

# PERROTT

31 PERROTT STREET, PADDINGTON

INVILLA  
ARCHITECTURE



# PERROTT

## 31 PERROTT STREET, PADDINGTON

### DRAWING LIST

NO.	SHEET NAME	REV.	REV. NAME	REV. DATE
000	COVER PAGE	G	IR ISSUE	20.02.2026
001	PROJECT INFORMATION	G	IR ISSUE	20.02.2026
020	DEMOLITION - SITE PLAN	G	IR ISSUE	20.02.2026
021	DEMOLITION - PLANS	G	IR ISSUE	20.02.2026
022	DEMOLITION - ELEVATIONS	G	IR ISSUE	20.02.2026
090	SITE PLAN	G	IR ISSUE	20.02.2026
100	FLOOR PLAN - BASEMENT	G	IR ISSUE	20.02.2026
101	FLOOR PLAN - GROUND	G	IR ISSUE	20.02.2026
102	FLOOR PLAN - LEVEL 1	G	IR ISSUE	20.02.2026
110	FLOOR PLAN - ROOF	G	IR ISSUE	20.02.2026
200	ELEVATIONS - NORTH	H	IR ISSUE	14.05.2026
201	ELEVATIONS - EAST	H	IR ISSUE	14.05.2026
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204	STREET ELEVATION	H	IR ISSUE	14.05.2026
300	SECTIONS - SHEET 01	H	IR ISSUE	14.05.2026
301	SECTIONS - SHEET 02	H	IR ISSUE	14.05.2026
302	SECTIONS - SHEET 03	H	IR ISSUE	14.05.2026
304	SECTIONS - SHEET 04	H	IR ISSUE	14.05.2026
801	AREA PLAN - GFA	H	IR ISSUE	14.05.2026
820	SHADOW DIAGRAMS	H	IR ISSUE	14.05.2026
821	SHADOW DIAGRAMS	H	IR ISSUE	14.05.2026

### DEVELOPMENT SUMMARY

31 PERROTT STREET, PADDINGTON, 4064

LOT 01 on RP223890

BUILDING CLASS CLASS 1 & 10B

SITE AREA 473m<sup>2</sup>

### SITE COVER

- SITE COVER OF DEVELOPMENT MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT.
- SITE COVER CALCULATIONS EXCLUDE ROOF EAVES, AWNINGS, SUNHOODS.
- SITE COVER CALCULATIONS EXCLUDE BASEMENT AREAS THAT ARE COMPLETELY BELOW GROUND LEVEL AND USED FOR CARPARKING.
- SITE COVER CALCULATIONS EXCLUDE BUILT AREAS IN LANDSCAPED OR OPEN SPACE (EG. A GAZEBO OR SHADE STRUCTURE).
- ALWAYS REFER TO LOCAL AUTHORITY DEFINITIONS.

AREA NAME	COVERED AREA	LOT AREA	PERCENTAGE
SITE COVER	328 m <sup>2</sup>	473 m <sup>2</sup>	69.31%

### GROSS FLOOR AREA

NOTE:

- INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING
- AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS
- EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m <sup>2</sup> )
INTERNAL	BASEMENT	312 m <sup>2</sup>
		312 m <sup>2</sup>
EXTERNAL	GROUND	23 m <sup>2</sup>
EXTERNAL	GROUND	27 m <sup>2</sup>
EXTERNAL	GROUND	32 m <sup>2</sup>
GRANNY FLAT	GROUND	77 m <sup>2</sup>
INTERNAL	GROUND	150 m <sup>2</sup>
		310 m <sup>2</sup>
EXTERNAL	LEVEL 1	7 m <sup>2</sup>
EXTERNAL	LEVEL 1	20 m <sup>2</sup>
EXTERNAL	LEVEL 1	52 m <sup>2</sup>
EXISTING INTERNAL	LEVEL 1	80 m <sup>2</sup>
INTERNAL	LEVEL 1	118 m <sup>2</sup>
		277 m <sup>2</sup>
		900 m <sup>2</sup>

### GENERAL LEGEND

SPOT LEVEL		
SECTION / ELE TAG		VIEW NUMBER
		SHEET NUMBER
INTERNAL ELE. TAG		VIEW NUMBER
		SHEET NUMBER
CEILING TAG		CEILING HEIGHT
		CEILING FINISH
GENERIC DOOR TAGS		LEAF SIZE / DOOR TYPE
GENERIC WINDOW TAGS		HEIGHT / WIDTH / WINDOW TYPE
GLAZING TAGS		GLAZING
		LEVEL / GLAZING NUMBER
FINISH TAGS		FINISH (REFER TO SOF)

### GENERAL ABBREVIATIONS

<b>A</b>	ADJUSTABLE	<b>N</b>	NOT APPLICABLE	
ADJ	ADJUSTABLE	N/A	NOT IN CONTRACT	
AFFL	ABOVE FINISHED FLOOR LEVEL	NIC	NOMINAL	
AHD	AUSTRALIAN HEIGHT DATUM	NOM	NOT TO SCALE	
AW	AWNING WINDOW	NTS	OD	OUTSIDE DIAMETER
<b>B</b>		<b>O</b>	OMP	OUTER MOST PROJECTION
BCA	BUILDING CODE OF AUSTRALIA	OP	OVERPLATES	
BH	BULKHEAD	<b>P</b>		
<b>C</b>		PENO	PENETRATION	
CFC	COMPRESSED FIBRE CEMENT	PFC	PARALLEL FLANGE CHANNEL	
COMMS	COMMUNICATIONS	PLT	PLANTER	
COS	CHECK/CONFIRM ON SITE	PLY	PLYWOOD	
CRS	CENTRES	FMT	PAD MOUNT TRANSFORMER	
CW	CASEMENT WINDOW	<b>R</b>		
<b>D</b>		RA	RETURN AIR	
(D)	DEEP / DEPTH	RAK	RAKE / RAKING	
DH	DOUBLE HUNG WINDOW	RAD	RADIUS	
DIA	DIAMETER	RBC	REFUSE BIN CHUTE	
DPC	DAMP PROOF COURSE	RES	RESIDENT	
DRG	DRAWING	RL	REDUCED LEVEL	
DRW	DRAWER	<b>S</b>		
<b>E</b>		SBJ	SILICONE BUTT JOINT	
ELEC	ELECTRICAL	SCR	SCREEN	
ENG	ENGINEER	SHS	SQUARE HOLLOW SECTION	
EQ	EQUAL	SIM	SIMILAR	
<b>F</b>		SL	SURFACE LEVEL	
FG	FIXED GLASS	STR	STORE	
FFL	FINISH FLOOR LEVEL	SW	SLIDING WINDOW	
FRL	FIRE RESISTANCE LEVEL	<b>T</b>		
FSP	FIRE SERVICE PENETRATION	(T)	THICK / THICKNESS	
FSL	FINISH STRUCTURAL LEVEL	TOW	TOP OF WALL	
FTD	FIRE TEST DRAIN	TBA	TO BE ADVISED	
FEN	FENCE	TBC	TO BE CONFIRMED	
<b>G</b>		TGSI	TACTILE INDICATOR	
GALV	GALVANISED	TV	TELEVISION	
GT	GATE	TYP	TYPICAL	
<b>H</b>		<b>U</b>		
(H)	HIGH / HEIGHT	U	UNIT NUMBER	
HD	HINGED DOOR	U/C	UNDERCUT	
HDG	HOT DIP GALVANISED	UCS	UNFINISHED CONCRETE SOFFIT	
HMR	HIGH MOISTURE RESISTANT	UNO	UNLESS NOTED OTHERWISE	
HWD	HARDWOOD	UIS	UNDERSIDE	
HYD	HYDRAULICS	<b>V</b>		
<b>I</b>		VIS	VISITOR	
ID	INSIDE DIAMETER	<b>W</b>		
IO	INSPECTION OPENING	(W)	WIDE / WIDTH	
<b>K</b>		WIR	WALK IN ROBE	
-		WPM	WATERPROOF MEMBRANE	
<b>L</b>		<b>X</b>		
LV	LOUVRE WINDOW	-		
<b>M</b>		<b>Y</b>		
MAX	MAXIMUM	-		
MDF	MEDIUM DENSITY FIBREBOARD	<b>Z</b>		
MECH	MECHANICAL			
MIN	MINIMUM			

### KEYNOTE LEGEND

CODE	DESCRIPTION
BA	BATH TUB
BBQ	BARBECUE
BRK	BRICK
COL	COLUMN - REFER TO STRUCTURAL ENG. FOR DETAIL
CON-O	CONCRETE - OFF FORM
CT	COOK TOP
DDR	DATA RACK
DR	DRYER
DW	DISHWASHER
EXJ	EXPRESSED JOINT CLADDING
GA	
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
MRS-T	METAL ROOF SHEETING - TRIMDEK
OV	OVEN
REF	REFRIGERATOR
REN	RENDER
SHR	SHOWER HEAD
SK	SINK
VB	VANITY BASIN
WBD	WEATHERBOARD CLADDING
WC	TOILET
WM	WASHING MACHINE

**NOT FOR CONSTRUCTION**

PROJECT:  
PERROTT

SITE DESCRIPTION:  
LOT 01 on RP223890

PROJECT ADDRESS:  
31 PERROTT STREET, PADDINGTON

LOCAL GOVT:  
BRISBANE CITY COUNCIL

INVILLA



SHEET TITLE:  
PROJECT INFORMATION

DOCUMENTATION STAGE:  
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:  
001 G JP MJ

SCALE: SHEET SIZE:  
As indicated (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
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NORTH

