

04 March 2026

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

Via Email: dsplanning@brisbane.qld.gov.au

Attention: Kosuke Maruyama

Dear Kosuke,

RE: RESPONSE TO INFORMATION REQUEST – PARTIAL DEMOLITION & EXTENSION TO DWELLING HOUSE UPON LAND AT 31 PERROT STREET, PADDINGTON QLD 4064 (COUNCIL REFERENCE A006923591)

We write in relation to the abovementioned application and Council's Information Request dated 19 January 2026.

Pursuant to section 13.2 of the Development Assessment Rules under the Planning Act 2016, we provide the following response to Council's Information Request.

1. Building Form and Scale

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.*

Council's comments regarding building height, bulk and scale are acknowledged. However, it is important to recognise that the existing topography of the site already results in the current Dwelling breaching 9.5m and sitting significantly above the roofline of the adjoining dwelling to the east. The proposed alterations and additions do not introduce a new or disproportionate visual impact when compared with the existing relationship between the two properties. The additional height occurs primarily as a function of the natural slope rather than an excessive built form outcome, and the proposal continues to present as two (2) storeys from key public viewpoints.

Nevertheless, and in response to Council's concerns, direct consultation has been undertaken with the owners of 54 Tooth Avenue, who are the immediate neighbours to the east. Their feedback has resulted in amendments to the design, including the replacement of the previously proposed rendered brick boundary wall with a more lightweight aluminium balustrade atop the retaining wall. This change reduces perceived bulk, improves visual permeability and provides a softer interface between the two properties. The neighbours have expressed support for these amendments, with a letter of support being provided and included within this response. The changes to the eastern boundary elevation are detailed in Figure 1 below and reflected in the enclosed Amended Architectural Proposal Plans prepared by *Invilla Architecture*.

