevations are shown below.



Figure 23: Proposed Northern Elevation - Tooth Avenue



Figure 24: Proposed Western Elevation - Perrott Street

The proposed addition adopts several character-commensurate elements, including a pitched roof form, projecting street facing jerkinhead gable, lightweight horizontal weatherboard cladding, metal sheet roofing, louvered screening, three rail dowel balustrades, sunhoods, sash windows, and timber valances consistent with the architectural features of the original timber dwelling. In addition, the proposal includes the refurbishment of the existing leadlight windows (currently located within the brick extension) with integration into the new street-facing jerkinhead gable. The lower level is proposed to incorporate a predominantly masonry-based material palette comprising brick, concrete, and rendered finishes. This approach directly references the existing pre-1947 extension, which already incorporates these materials, and ensures a cohesive relationship between the new works and the established built form.

Collectively, these elements ensure the built form reinforces the prevailing character pattern while providing a contemporary interpretation that remains respectful of the portion of the existing dwelling to be retained and refurbished. The development is expected to positively contribute to the visual cohesion of the street and deliver a significant improvement on the dwelling’s current dilapidated condition. The inclusion of generous windows, verandahs, and openings addressing the street further enhances the dwelling’s contribution to passive surveillance and streetscape engagement.

The inclusion of a secondary dwelling within the lower ground level of the existing house is consistent with the definition of a Dwelling house under the *Brisbane City Plan 2014*, which permits a primary dwelling and a secondary dwelling occupied by the same household. The proposed secondary dwelling is intended to accommodate multigenerational living, supporting housing diversity and enabling the applicant's family to age in place. Furthermore, the existing brick extension was historically constructed as a self-contained flat, and its reconstruction maintains the established built form and character of the site.

On this basis, the proposed alterations and additions are considered to comply with the relevant performance outcomes of the Traditional building character (design) overlay code. The development maintains the pre-1947 character of the dwelling, reinforces the established streetscape pattern, and represents a sensitive and context-responsive adaptation of traditional housing.

### 4.3 Dwelling House Code (Building Height)

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The subject site has a total area of 473m<sup>2</sup>, and as such, it is defined as a standard lot under the *Brisbane City Plan 2014*. Accordingly, the proposal has been assessed against the provisions of the Dwelling House Code.

In accordance with AO2 of the Dwelling house code, development located within the Character residential zone is to be a maximum building height of 9.5m and 2 storeys. Due to the natural topography of the subject site, the lower ground level protrudes more than 1m above the natural ground level and is therefore unable to be classified as a basement and constitutes an additional storey. As a result, a performance solution is sought against PO2 of the Dwelling house code.

Performance Outcome PO2 of the Dwelling house code within the Brisbane City Plan 2014 states the following

*Development has a building height that:*

- (a) *does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;*
- (b) *is consistent with the building height of dwelling houses prevailing in the immediate vicinity;*
- (c) *contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure a);*
- (d) *N/A*

It is important to note that a substantial topographical variance of approximately 5.5mAHD is present across the site. Therefore, the proposed dwelling maintains a single-storey presentation to Perrott Street, while appearing as a two- to three-storey form as it progresses down Tooth Avenue. The height exceedances has been centrally located on the site, with a recessed roof form and reduced roof pitch helping to minimise overall height toward the eastern end of the extension. The encroachment is minor along the eastern and southern boundaries, significantly reducing its visibility and potential impact on neighbouring properties. In addition, the use of louvred screening and solid balustrading to the rooftop terrace ensures privacy is protected for both future occupants and adjoining residents.

It is also noted that the adjoining properties orient their views and primary private open spaces toward the southeast, taking advantage of outlooks toward the Brisbane CBD. The proposed dwelling is naturally positioned higher along the spine of Tooth Avenue, resulting in its primary views and private open spaces overlooking the roof of the dwelling at 54 Tooth Avenue rather than directly impacting neighbouring outdoor areas and internal habitable spaces. The subject site is positioned on the ridgeline of Tooth Avenue and Perrott Street, with Garfield Park being the sole property located at a higher elevation. Given this context, the proposed additions will not generate any appreciable impacts to surrounding view corridors.