**PHASING LEGEND**

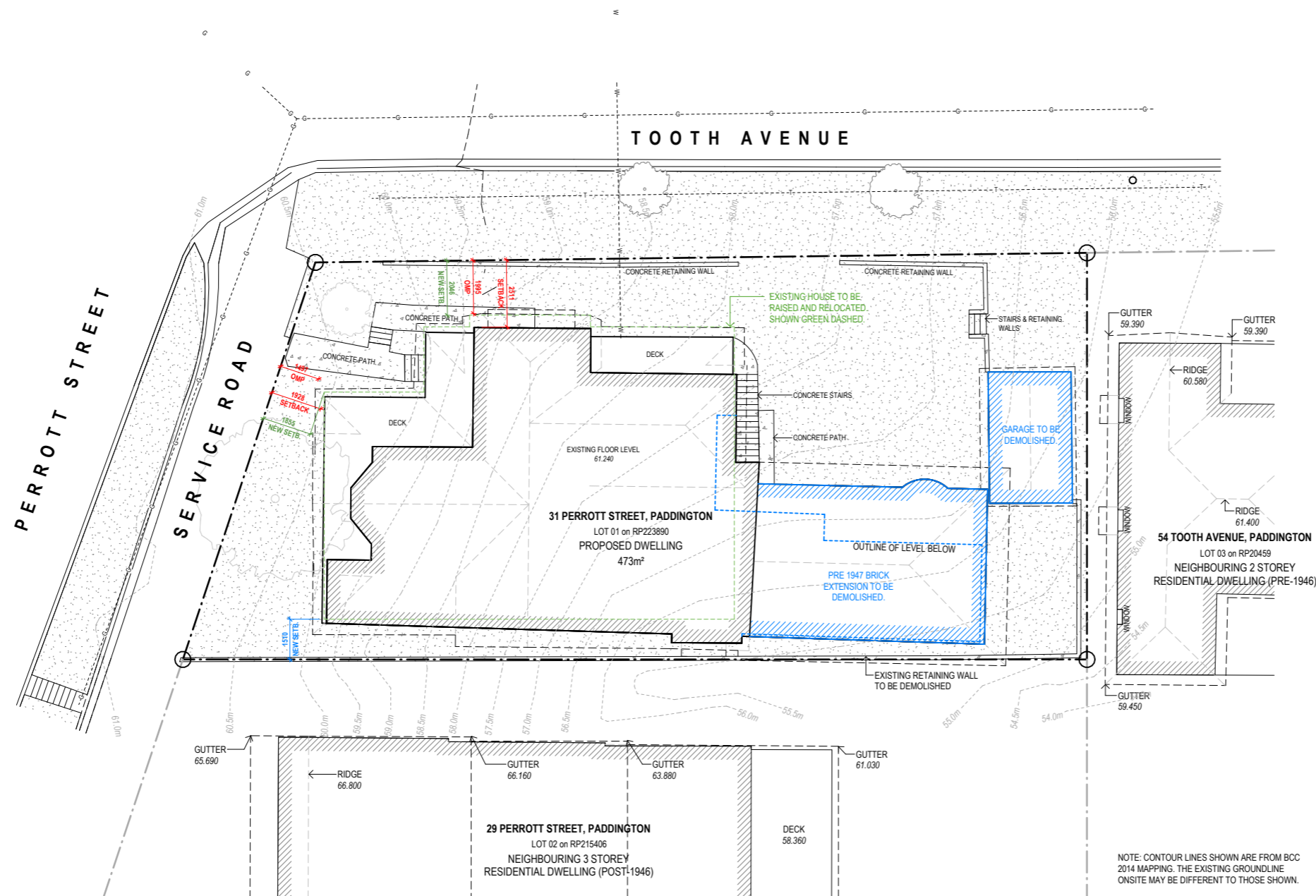
- EXISTING BUILDING TO REMAIN
- DEMOLITION OF ORIGINAL BUILDING (CIRCA 1914) MATERIAL (ASSESSABLE)
- DEMOLITION OF PRE 1947 RENOVATIONS / MATERIAL DEEMED NOT PART OF ORIGINAL BUILDING (ASSESSABLE)
- EXEMPT DEMOLITION. REFER TO NOTES BELOW (POST 1946) AND / OR PRESCRIBED ACCEPTED DEVELOPMENT (POST 1946)

**EXEMPT DEMOLITION**

1. RAISING OF DWELLING & DEMOLITION OF LOWER LEVEL INFILL / UNDERCROFT MATERIAL
2. DEMOLITION OF INTERNAL MATERIALS (EG. WALLS, DOORS, FIXTURES, ETC)
3. DEMOLITION OF POST 1946 ALTERATIONS, ADDITIONS, EXTENSIONS OR FREE-STANDING OUTBUILDINGS
4. DEMOLITION OF EXTERNAL FEATURES TO ENABLE REPLACEMENT OF NEW FEATURES OF THE SAME STYLE & APPEARANCE (I.E. LIKE-FOR-LIKE)
5. WHILE BEST EFFORTS HAVE BEEN MADE TO DETERMINE THE EXTENT OF DEMOLITION OF EXTERNAL FEATURES RAISED IN NOTE 4 - ADDITIONAL DEMOLITION MAY BE REQUIRED THAN ALREADY SHOWN ON THE EXISTING DRAWINGS IN ORDER TO MAKE GOOD THE EXISTING BUILDING. (EG. ROTTEN TIMBERS, FAULTY ROOF SHEETING, ETC). THESE ARE TO BE DETERMINED ONSITE AT THE TIME OF DEMOLITION.
6. DEMOLITION OF AN EXTERNAL OR INTERNAL STAIR, LIFT OR RAMP

**GENERAL DEMOLITION NOTES**

1. EXTENTS OF DEMOLITION NOMINAL ONLY. THE CONTRACTOR IS TO UNDERTAKE ALL NECESSARY DEMOLITION TO FACILITATE NEW WORKS.
2. CONTRACTOR TO VERIFY EXTENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. CONTRACTOR TO SEEK ADVISE PRIOR TO ANY/ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
4. ENSURE REMOVAL OF ANY/ALL STRUCTURAL BUILDING ELEMENTS HAVE BEEN VERIFIED BY THE CONSULTING STRUCTURAL ENGINEER PRIOR TO ANY/ALL WORKS.
5. REFER TO CONSULTING CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS, ROADWORKS, ONGRADE CARPARK AND/OR FOOTPATH DEMOLITION WORKS.
6. PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ITEMS TO BE RETAINED, INCLUDING EXISTING SERVICES TO BE RETAINED IN NEW WORKS.
7. FOR PARTIAL DEMOLITION OR ITEM(AREA(S)) AFFECTED BY DEMOLITION WORKS, CONTRACTOR TO ALLOW FOR MODIFICATION, REPAIR AND/OR MAKING GOOD THE WHOLE OF THAT ITEM(AREA(S)) TO SUIT NEW WORK.
8. EXTENTS OF EXISTING SERVICES INDICATIVE ONLY. CONTRACTOR TO VERIFY ON SITE PRIOR TO ANY/ALL WORKS.
9. ALL REDUNDANT SERVICES TO BE TERMINATED, CAPPED AND MADE SAFE PRIOR TO REMOVAL. REFER TO CONSULTING SERVICES ENGINEERS DOCUMENTATION FOR EXTENTS OF SERVICES DEMOLITION.



NOTE: CONTOUR LINES SHOWN ARE FROM BCC 2014 MAPPING. THE EXISTING GROUNDLINE ONSITE MAY BE DIFFERENT TO THOSE SHOWN.

**1 SITE PLAN - EXISTING**  
1 : 100

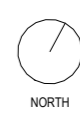
PROJECT: **PERROTT**  
SITE DESCRIPTION: **LOT 01 on RP223890**

PROJECT ADDRESS: **31 PERROTT STREET, PADDINGTON**  
LOCAL GOVT: **BRISBANE CITY COUNCIL**



**BCC DS RECEIVED**  
22/05/2026  
**APPLICATION REF**  
A006923591

SHEET TITLE: **DEMOLITION - SITE PLAN**  
DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**  
SHEET NO: **020** REV: **G** DWN: **JP** CHK: **MJ**  
SCALE: **1 : 100** SHEET SIZE: **A1 (50% @ A3)**



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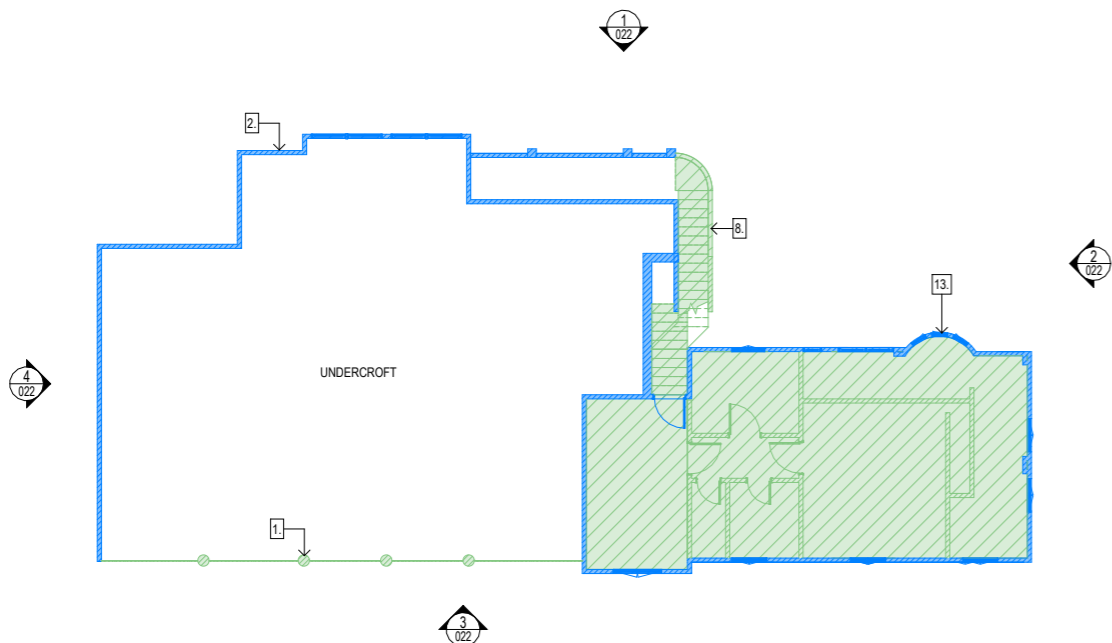
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**GENERAL DEMOLITION NOTES**