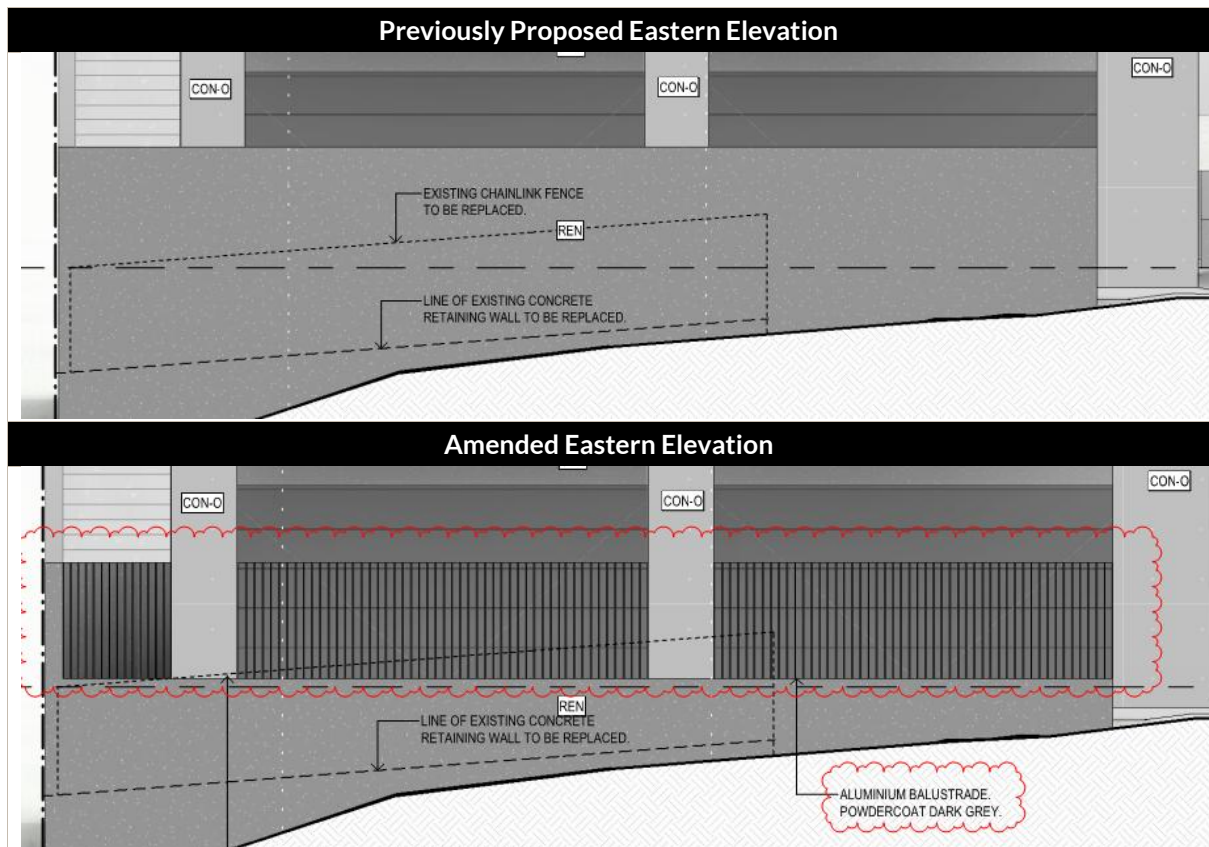


Figure 1: Comparison of eastern elevation

Further refinements have also been made to the built form as viewed from Tooth Avenue. Notably, the previously proposed chimney element has been removed from the Tooth Avenue elevation, reducing vertical projection and contributing to a more recessive and streamlined streetscape presentation. This amendment directly responds to Council’s request to minimise perceived height and bulk when viewed from the street as it was previously one of the highest parts of the Dwelling.



Figure 2: Comparison of northern elevation

In response to item (b), an additional streetscape elevation of Tooth Avenue has been prepared and is included within the amended plan set. This elevation demonstrates that the proposed dwelling maintains an appropriate scale within the established streetscape and is consistent with the pattern of development along the ridge line.

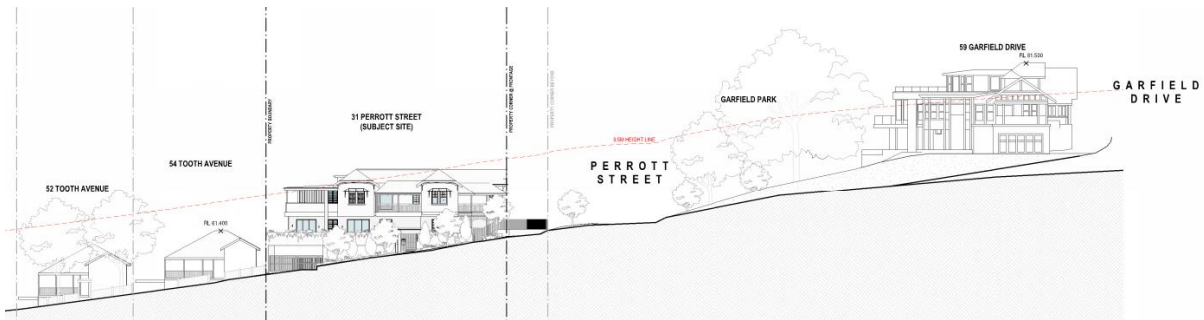


Figure 3: Streetscape elevation of Tooth Avenue

When viewed in the broader context of the locality, the proposal aligns with the existing character of dwellings along ridge lines, several of which present as three storeys due to similar topographical conditions.

Notable examples include:

- A004242733 – 24 Perrot Street, Paddington
- A003929177 – 60 Garfield Street, Paddington
- A005029432 – 23 Norwood Street, Paddington
- A001646465 – 26 Gilday Street, Paddington

These approvals were assessed under the same City Plan provisions and continue to contribute to the established built form character of the area. As such, the proposed dwelling is consistent with this pattern and does not introduce an unreasonable or out of character scale.

Furthermore, the proposed development is not expected to alter the existing streetscape, as the relationship between the Dwelling houses, the ridgeline and the topography of the lower blocks remains consistent with what has historically been observed. This is demonstrated in the circa 1958 photograph below.



