



Dedicated to a better Brisbane

31 March 2026

Karla Rose Paynter & Nicholas Theodore Paynter
C/- Smb Business Holdings Pty Ltd
1 Wakefield St
ALBION QLD 4010

ATTENTION: Zack Soper

Application Reference: A006971848
Address of Site: 43 CRICKET ST PETRIE TERRACE QLD 4000

Dear Zack,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has identified that further information is required to fully assess the proposal and demonstrate achievement of the relevant outcomes City Plan 2014.

Traditional character impacts

- 1) The proposed deck and roof structure at the front of the building is considered to be contrary to PO1, PO3 and PO7 of the Traditional building character (design) overlay code.

Provide amended drawings that indicate:

- a) Reduction of the width of the front deck to be limited to a landing in front of the entrance door only;
- b) Retention of the existing awning or provide a new awning over windows reflective of pre-1946 construction;
- c) Balustrade/handrail to the stairs and landing reflective of pre-1946 construction – removing the extended height screening above the stairs.

Amenity impacts

- 2) The proposed rear deck extension results in reduced side and rear setbacks that are not considered to achieve PO2, PO6 or PO7 of the Dwelling house (small lot) code.

Provide amended drawings that indicate:

- a) Increased rear boundary setback as close as possible to 3m to balustrade and privacy screening along the rear of the deck up to 1.5m above floor level;
- b) Increased side setback as close as possible to 1m and privacy screening along the side of the deck up to 1.5m above floor level.

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 A006971848.

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

Yours sincerely,



Flora Wehl
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Development Services
Brisbane City Council