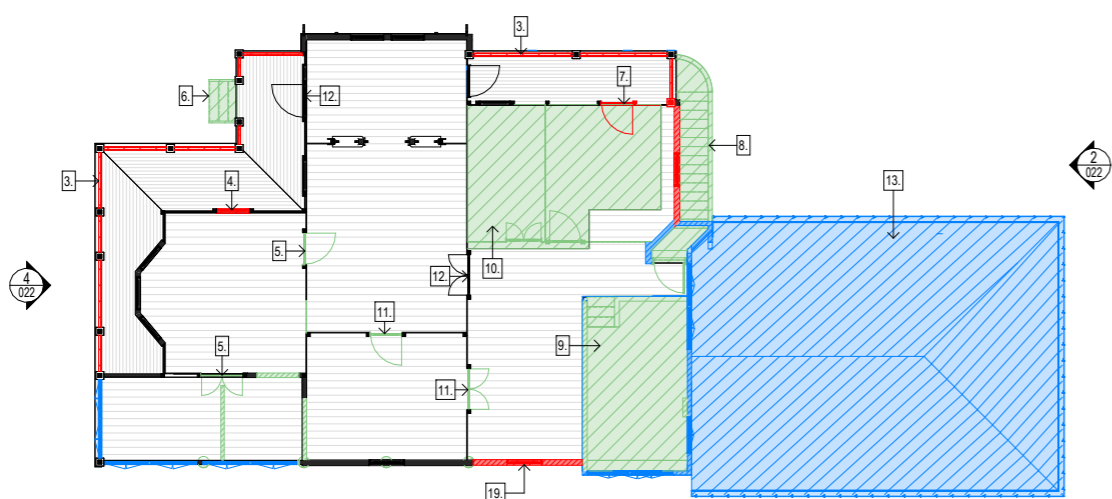
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**DEMOLITION NOTES**

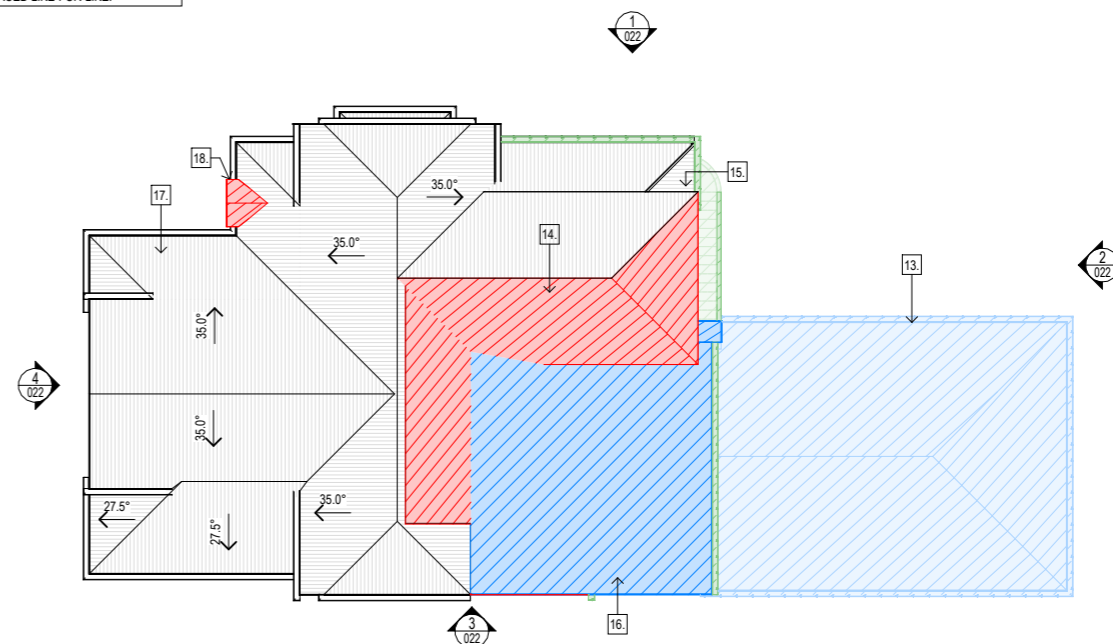
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2. EXISTING BRICK INFILL TO BE DEMOLISHED.
3. EXISTING PRE-1947 BALUSTRADE TO BE DEMOLISHED. **NOTE: EXISTING BALUSTRADE IS NON-COMPLIANT WITH NCC 2022.**
4. EXISTING WINDOW TO BE DEMOLISHED AND INFILLED.
5. EXISTING DOOR TO BE REMOVED AND RELOCATED. REFER TO PROPOSED PLAN.
6. EXISTING FRONT STAIRS TO BE DEMOLISHED.
7. EXISTING DOOR & PORTION OF WALL TO BE DEMOLISHED TO SUIT PROPOSED WINDOW.
8. EXISTING BRICK AND CONCRETE STAIRS TO BE DEMOLISHED.
9. EXISTING RAISED PLATFORM, STAIRS AND WALLS TO BE DEMOLISHED.
10. EXISTING FLOORING, JOISTS & BEAMS TO BE REMOVED TO SUIT PROPOSED VOID / LIFT.
11. EXISTING INTERNAL DOORS TO BE REMOVED AND WALL MADE GOOD.
12. EXISTING HINGE DIRECTION TO BE SWAPPED.
13. PRE 1947 EXTENSION TO BE DEMOLISHED.
14. EXISTING PRE1947 ROOF TO BE DEMOLISHED TO SUIT PROPOSED EXTENSION.
15. EXISTING GUTTER & FASCIA TO BE DEMOLISHED TO SUIT PROPOSED EXTENSION.
16. EXISTING LEAN-TO ROOF TO BE DEMOLISHED. **NOTE - ROOF NOT PART OF THE ORIGINAL BUILDING AND IS PART OF PRE-1947 RENOVATION (SHOWN BLUE)**
17. EXISTING METAL ROOF SHEETING, GUTTERING & FLASHING TO BE REPLACED WITH MATCHING
18. EXISTING ENTRY GABLE TO BE DEMOLISHED
19. EXISTING WALL TO BE DEMOLISHED AND WINDOW REPLACED LIKE-FOR-LIKE.



**1 DEMOLITION - GROUND**  
1 : 100



**2 DEMOLITION - LEVEL 1**  
1 : 100



**3 DEMOLITION - ROOF**  
1 : 100

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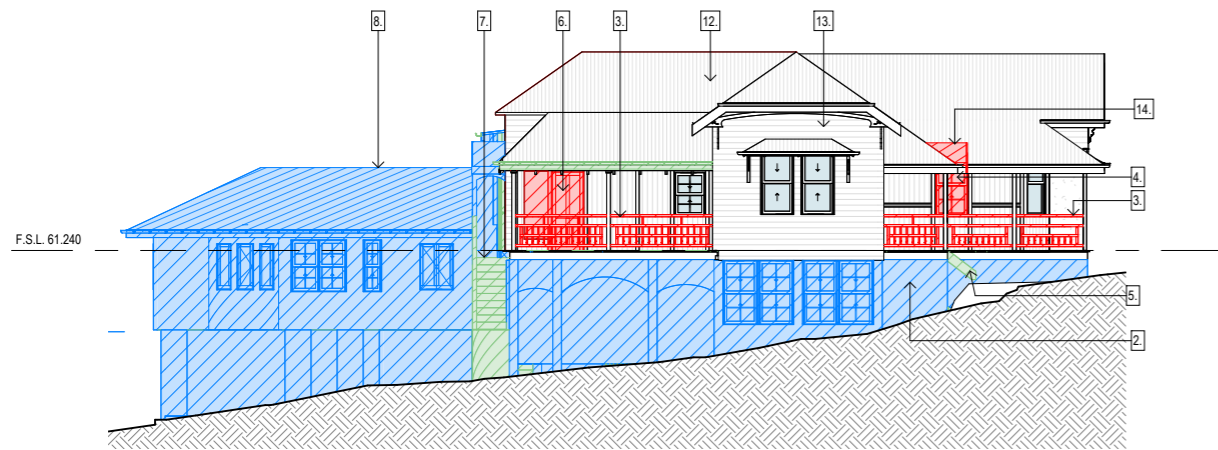