Figure 4: Corner of Gilday and Tooth circa 1958

In addition, the presentation of the streetscape is supported by the presence of numerous mature street trees along Tooth Avenue. As shown in the accompanying image, this vegetation significantly softens the built form, with the existing dwelling largely obscured from view when observed from the lower parts of the street. The proposed extensions are therefore also likely to remain visually unobtrusive from this vantage point.



Figure 5: Existing vegetation of Tooth Avenue

Council’s request to show the 9.5m height line on the elevations is acknowledged. However, as this line is not a reliable measure of the building’s true height, it has not been included on the elevation drawings. Instead, the proposed sections clearly illustrate both the natural ground line and the 9.5m height line in accordance with the City Plan and the survey information. For further information, please refer to the enclosed Amended Architectural Proposal Plans.

Following further discussions between the client and the architect, a minor design amendment is proposed. The previously proposed louvred roof to the deck on the eastern elevation is to be replaced with a solid roof that continues seamlessly from the new roof form. This modification is illustrated in Figure 6 below.

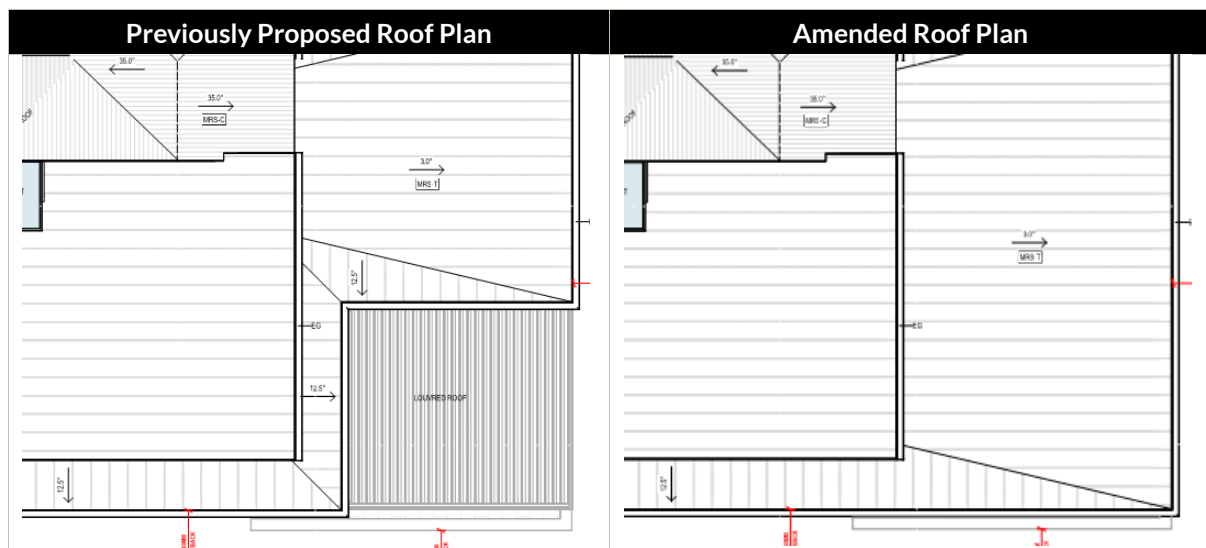


Figure 6: Comparison of roof plan

As the original louvred structure was designed to be fully closeable for weather protection, replacing it with a permanent solid roof does not introduce any additional amenity or visual impacts.

2. Partial Demolition

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.

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.

The subject portion of the Dwelling house adjoining Perrott Street is already enclosed in its existing condition, and the proposal seeks only to modify this established built form. As such, maintaining this area as an enclosed space does not result in the loss of an integral verandah form, as the original open verandah has long since been altered. The existing condition of the south-western corner is shown in Figure 7.