Furthermore, and likely due to the topography of the surrounding area, there are several examples of 3 storey Dwelling houses within the vicinity, many of which present as such to the street. These are outlined within the figures below.



Figure 25: 23 Norwood Terrace, Paddington



Figure 26: 60 Garfield Drive, Paddington



*Figure 27: 26 Gilday Street, Paddington*

As identified above, the proposed built form is not considered to be an outlier given the existing built form within the surrounding area.

Further to the above, shadow diagrams have been prepared as part of the architectural plans to illustrate the shading impacts of the proposed dwelling compared to those generated by a dwelling of compliant height. As demonstrated in these diagrams, the shadows cast by the portions of the building exceeding 9.5m are minimal and primarily contained within the subject site or falling within the extent of permissible shadowing, resulting in negligible additional impact on adjoining properties. It is also noted that these diagrams do not account for shadows cast by dwellings on neighbouring sites. An aerial and streetscape review indicates that this area is particularly built up, with many similarly stepped dwellings, and it is therefore expected that neighbouring buildings would generate similar shadow patterns, which may account for any variation. Accordingly, the proposed height variation is considered minor in nature and satisfies the intent of the performance outcome, maintaining a built form that is compatible with the character and amenity of the locality.

In summary, the proposal reflects a three-storey dwelling in response to local topography, of which aligns with the built form and design of nearby dwellings, and results in shadow impacts of an acceptable scale. As such it is considered to satisfy Performance Outcome PO2 of the Dwelling House Code.

It is noted that the proposed building works comply with all other applicable acceptable outcomes of the Dwelling house code, as summarised below:

- AO1.1 and AO1.2 – The proposed works involve partial demolitions and extensions to an existing pre-1947 Dwelling house occupied by a single household. The proposal includes a new secondary dwelling, complying with all relevant standard, to accommodate multigenerational living, allowing the applicant's family to age in place.
- AO4 – The proposed development provides adequate on-site car parking consistent with the requirements for a dwelling house. Vehicle access is provided via Tooth Avenue, classified as a neighbourhood road.
- AO5 – The site is not affected by any known flooding, and all works are designed to ensure overland flow is not worsened, impeded, or diverted onto adjoining land.
- AO6 – All stormwater drainage and roof water systems are managed within the property. No connections through adjoining land are proposed.

#### 4.4 Ithaca District Neighbourhood Plan (Hillside Character Precinct - NPP-008)

The subject site is identified within the Ithaca district neighbourhood plan, specifically within the Hillside character precinct. The overall outcomes of the Hillside character precinct (NPP-008) are as follows;

- a) Hillside character is maintained, retained and enhanced through sympathetic development that minimises visual impact within its visual catchment;
- b) Development along major ridgelines in the precinct contributes to a consistent rhythm and sense of scale along the ridgeline when viewed from the surrounding visual catchment;
- c) Residential development in particular, provides and/or incorporates:
  - i. the appearance of traditional character houses uniformly spaced and stepped across well-treed hillsides;
  - ii. compatible building height, bulk and proportions;
  - iii. construction methods, such as posts or piers, that minimise the amount of alteration to site topography.

It is acknowledged that the proposed foundation system incorporates slab-on-ground construction, with modest excavation required to accommodate the lower-level (basement) garage. While consistent with dwellings current construction this approach is considered a performance-based solution to AO24.1 and AO24.2 of the Ithaca district neighbourhood plan code, which typically encourages post-and-pier construction and minimal excavation or retaining.

The design has sought to retain existing site levels wherever possible, refurbishing existing retaining walls and strategically locating cuts to minimise disruption. Limiting cut and fill onsite, while also restricting building height, significantly constrains development potential on this site. As such, the resultant design has adopted a balanced approach that ensures excavation remains largely imperceptible from surrounding properties, preserves the natural landform, while avoiding undue building height exceedances.