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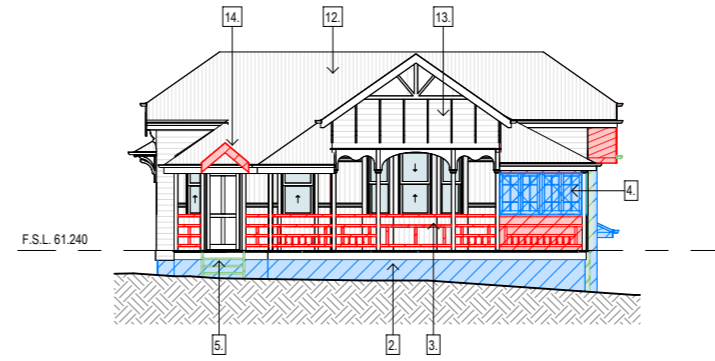
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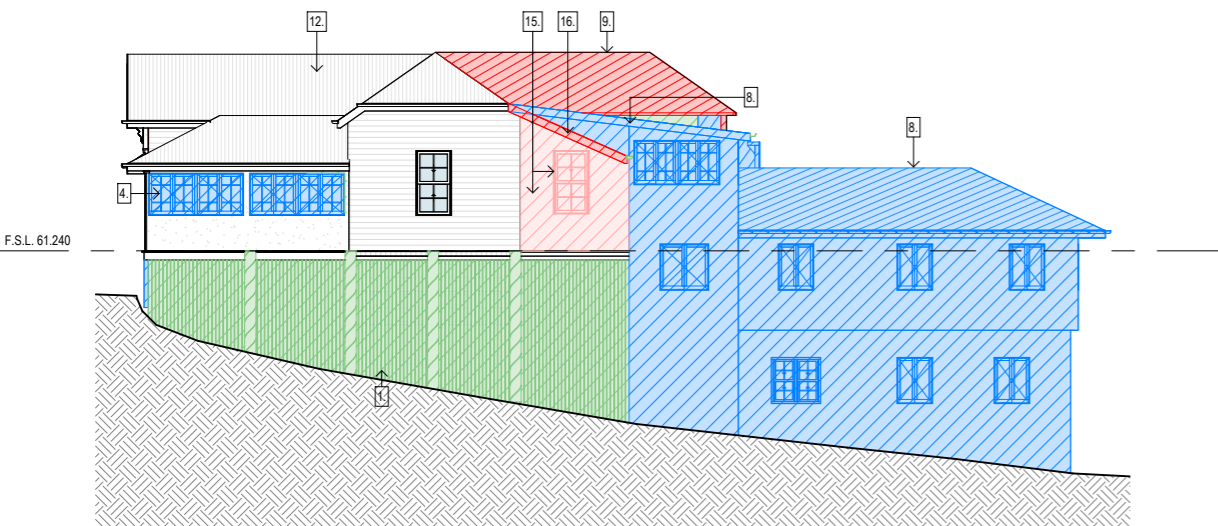
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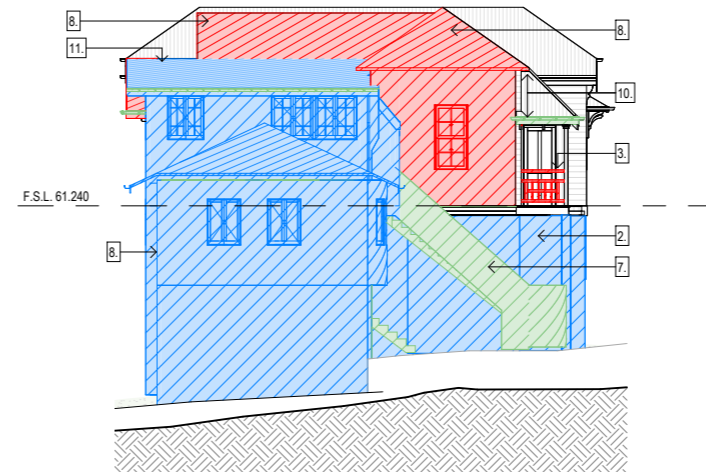
**1 DEMOLITION - ELEVATION - NORTH**  
1 : 100



**4 DEMOLITION - ELEVATION - WEST**  
1 : 100



**3 DEMOLITION - ELEVATION - SOUTH**  
1 : 100



**2 DEMOLITION - ELEVATION - EAST**  
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8. PRE 1947 EXTENSION TO BE DEMOLISHED.
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10. EXISTING GUTTER & FASCIA TO BE DEMOLISHED TO SUIT PROPOSED EXTENSION.
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12. EXISTING METAL ROOF SHEETING, GUTTERING & FLASHING TO BE REPLACED LIKE-FOR-LIKE.
13. EXISTING WALL CLADDING TO BE MADE GOOD. **NOTE: SOME CLADDING MAY NEED TO BE REPLACED TO SUIT. TO BE DETERMINED AT TIME OF DEMOLITION.**
14. EXISTING ENTRY GABLE TO BE DEMOLISHED.
15. EXISTING WALL AND WINDOW TO BE DEMOLISHED AND REPLACED LIKE-FOR-LIKE.
16. ORIGINAL ROOF TO BE DEMOLISHED.

**NOT FOR CONSTRUCTION**

PROJECT: **PERROTT**  
PROJECT ADDRESS: **31 PERROTT STREET, PADDINGTON**  
SITE DESCRIPTION: **LOT 01 on RP223890**  
LOCAL GOVT: **BRISBANE CITY COUNCIL**



BCC DS RECEIVED 22/05/2026 APPLICATION REF A006923591

SHEET TITLE: **DEMOLITION - ELEVATIONS** SHEET NO: **022** REV: **G** DWN: **JP** CHK: **MJ**  
DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION** SCALE: **1 : 100** SHEET SIZE: **A1 (50% @ A3)**  
REV: DESCRIPTION: DATE: ISSUE BY  
G IR ISSUE 20.02.2026  
F IR ISSUE 04.02.2026  
E FENCE AMENDMENTS 27.01.2026  
D DA ISSUE 09.12.2025  
C PRELIM DA ISSUE 26.11.2025 JP / JV

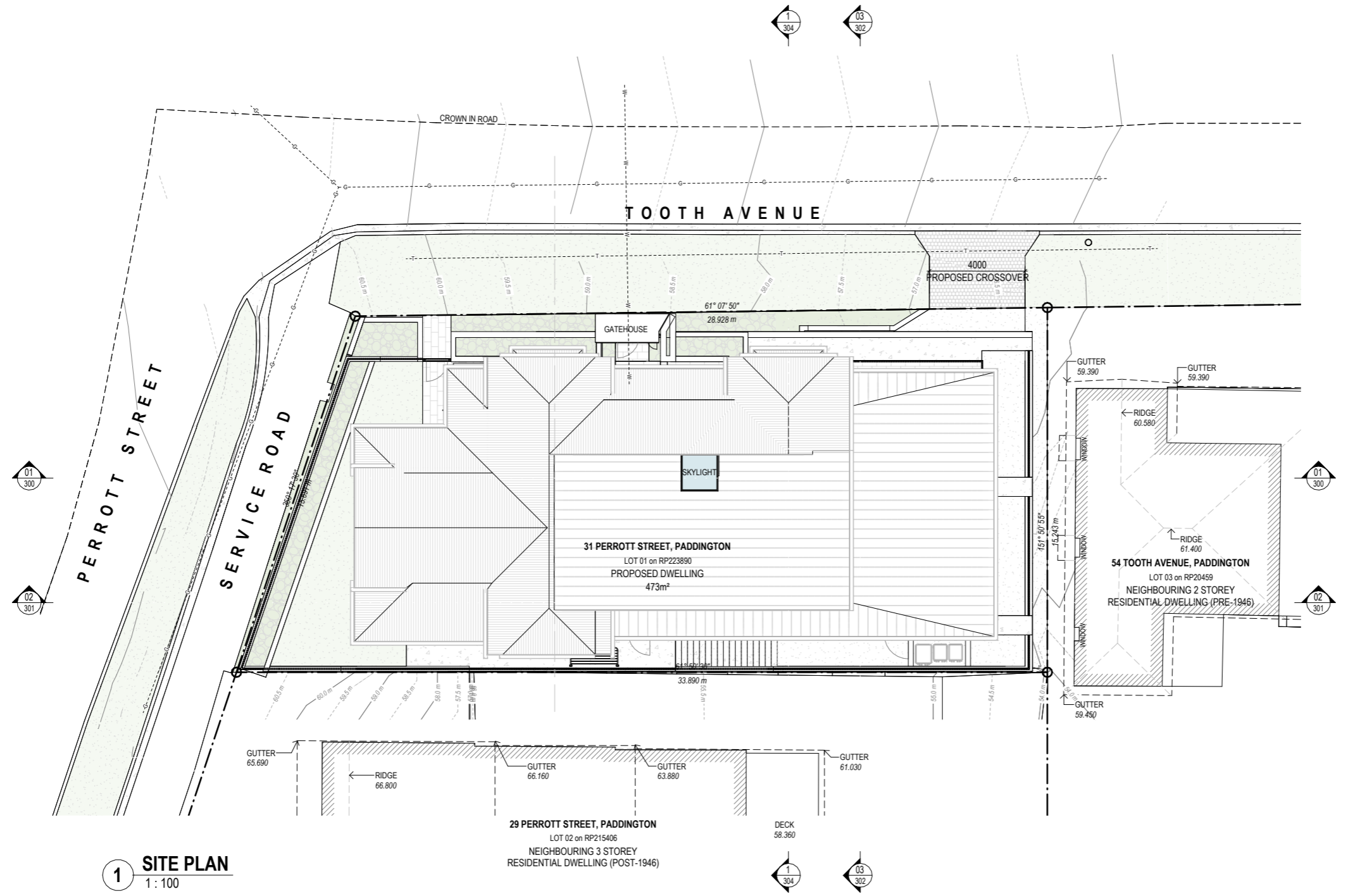
**SITE PLAN LEGEND**

- E-----E-----E- ELECTRICAL LINE
- G-----G-----G- GAS LINE
- S-----S-----S- SEWER LINE
- SW-----SW-----SW- STORMWATER LINE
- T-----T-----T- TELSTRA / NBN LINE
- W-----W-----W- WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