Figure 7: Existing south-western corner

To respond constructively to Council's concerns, the master bedroom WIR has been retained, but the associated works have been refined to achieve a balanced character and functional outcome. As illustrated in the Amended Architectural Proposal Plans, the western elevation has been redesigned to reinstate the visual appearance of a verandah enclosure by incorporating a stud wall with a new balustrade positioned in front. This balustrade reinstates the expected proportions and rhythm of a traditional verandah when viewed from Perrott Street, as demonstrated in Figure 8 below.



Figure 8: Comparison of western (Perrot) elevation

In addition, the balustrade handrail is continued along the southern elevation, presenting as a boarded balustrade where the Dwelling house adjoins 29 Perrott Street. This treatment strengthens the perception of a verandah enclosure edge along the street facing and side elevations.

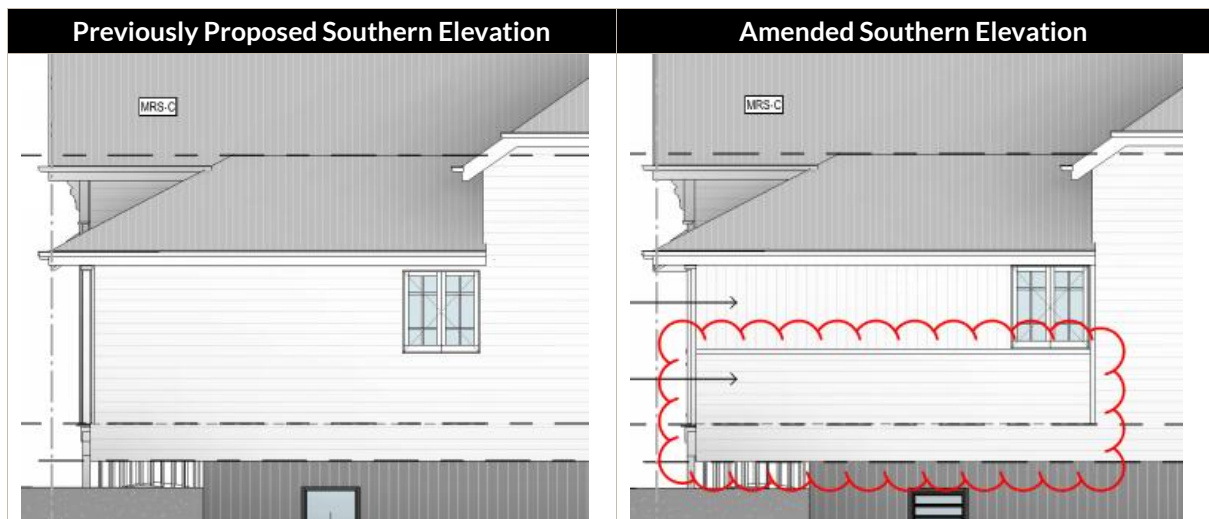


Figure 9: Comparison of southern elevation

Collectively, these amendments restore the legibility of the verandah enclosure while respecting the existing enclosed condition of the Dwelling house. The outcome provides an appropriate balance between Council's request to retain verandah proportions and the practical requirements of the proposal.

In response to Council's further queries, the Amended Architectural Proposal Plans have been updated to clearly identify all original VJ walls that are to be retained. In response to Council's concern regarding the introduction of weatherboard cladding, the proposal has been revised so that the northern, western and southern elevations now either retain the existing VJ cladding or incorporate new VJ cladding only where necessary. This ensures the materiality remains consistent with the original core of the Dwelling house and avoids any substantial alteration. The extent of demolition and replacement is detailed on Drawing 022 Rev G within the enclosed plans.

In response to item (b), photographs of the Dwelling house without blinds or screening on both the Tooth Street and Perrott Street frontages have been provided. These images illustrate the existing condition of the verandah walls and assist in understanding the limited extent of proposed partial demolition.

Furthermore, a review of the existing building fabric has identified additional damage not previously evident in the earlier submission. In particular, deterioration to the rafters within the ceiling cavity and damage to the stumps beneath the structure now necessitate further demolition works. To address these issues, a portion of the northern elevation is proposed to be demolished and reconstructed to replicate the original appearance. This approach will ensure the long-term structural performance of the dwelling while maintaining its established character and presentation to Tooth Avenue. The extent of this additional demolition is illustrated in the Amended Architectural Proposal Plans and in Figures 10 and 11 below.