Further to the above, and likely due to the steep topography characteristic of the surrounding area, several nearby dwellings within this part of the Hillside character precinct (NPP-008) have undertaken similar excavations to facilitate basement-level parking. Examples of these are outlined in Figure 28 - Figure 29 below.

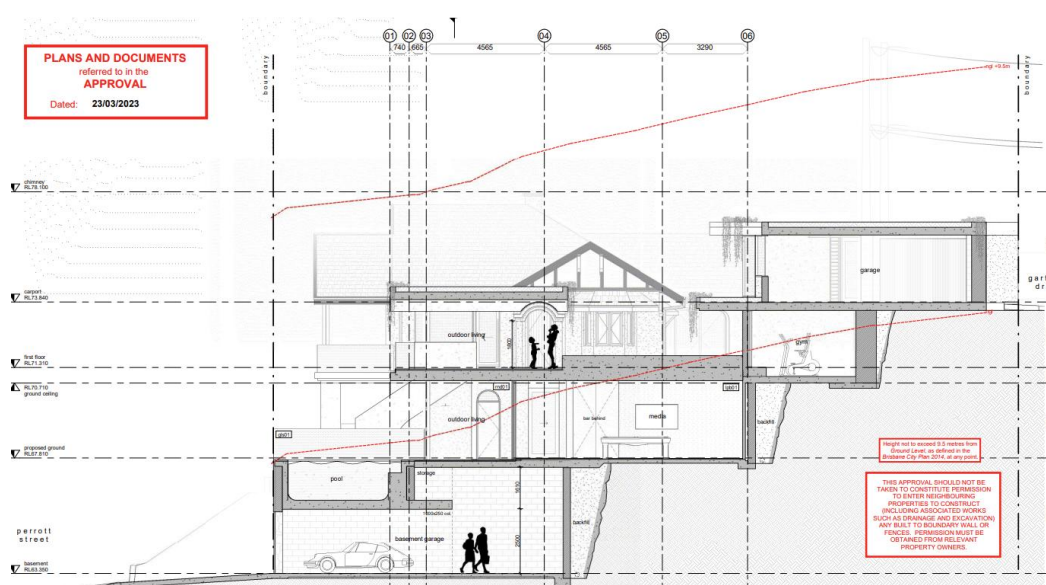


Figure 28: 20 Perrott Street, Paddington

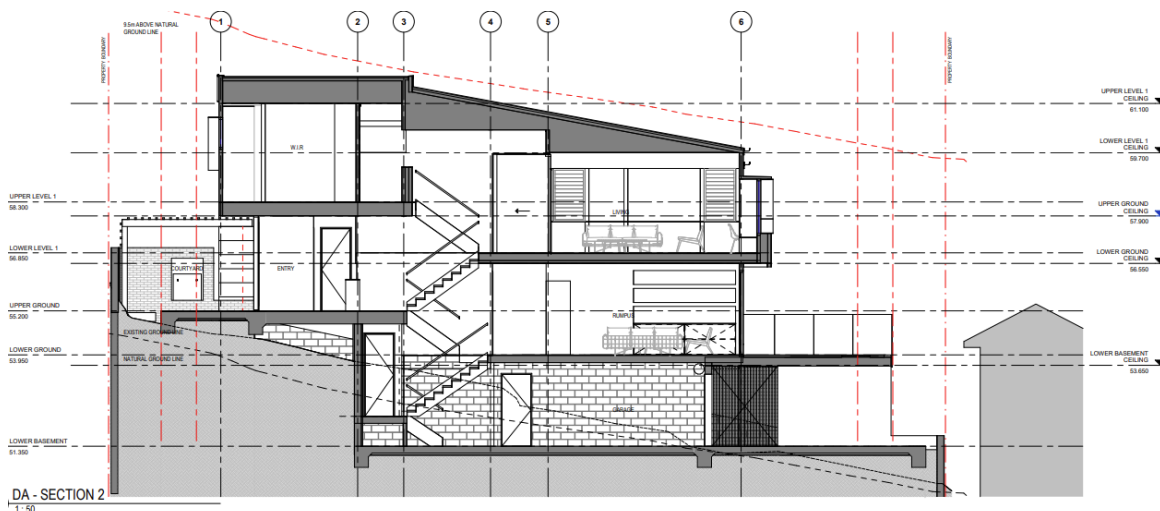


Figure 29: 23 Norwood Terrace, Paddington

In addition to the above, the existing dwelling accommodates a storage cellar at basement level (refer to Figure 30 below), indicating that subterranean storage and excavation is historically anticipated on this specific site.

31 Perrott Street, Paddington



Figure 30: Existing Dwelling floorplans - showing subterranean cellar

Lastly, where excavation and retaining are proposed, the design incorporates perimeter planter boxes to provide landscaping and maintain a vegetated environment in accordance with AO22 of the Ithaca district neighbourhood plan code. Furthermore, all existing street trees will be retained throughout construction, and although currently juvenile, these trees will mature over time, contributing additional greenery and reinforcing the landscaped character of the frontage.

## 5 TOWN PLANNING FRAMEWORK

### 5.1 State Government

#### 5.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This proposal will be assessed in accordance with the relevant components of the *Planning Act 2016*.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

#### 5.1.2 State Planning Policies

The *State Planning Policy* (SPP) came into effect on 3 July 2017 and expresses the State's interests in land use planning and development.

Part E of the SPP outlines the State interest policies and assessment benchmarks. The assessment benchmarks are applicable to the assessment of development applications to the extent that the SPP has not been identified in a Planning Scheme as being appropriately integrated.

The State Planning Policy July 2017 is not identified in the *Brisbane City Plan* as being appropriately integrated. As such, the assessment benchmarks in Part E of the State Planning Policy are addressed below.

STATE INTEREST	RESPONSE	COMPLIANCE
<b>LIVEABLE COMMUNITIES AND HOUSING</b>		
Housing supply and diversity	The proposed development is for a residential use which will contribute to the supply and diversity of the local area.	P
