



Dedicated to a better Brisbane

21 April 2026

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

ATTENTION: Melissa Grant
Application Reference: A006923141
Address of Site: 127 GRAY RD WEST END QLD 4101

Dear Melissa

RE: Further advice

A review of the above application has been carried out and amended drawings and additional information are required to resolve the following.

Traditional building character

1. The proposal includes removal of additional existing balustrade elements and the addition of new verandah components to the street-facing façade of the Pre-1947 dwelling. The proposed balcony runs along the entire dwelling in a manner inconsistent with the existing character of the dwelling. Development forward of the dwelling is not supported as it does not address PO1 of the Traditional building character (design) overlay and results in a change in building form that diminishes traditional building character and could be seen to substantially alter the existing building.

Provide amended plans that show the retention of the existing balustrade elements, removal of proposed balcony forward of the pre-1947 dwelling and stepped back balcony. A pergola form forward of the dwelling at the lower level may be supported where it does not impact the dominant Pre-1947 building form.

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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Development Services
Brisbane City Council