**LEGEND (by sheet)**

CODE	DESCRIPTION
------	-------------



**1 SITE PLAN**  
1 : 100

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**



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22/05/2026  
**APPLICATION REF**  
A006923591

SHEET TITLE:  
**SITE PLAN**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**090 G JP MJ**

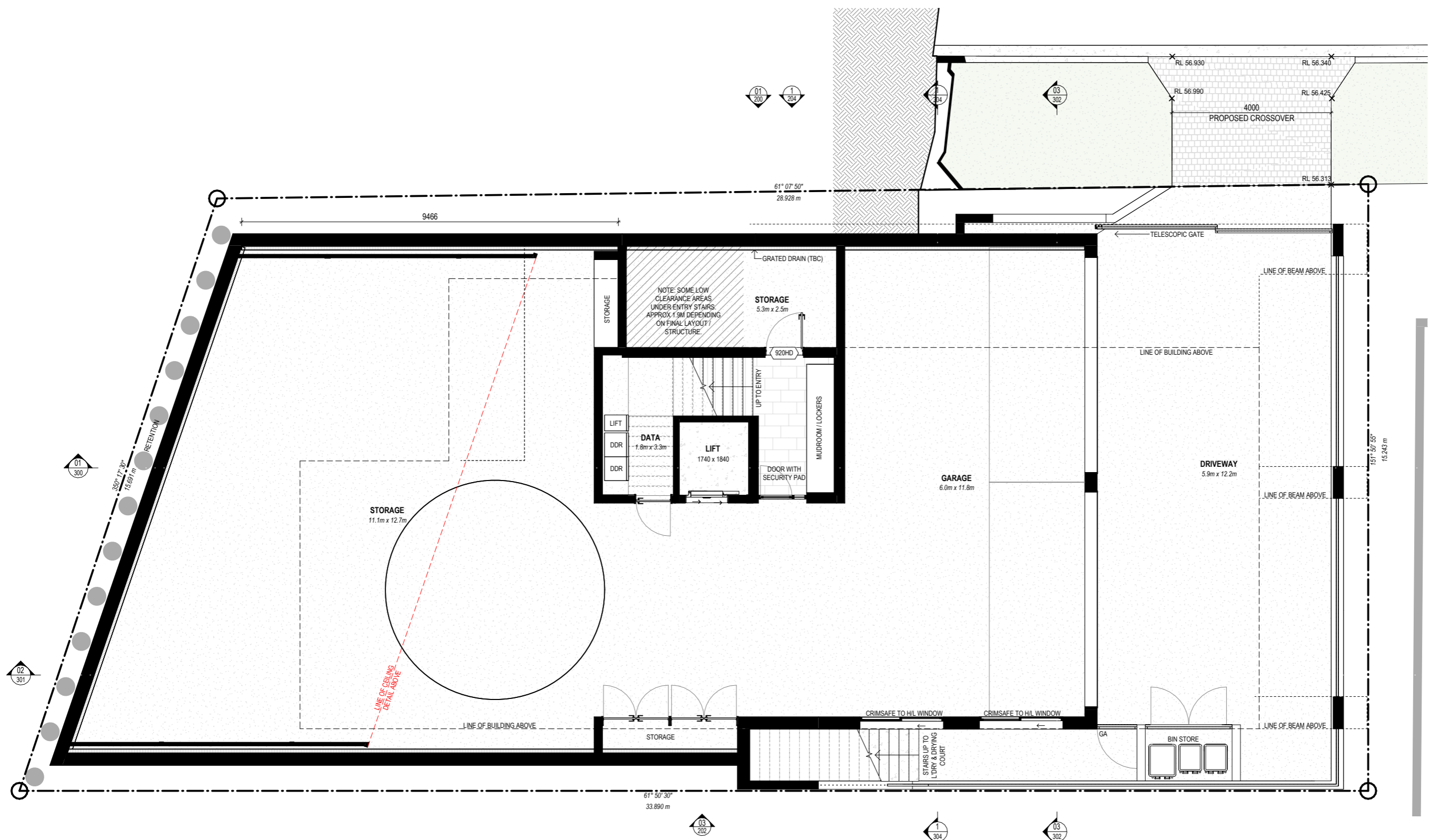
SCALE: SHEET SIZE:  
**1 : 100 A1 (50% @ A3)**

**NOT FOR CONSTRUCTION**

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	
C	PRELIM DA ISSUE	26.11.2025	JP / JV

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**GROSS FLOOR AREA**

NOTE:  
 1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING  
 2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS  
 3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m <sup>2</sup> )
INTERNAL	BASEMENT	312 m <sup>2</sup>
EXTERNAL	GROUND	23 m <sup>2</sup>
EXTERNAL	GROUND	27 m <sup>2</sup>
EXTERNAL	GROUND	32 m <sup>2</sup>
GRANNY FLAT	GROUND	77 m <sup>2</sup>
INTERNAL	GROUND	150 m <sup>2</sup>
		310 m <sup>2</sup>
EXTERNAL	LEVEL 1	7 m <sup>2</sup>
EXTERNAL	LEVEL 1	20 m <sup>2</sup>
EXTERNAL	LEVEL 1	52 m <sup>2</sup>
EXISTING INTERNAL	LEVEL 1	80 m <sup>2</sup>
INTERNAL	LEVEL 1	118 m <sup>2</sup>
		277 m <sup>2</sup>
		900 m <sup>2</sup>

**LEGEND (by sheet)**

CODE	DESCRIPTION
DDR	DATA RACK
GA	



PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

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 22/05/2026  
 APPLICATION REF  
 A006923591

SHEET TITLE:  
**FLOOR PLAN - BASEMENT**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**100 G JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

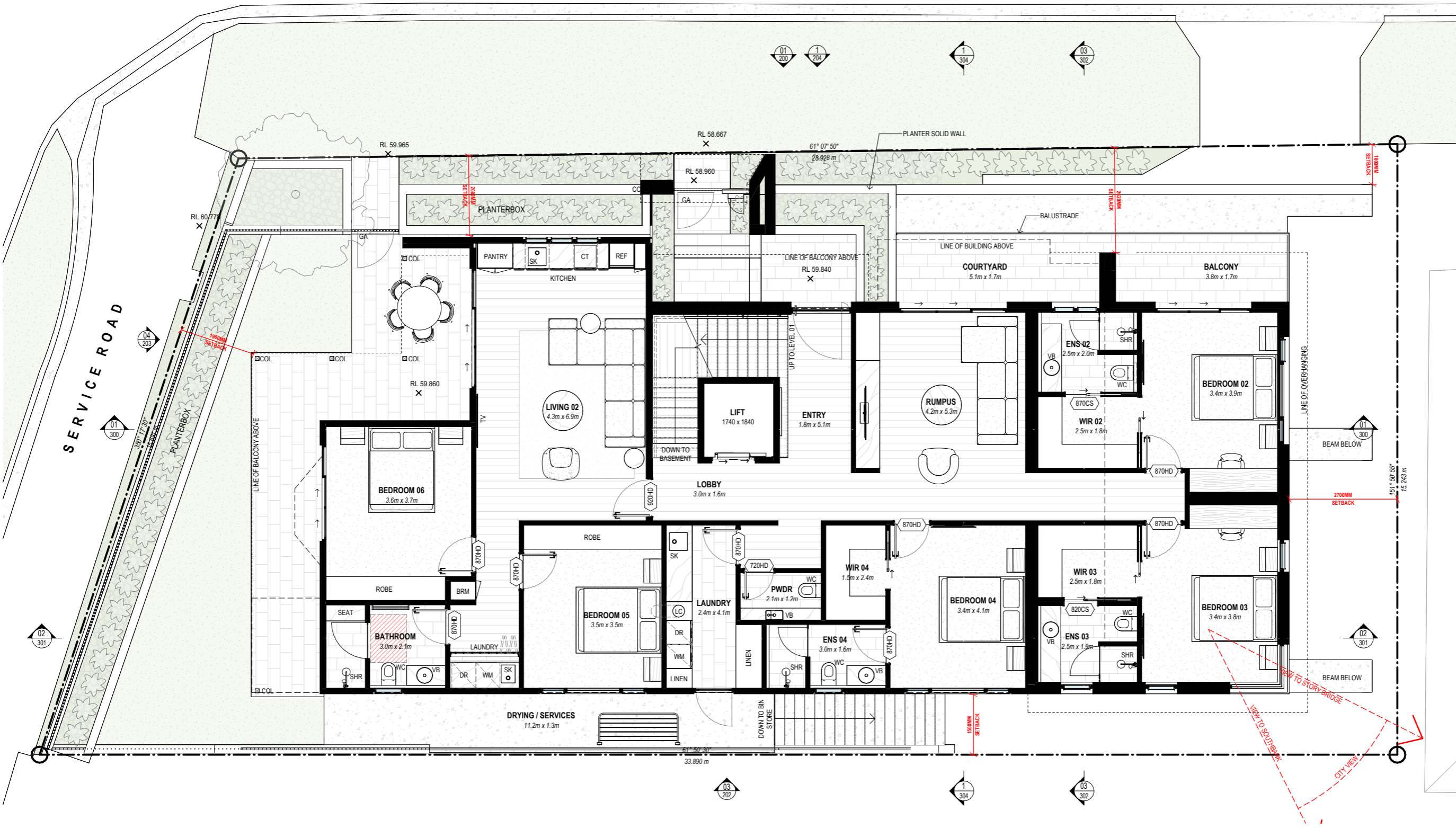


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REV:	DESCRIPTION:	DATE:	ISSUE BY
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
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TOOTH AVENUE