Liveable communities	The proposal supports a liveable, well-designed and serviced community.	P
<b>ECONOMIC GROWTH</b>		
Agriculture	The site does not contain agricultural land or fisheries resources.	N/A
Development and construction	The proposal will facilitate employment and economic growth within the development and construction sector.	P
Mining and extractive resources	The site is not located within an area identified for mining or extractive resources.	N/A
Tourism	The proposal involves a residential use and does not impact on tourism planning and delivery.	N/A
<b>ENVIRONMENT AND HERITAGE</b>		
Biodiversity	The site is not identified as containing Matters of State Environmental Significance.	N/A
Coastal environment	The subject site is not located within the Coastal Management District of the State Interest Mapping Layer. As such, not applicable.	N/A
Cultural heritage	The subject site is not identified as a heritage place or area.	N/A

STATE INTEREST	RESPONSE	COMPLIANCE
Water Quality	The proposal seeks to appropriately manage stormwater and wastewater discharge to maintain water quality and environmental values of local waterways.	P
<b>SAFETY AND RESILIENCE TO HAZARDS</b>		
Emissions and hazardous activities	The proposal will not result in or be impacted on by emissions and hazardous activities.	N/A
Natural hazards, risk and resilience	The proposal is not subject to risks from natural hazard.	N/A
<b>INFRASTRUCTURE</b>		
Energy and water supply	The proposal does not relate to existing or future major electricity or bulk water supply infrastructure.	N/A
Infrastructure integration	The proposal achieves integration with existing and planned infrastructure.	P
Transport infrastructure	The proposal will maintain the safety and efficiency of state and local transport infrastructure.	P
Strategic airports and aviation facilities	The proposal will maintain the safety, efficiency and operational integrity of strategic airports.	P
Strategic ports	The site is not located in proximity to a strategic port.	N/A

## 5.2 Local Government

### 5.2.1 Definition

The *Brisbane City Plan 2014* defines a Dwelling house as:

*“A residential use of premises involving—*

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
- (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.”*

In view of the above, the proposal involves Building work for partial demolition, extensions and additions to an existing Dwelling house including a secondary dwelling.

