



*Dedicated to a better Brisbane*

02 April 2026

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C/- Town Planning Alliance  
PO Box 7657  
EAST BRISBANE QLD 4169

**ATTENTION: Jordan Holman**

**Application Reference:** A006948120  
**Address of Site:** 49 BULIMBA ST BULIMBA QLD 4171

Dear Jordan

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

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

### **Heritage**

The application proposes demolition to the original built form of the heritage place, notably on the south (side) elevation which is highly visible from the street. This has a considerable impact on the simple gable form of the heritage place and therefore its significance as a striking Interwar California Bungalow style residence (Criterion E of Council's heritage citation).

The visual bulk of the rear addition, on account of its height, scale and material palette, as perceived from the public domain also impacts upon the significance of the heritage place as it diminishes the visual prominence of, rather than being visually subservient to, the heritage place.

A reduction in the built form and reconsideration of the proposed addition is required to demonstrate a more considered response to the heritage place, including a greater separation between the old and new built forms to reduce the extent of demolition proposed. Further, the proposed 1.9m front fence reduces the current visibility of the heritage place and will impede upon the ability to interpret it as a striking example of Interwar architecture.

The following information/amendments are required to be provided to enable further assessment of the proposal:

1. Amendments to the application that will minimise the impacts of the proposal and ensure retention of the significance of the Local heritage place, including:
  - a. greater setback of the proposed rear addition from the heritage place to remove proposed demolition of those original sections of the built form of the heritage place
  - b. greater setbacks, reduction in height and reconsideration of the material palette of the proposed rear addition to reduce its visual bulk and prominence, ensuring visual subservience to the heritage place rather than competing with the heritage place for visual prominence which will ultimately impact upon its significance as a striking Californian bungalow; and

- c. significant height reduction in the proposed fence to maintain the current level of visibility of the heritage place from the public domain and therefore its ability to be readily interpreted as a striking example of Californian Bungalow from the Interwar period.
2. Amendments to the application documentation to assist our understanding of the proposal and its true impacts upon the significance of the Local heritage place, including:
    - a. removal of all vegetation from the supplied renders so a better understanding of the proposed design is provided and how it has been designed to respond to the heritage place; and
    - b. additional renders from within the street set at eye height to provide a better understanding of the true visual impact of the proposal upon the heritage place. Currently, many of the supplied renders are set low to the ground, are set immediately in front of the heritage place, or are significantly populated with vegetation that does not exist on the site, all of which reduce the ability to discern the true impact of the proposed rear addition; and
    - c. clear and concise renders without visual impediment are required to demonstrate the true impact of the proposed works on the heritage place to assist Council's assessment.

### **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 A006948120.

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

Yours sincerely



for

Sultana Alam  
Urban Planner  
Planning Services House & Homes  
Phone: 34036270  
Email: [Sultana.Alam@brisbane.qld.gov.au](mailto:Sultana.Alam@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council