



*Dedicated to a better Brisbane*

19 January 2026

Mr Douglas Curtis, Ms Andre Peltola  
C/- Town Planning Alliance  
PO Box 7657  
EAST BRISBANE QLD 4169

**ATTENTION: Jordan Holman**

**Application Reference:** A006923591  
**Address of Site:** 31 PERROTT ST PADDINGTON QLD 4064

Dear Jordan

**RE:** Information request in accordance with the Development Assessment Rules

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

**Building Form and Scale**

1. While it is acknowledged that the site includes a sloping topography, the raising and extension of the dwelling has resulted in a design that is 3 storeys with a large portion exceeding 9.5m in height. There is concern regarding the portion of new extension towards the eastern boundary as the proposal has not demonstrated that it is of a bulk and scale that is designed to minimise amenity impacts on adjoining neighbours and reinforce the scale of dwellings along ridge lines in the catchment.
  - a. Amend the plans to reduce the scale of the dwelling towards the eastern boundary so that the dwelling presents as predominately 2 storeys and under 9.5m when viewed from Tooth Avenue.
  - b. Provide an additional streetscape elevation of Tooth Avenue showing the proposed dwelling and two houses to the east. Ensure the 9.5m height line and ground level are annotated on the plans.
  - c. Amend the elevations to also include the ground level and the 9.5m height line, ensure the elevations and sections also show the proposed floor to ceiling heights.
  - d. Step and reduce the extent of the retaining wall along the eastern boundary to reduce the impact on the neighbouring dwelling and incorporate additional opportunity for planting.

**Partial Demolition**

2. The proposal includes infilling the right side of the verandah facing Perrott Street to facilitate the master WIR. There is concern regarding the extent of this enclosure as it is considered to result in a loss of integral building form.
  - a. Reduce the demolition to retain the original verandah form, proportions and balustrading to Perrott Street and the openings down a portion of the side boundary, where the dwelling house, adjoins 29 Perrott Street, to the first timber post.

3. Further, proposed plans show weatherboard cladding over the original core of vertical joint (VJ) cladding and exposed structure to verandah walls. While weatherboard cladding is a traditional material, the inclusion of this new material may be considered a substantial alternation to the dwelling, not meeting PO1 of the Traditional building character (demolition) code.
  - a. Clarify whether the original core VJ walls are to be retained. If the new cladding is required to repair areas of damage, it needs to be consolidated to these areas. Ensure any additional assessable demolition (where not a like for like replacement) is identified on the demolition plans.
  - b. Provide photographs of the Dwelling house without the blinds/screening on both street frontages. This will assist in the assessment of the development application and understanding of the extent of proposed partial demolition.

### **Landscaping**

4. While the design does provide opportunity for a small amount of landscaping, there is concern that the current landscaping provision does not soften the building bulk or contribute towards the hillside character of the precinct.
  - a. Submit a landscape concept plan (LCP) that incorporates mature landscaping, softening the building form and reducing the building bulk.
  - b. Ensure this LCP includes a planting schedule (ie. outline the type and size of landscaping to be provided).

### **Advice - QDC Siting Variation**

5. The proposal triggers assessment under the Queensland Development Code (QDC MP1.2) and requires a Siting Variation in its current form. While the QDC provisions are not an assessment benchmark of this development application, further clarification will be required to demonstrate how the proposal can achieve the QDC requirements/ and not impact on the adjoining residential amenity specifically on the south and eastern boundaries regarding the proposed setbacks and heights of walls.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006923591.

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

Yours sincerely



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