### 5.2.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is located within the Character Residential Zone and the Ithaca district neighbourhood plan (Hillside character precinct – NPP – 008). Additionally, the site is located within the following overlays:

- Airport environs overlay;
- Community purposes network overlay;
- Critical infrastructure and movement network overlay;
- Dwelling house character overlay;
- Road hierarchy overlay;
- Streetscape hierarchy overlay; and
- Traditional building character overlay

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed development is subject to the following category of assessment:

<b>LEVEL OF ASSESSMENT</b>	
<b>CHARACTER RESIDENTIAL ZONE CODE</b>	
Accepted Development	The proposed Building work described in this report is not listed in Table 5.7.1 – Building work and is therefore not assessable development against the zone code. Notwithstanding, while the proposal is not assessable under the zone code, the proposed Building work is identified as assessable development under overlay codes, as set out below.
<b>ITHACA DISTRICT NEIGHBOURHOOD PLAN</b>	
No change	In accordance with Table 5.9.31C – Levels of Assessment for Ithaca district neighbourhood plan – Building work, the proposed development for demolition, extensions and additions to an existing Dwelling house is not listed as assessable development. As such, there is no change to the category of assessment. For completeness, the Ithaca district neighbourhood plan code is addressed as part of this application.
<b>OVERLAYS</b>	
<b>Airport Environs Overlay</b>	
Not applicable	In accordance with Table 5.10.2 – Levels of Assessment for Airport Environs Overlay, there is no category of assessment nominated for Building work to a Dwelling house. As such, there is no change to the category of assessment and the proposed development is not required to be assessed against the Airport environs overlay code.
<b>Bicycle Network Overlay</b>	
Not applicable	In accordance with Table 5.10.3 – Bicycle network overlay, there is no category of assessment nominated for Building work to a Dwelling house. As such, there is no change to the category of assessment and the proposed development is not required to be assessed against the Bicycle network overlay code.
<b>Community Purposes Network Overlay</b>	
Not applicable	In accordance with Table 5.10.7A – Community purposes network overlay, there is no category of assessment nominated for Building work associated with a Dwelling house. As such, there is no change to the category of assessment and the proposed development is not required to be assessed against the Community purposes network overlay code.
<b>Critical Infrastructure and Movement Network Overlay</b>	
	In accordance with Table 5.10.8 – Critical infrastructure and movement network overlay, there is no category of assessment nominated for Building work associated with a Dwelling house. As such, there is no change to the category of assessment and the proposed development is not required to be assessed against the Critical infrastructure and movement network overlay code.
<b>Dwelling House Character Overlay</b>	
Accepted subject to requirements	In accordance with Table 5.10.9 – Dwelling house character overlay, Building work for an extension to a Dwelling house in the Character residential zone is assessable development if not complying with all acceptable outcomes in the Dwelling house code. As such, the Dwelling house code has been assessed as part of this application.
<b>Road Hierarchy Overlay</b>	
Not applicable	In accordance with Table 5.10.18 – Road hierarchy overlay, there is no category of assessment nominated for Building work. As such, there is no change to the category

LEVEL OF ASSESSMENT	
	of assessment and the proposed development is not required to be assessed against the Road hierarchy overlay code.
Streetscape Hierarchy Overlay	
Not applicable	In accordance with Table 5.10.20 – Streetscape hierarchy overlay, there is no category of assessment nominated for Building work. As such, there is no change to the category of assessment and the proposed development is not required to be assessed against the Streetscape hierarchy overlay code.
Traditional Building Character Overlay	
Code Assessable	In accordance with Table 5.10.21 – Traditional building character overlay, the proposed Building work for partial demolition, alterations and additions to the Dwelling house triggers assessment against the Traditional building character (design) overlay code, and the Traditional building character (demolition) overlay code