**1 FLOOR PLAN - GROUND**  
1:50

**GROSS FLOOR AREA**

NOTE:  
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2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS  
3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m <sup>2</sup> )
INTERNAL	BASEMENT	312 m <sup>2</sup>
		312 m <sup>2</sup>
EXTERNAL	GROUND	23 m <sup>2</sup>
EXTERNAL	GROUND	27 m <sup>2</sup>
EXTERNAL	GROUND	32 m <sup>2</sup>
GRANNY FLAT	GROUND	77 m <sup>2</sup>
INTERNAL	GROUND	150 m <sup>2</sup>
		310 m <sup>2</sup>
EXTERNAL	LEVEL 1	7 m <sup>2</sup>
EXTERNAL	LEVEL 1	20 m <sup>2</sup>
EXTERNAL	LEVEL 1	52 m <sup>2</sup>
EXISTING INTERNAL	LEVEL 1	80 m <sup>2</sup>
INTERNAL	LEVEL 1	118 m <sup>2</sup>
		277 m <sup>2</sup>
		900 m <sup>2</sup>

**LEGEND (by sheet)**

CODE	DESCRIPTION
COL	COLUMN - REFER TO STRUCTURAL ENG. FOR DETAIL
DR	DRYER
GA	GAZEBO
REF	REFRIGERATOR
SHR	SHOWER HEAD
SK	SINK
VB	VANITY BASIN
WC	TOILET
WM	WASHING MACHINE



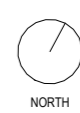
PROJECT: **PERROTT**  
SITE DESCRIPTION: **LOT 01 on RP223890**

PROJECT ADDRESS: **31 PERROTT STREET, PADDINGTON**  
LOCAL GOVT: **BRISBANE CITY COUNCIL**



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SHEET TITLE: **FLOOR PLAN - GROUND**  
DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**  
SHEET NO: **101** REV: **G** DWN: **JP** CHK: **MJ**  
SCALE: **1:50** SHEET SIZE: **A1 (50% @ A3)**



**NOT FOR CONSTRUCTION**

REV	DESCRIPTION	DATE	ISSUE BY
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	
C	PRELIM DA ISSUE	26.11.2025	JP / JV

**GROSS FLOOR AREA**

NOTE:  
 1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (i.e. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING  
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 3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m <sup>2</sup> )
INTERNAL	BASEMENT	312 m <sup>2</sup>
		312 m <sup>2</sup>
EXTERNAL	GROUND	23 m <sup>2</sup>
EXTERNAL	GROUND	27 m <sup>2</sup>
EXTERNAL	GROUND	32 m <sup>2</sup>
GRANNY FLAT	GROUND	77 m <sup>2</sup>
INTERNAL	GROUND	150 m <sup>2</sup>
		310 m <sup>2</sup>
EXTERNAL	LEVEL 1	7 m <sup>2</sup>
EXTERNAL	LEVEL 1	20 m <sup>2</sup>
EXTERNAL	LEVEL 1	52 m <sup>2</sup>
EXISTING INTERNAL	LEVEL 1	80 m <sup>2</sup>
INTERNAL	LEVEL 1	118 m <sup>2</sup>
		277 m <sup>2</sup>
		900 m <sup>2</sup>

**LEGEND (by sheet)**

CODE	DESCRIPTION
BA	BATH TUB
BBQ	BARBECUE
CT	COOK TOP
DW	DISHWASHER
OV	OVEN
REF	REFRIGERATOR
SHR	SHOWER HEAD
SK	SINK
VB	VANITY BASIN
WC	TOILET



PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**



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SHEET TITLE:  
**FLOOR PLAN - LEVEL 1**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**102 G JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

**NOT FOR CONSTRUCTION**

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	
C	PRELIM DA ISSUE	26.11.2025	JP / JV

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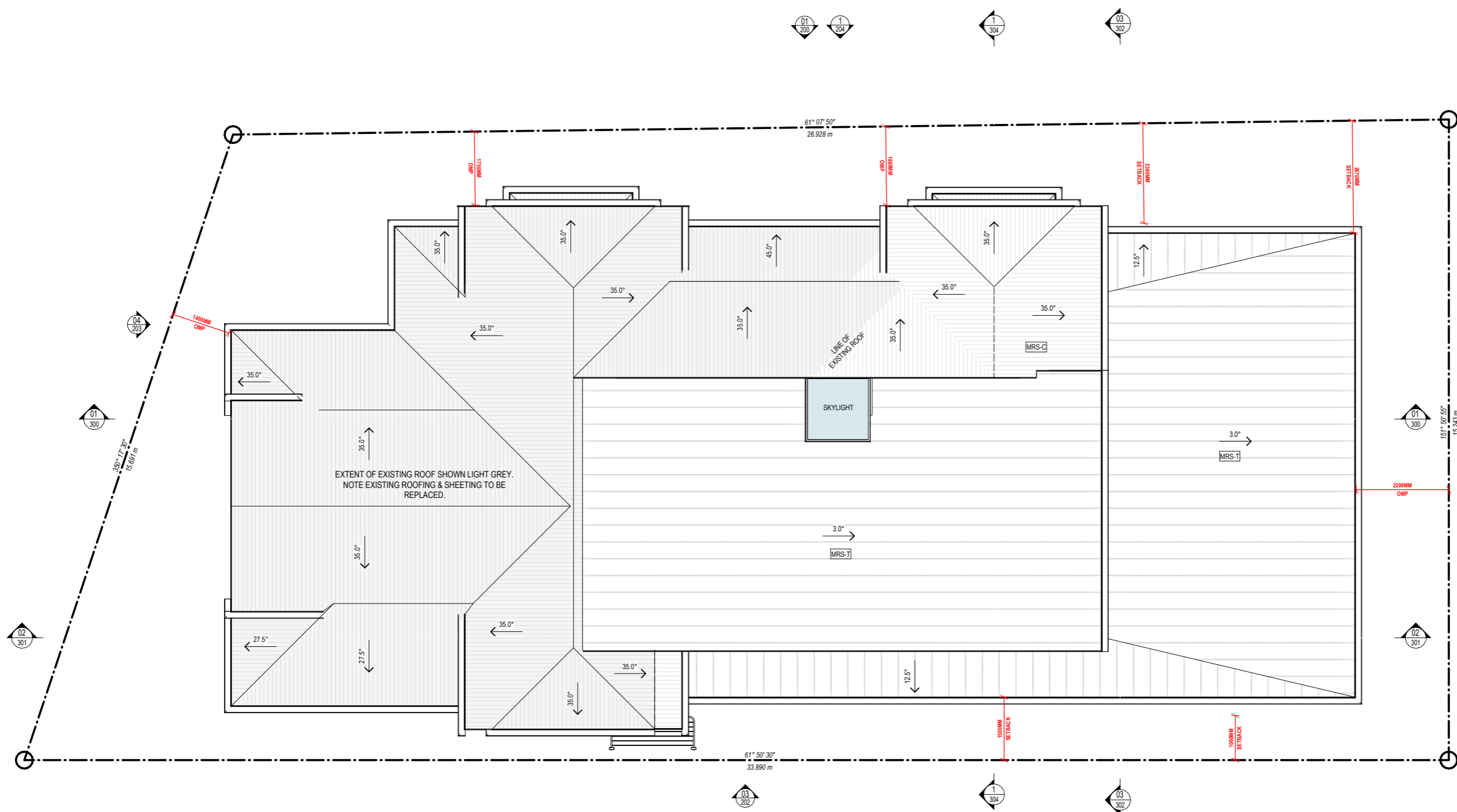
**GROSS FLOOR AREA**

NOTE:  
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 3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m <sup>2</sup> )
INTERNAL	BASEMENT	312 m <sup>2</sup>
		312 m <sup>2</sup>
EXTERNAL	GROUND	23 m <sup>2</sup>
EXTERNAL	GROUND	27 m <sup>2</sup>
EXTERNAL	GROUND	32 m <sup>2</sup>
GRANNY FLAT	GROUND	77 m <sup>2</sup>
INTERNAL	GROUND	150 m <sup>2</sup>
		310 m <sup>2</sup>
EXTERNAL	LEVEL 1	7 m <sup>2</sup>
EXTERNAL	LEVEL 1	20 m <sup>2</sup>
EXTERNAL	LEVEL 1	52 m <sup>2</sup>
EXISTING INTERNAL	LEVEL 1	80 m <sup>2</sup>
INTERNAL	LEVEL 1	118 m <sup>2</sup>
		277 m <sup>2</sup>
		900 m <sup>2</sup>

**LEGEND (by sheet)**

CODE	DESCRIPTION
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
MRS-T	METAL ROOF SHEETING - TRIMDEK



**1 ROOF PLAN**  
1 : 50

FOR INFORMATION AND DISCUSSION 09.04.2026

**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**



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APPLICATION REF  
A006923591

SHEET TITLE:  
**FLOOR PLAN - ROOF**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**110 G JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV: DESCRIPTION: DATE: ISSUE BY

G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	
C	PRELIM DA ISSUE	26.11.2025	JP / JV

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**LEGEND (by sheet)**

CODE	DESCRIPTION
BRK	BRICK
CON-O	CONCRETE - OFF FORM
EXJ	EXPRESSED JOINT CLADDING
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
REN	RENDER
WBD	WEATHERBOARD CLADDING



**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

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SHEET TITLE:  
**ELEVATIONS - NORTH**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**200 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