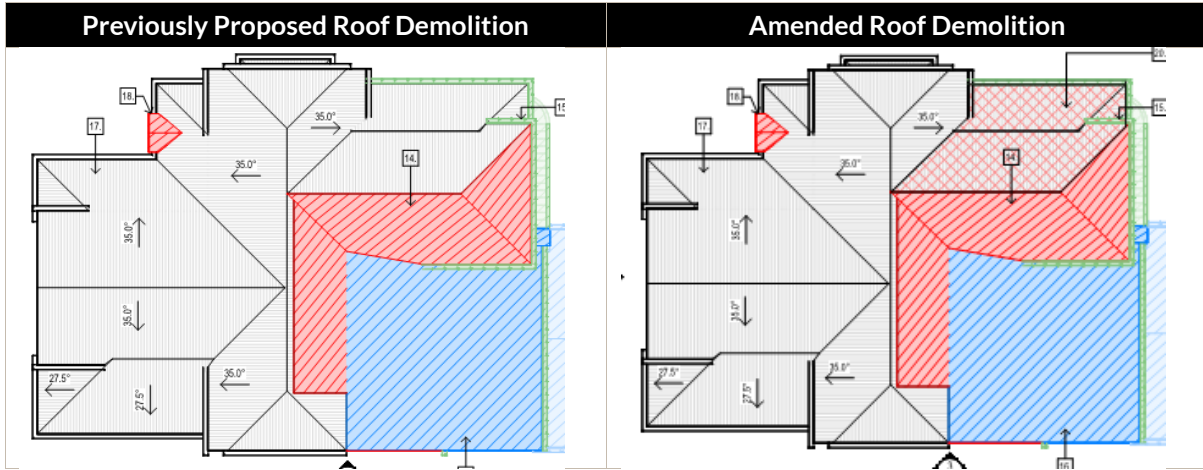


Figure 10: Comparison of roof demolition

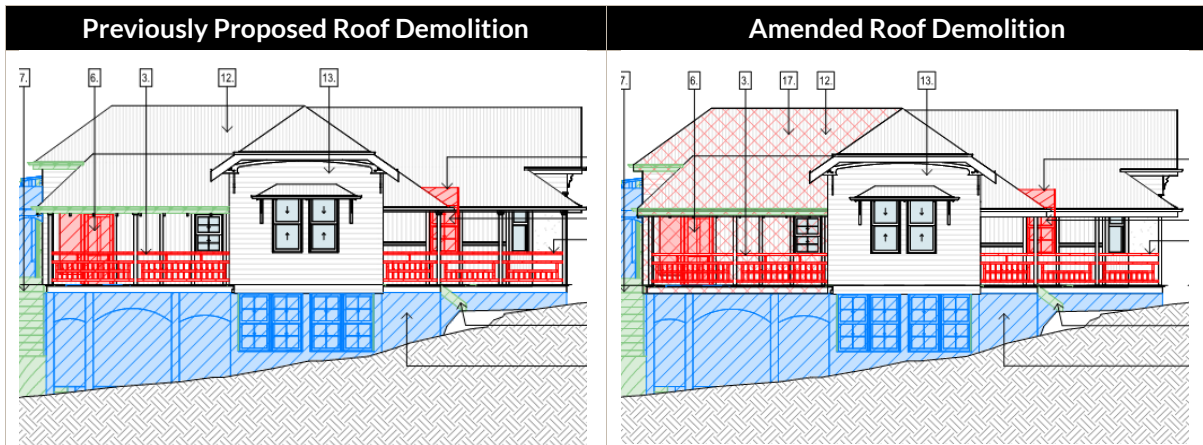


Figure 11: Comparison of northern elevation demolition

Importantly, as outlined in Figure 12 below, the proposed additional demolition does not diminish the character of the existing dwelling. Instead, it enhances the building's structural integrity and supports the ongoing preservation of its traditional form.