In view of the above, the proposed development is subject to Code Assessment. The following codes are identified as being applicable to the proposal and have been addressed in Appendix 1 of this report and the supporting consultant documentation:

APPLICABLE CODES	
<b>Zone Codes</b>	<ul style="list-style-type: none"> <li>▪ Character residential zone code</li> </ul>
<b>Neighbourhood Plan Code</b>	<ul style="list-style-type: none"> <li>▪ Ithaca district neighbourhood plan code</li> </ul>
<b>Use Code</b>	<ul style="list-style-type: none"> <li>▪ Dwelling house code</li> </ul>
<b>Overlay Codes</b>	<ul style="list-style-type: none"> <li>▪ Traditional building character (design) overlay code</li> <li>▪ Traditional building character (demolition) overlay code</li> </ul>

As this application is to be assessed using the Code assessment procedures of the Development Assessment Rules (DA Rules), public notification is not required.

## 6 CONCLUSIONS

This report is submitted on behalf of *Douglas Curtis & Andre Peltola* in support of the proposed Building Work (Development Permit) for alterations, additions and partial demolition to a pre-1947 Dwelling house located within the Traditional building character overlay upon land at 31 Perrott Street, Paddington Qld 4064 (Lot 1 RP 223890).

The report addresses all relevant town planning requirements associated with the current proposal with regards to the provisions of the *Brisbane City Plan 2014* and the application will be assessed in accordance with the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the subject site is identified within the Character residential (Infill housing precinct) zone. The planning scheme intends for the Character residential zone to provide for provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey Dwelling houses. The proposed development supports this intent by facilitating extensions and additions to the existing dwelling, upgrading it from its severely dilapidated condition to a liveable standard while preserving its existing form.

Furthermore, the site is located within the Traditional building character overlay. This overlay intends to retain buildings constructed in 1946 or earlier and for new development to strengthen traditional building character through compatible scale, materials and detailing. The proposal seeks to retain and sensitively adapt the original timber pre-1947 dwelling to improve internal functionality, amenity and outdoor connections while preserving its traditional form, roof profile and architectural detailing.

The proposal has been assessed against the Dwelling house code, the Traditional building character (demolition and design) overlay code, and the Ithaca district neighbourhood plan code, and is demonstrated to comply with the relevant provisions on the following basis:

- The existing original pre-1947 timber dwelling is retained in its original orientation and front setback to both Perrott Street and Tooth Avenue, maintaining alignment with the established rhythm of adjoining character houses;
- Partial demolition is confined to elements that have been previously altered unsympathetically, require removal for structural integrity, or lack traditional character.
- The proposal reflects a three-storey dwelling in response to local topography, of which aligns with the built form and design of nearby dwellings, and results in limited impacts on adjoining properties.
- The proposed design seeks to retain existing site levels wherever possible, utilising existing retaining walls (to be replaced) and strategically locating cut to minimise disruption.
- The proposal includes a new secondary dwelling, complying with all relevant standards, to accommodate multigenerational living, allowing the applicant's family to age in place; and
- The proposed addition retains and adopts several character-commensurate elements, including a pitched roof form, projecting street facing jerkinhead gables, lightweight vertical weatherboard cladding, metal sheet roofing, louvered screening, three rail dowel balustrades, sunhoods, leadlight windows, and timber valances consistent with the architectural features of the original timber dwelling.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposal is subject to Code Assessment, with no referral agencies triggered and no requirement for public notification under the *Planning Act 2016*. Overall, the development represents a compliant, well-resolved and context-responsive outcome that preserves the traditional building character of Perrott Street and Tooth Avenue, enhances the amenity of the existing dwelling, and contributes positively to the character and architectural integrity of the Paddington locality. Accordingly, the application should be approved subject to reasonable and relevant conditions.