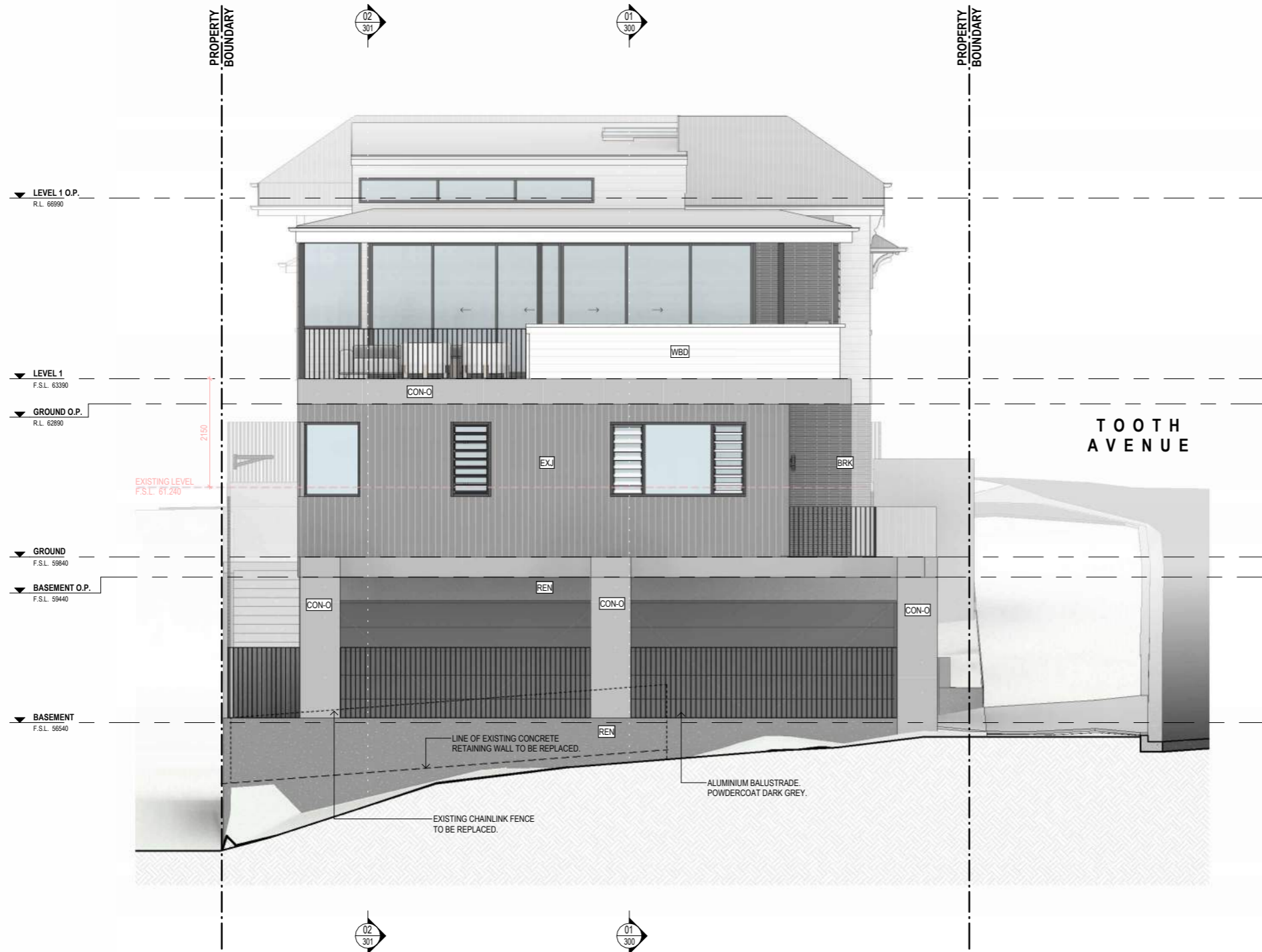
REV:	DESCRIPTION:	DATE:	ISSUE BY:
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

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**LEGEND (by sheet)**

CODE	DESCRIPTION
BRK	BRICK
CON-O	CONCRETE - OFF FORM
EXJ	EXPRESSED JOINT CLADDING
REN	RENDER
WBD	WEATHERBOARD CLADDING



**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

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A006923591

SHEET TITLE:  
**ELEVATIONS - EAST**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**201 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
D	DA ISSUE	09.12.2025	
C	PRELIM DA ISSUE	26.11.2025	JP / JV
A	SKETCH DESIGN	12.10.2025	JP / JV

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**LEGEND (by sheet)**

CODE	DESCRIPTION
EJ	EXPRESSED JOINT CLADDING
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
REN	RENDER
WBD	WEATHERBOARD CLADDING



**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**



SHEET TITLE:  
**ELEVATIONS - SOUTH**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**202 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY:
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

NORTH

**LEGEND (by sheet)**

CODE	DESCRIPTION
EJ	EXPRESSED JOINT CLADDING
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
WBD	WEATHERBOARD CLADDING



**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**



SHEET TITLE:  
**ELEVATIONS - WEST**

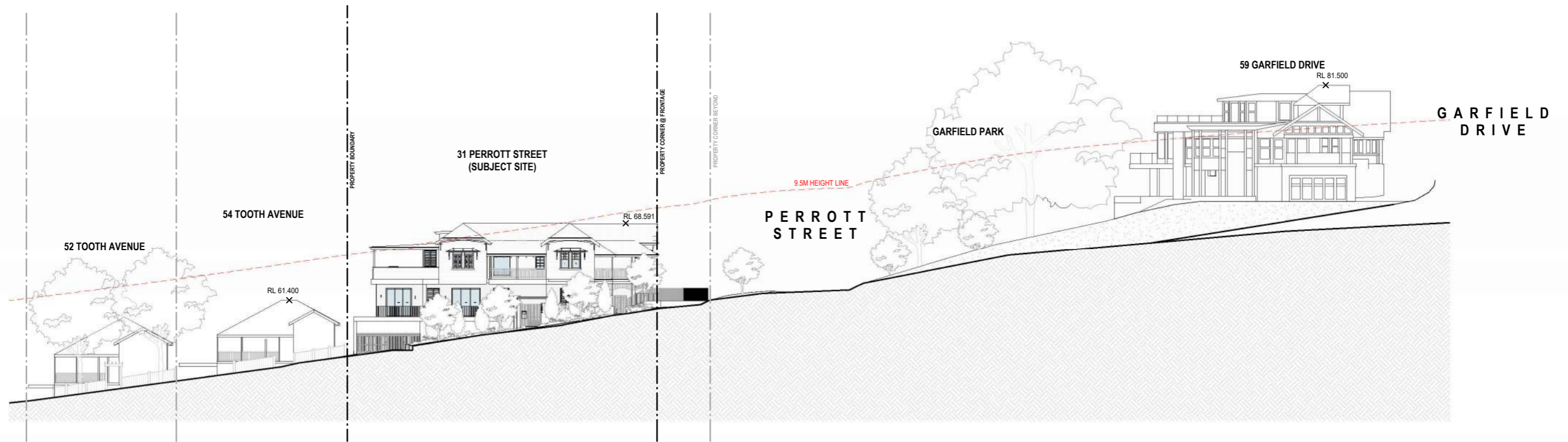
DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**203 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

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**1 STREET - ELEVATION**  
1 : 200

**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**

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22/05/2026  
APPLICATION REF  
A006923591

SHEET TITLE:  
**STREET ELEVATION**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**204 H JP MJ**

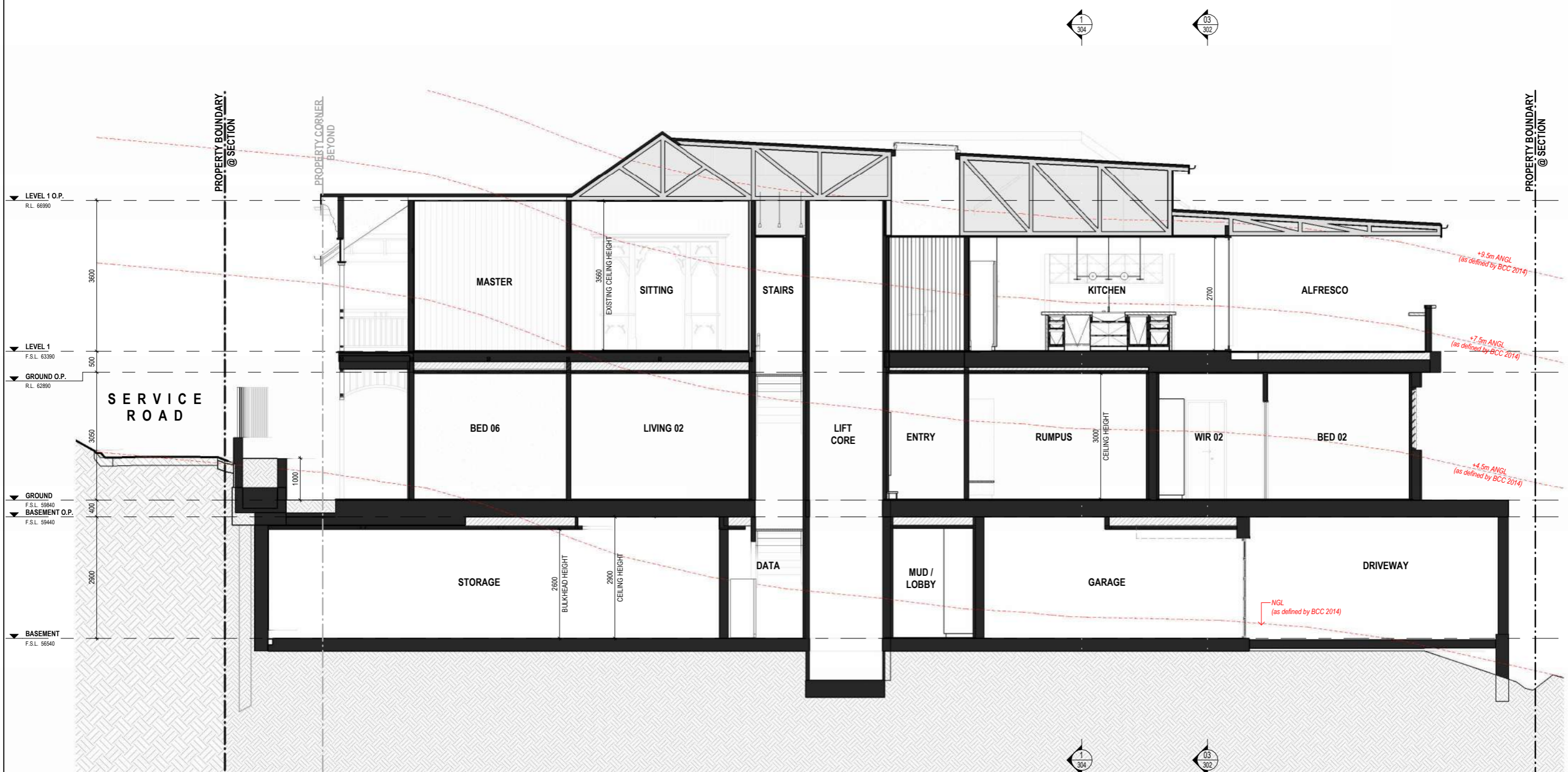
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**1 : 200 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY:
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
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PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**