Figure 12: Comparison of northern elevation demolition

In summary, the amended proposal refines the extent of demolition, clarifies the retention of original VJ fabric and introduces only like for like reconstruction where structural deterioration necessitates it. These changes preserve the traditional character of the Dwelling while ensuring its long-term structural integrity and presentation to both street frontages.

3. Landscaping

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).

In response to Council's request, a Landscape Concept Plan has been prepared by LAUDink and is enclosed within this response for assessment with an excerpt provided in Figure 13 below.

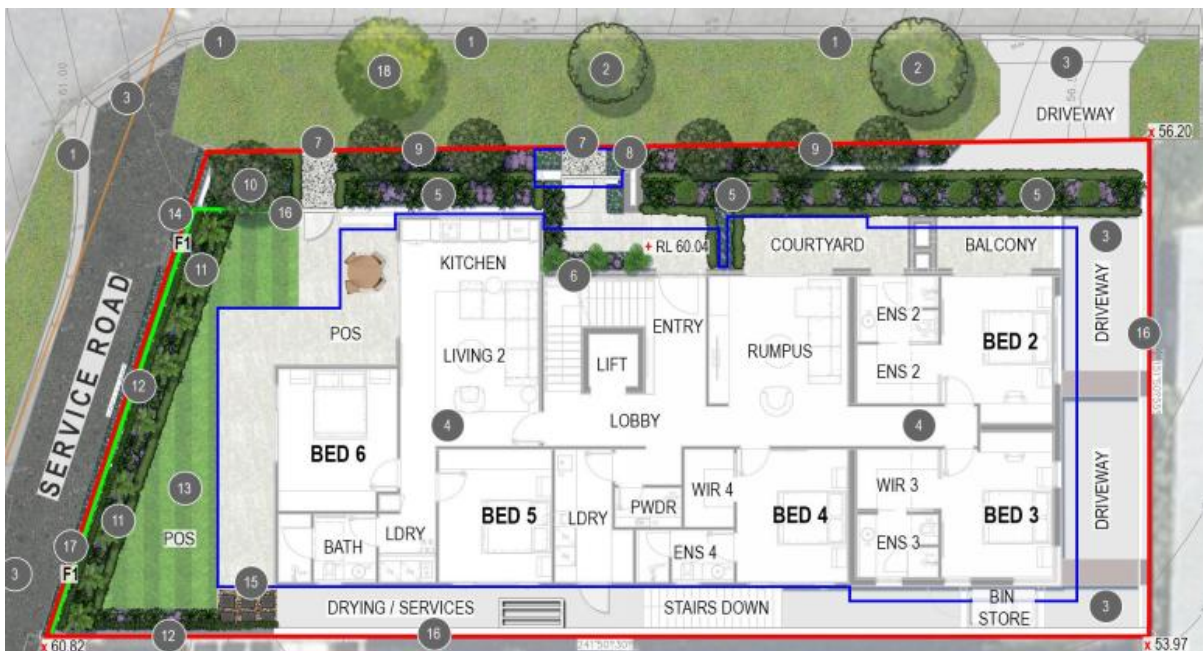


Figure 13: Proposed landscape concept plan

Specifically, the proposed Landscape Concept Plan includes a planting schedule which details the proposed plant species to be utilised throughout the site. For further details, please refer to drawing SK020 Rev: B of the enclosed Landscape Concept Plan.

4. Advice - QDC Siting Variation

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.

It is acknowledged that the proposed development requires a Siting Variation, even in its recently amended form. Accordingly, Lateral Certification Group has lodged an application to progress the Siting Variation concurrently with the Development Application. The proposal plans submitted as part of the Siting Variation are identical to the amended proposal plans provided in this response. For further information, please refer to Council application A006963711.

We have now fully responded to Council Information Request in accordance with section 13.2 of the Development Assessment Rules under the Planning Act 2016 and request that Council proceed with the assessment of the application.

Should you wish to discuss the matter further, please do not hesitate to contact our office.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



Melissa Grant
CONSULTANT PLANNER

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