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APPLICATION REF  
A006923591

SHEET TITLE:  
**SECTIONS - SHEET 01**

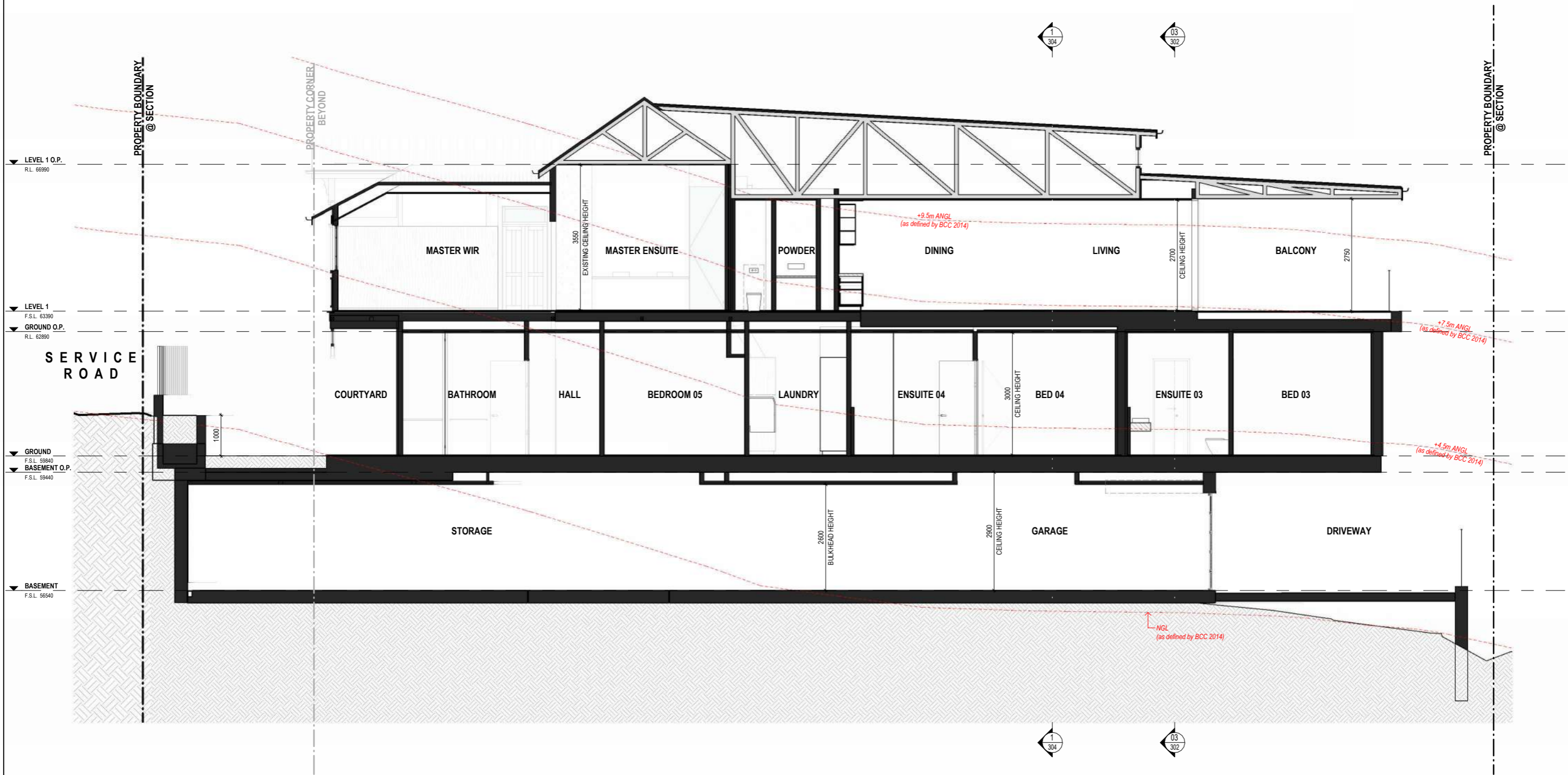
DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**300 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY:
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

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PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**

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22/05/2026  
APPLICATION REF  
A006923591

SHEET TITLE:  
**SECTIONS - SHEET 02**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**301 H JP MJ**

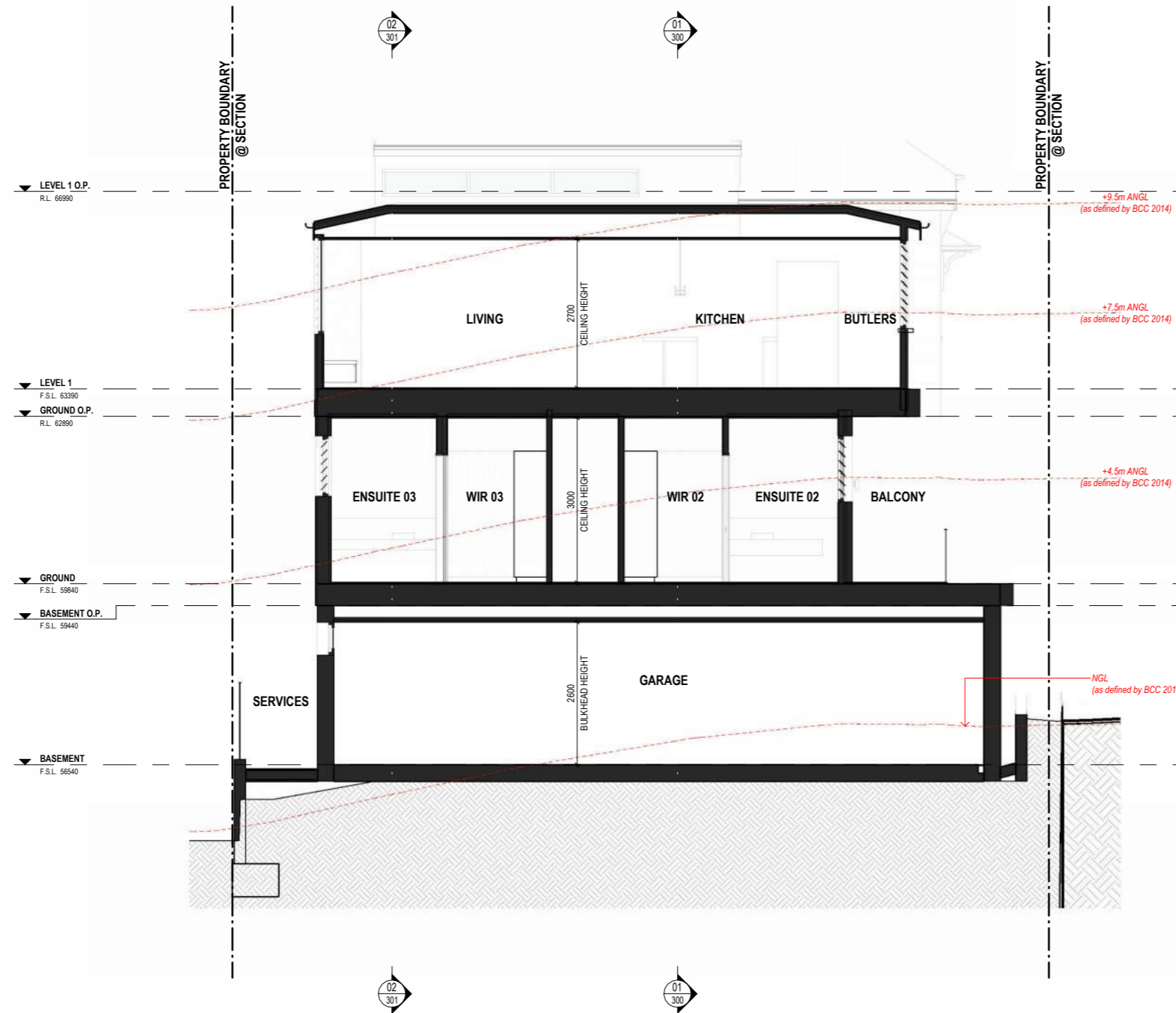
SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

**NOT FOR CONSTRUCTION**

REV:	DESCRIPTION:	DATE:	ISSUE BY
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

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**03 SECTION 03**  
1 : 50

**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006923591

SHEET TITLE:  
**SECTIONS - SHEET 03**

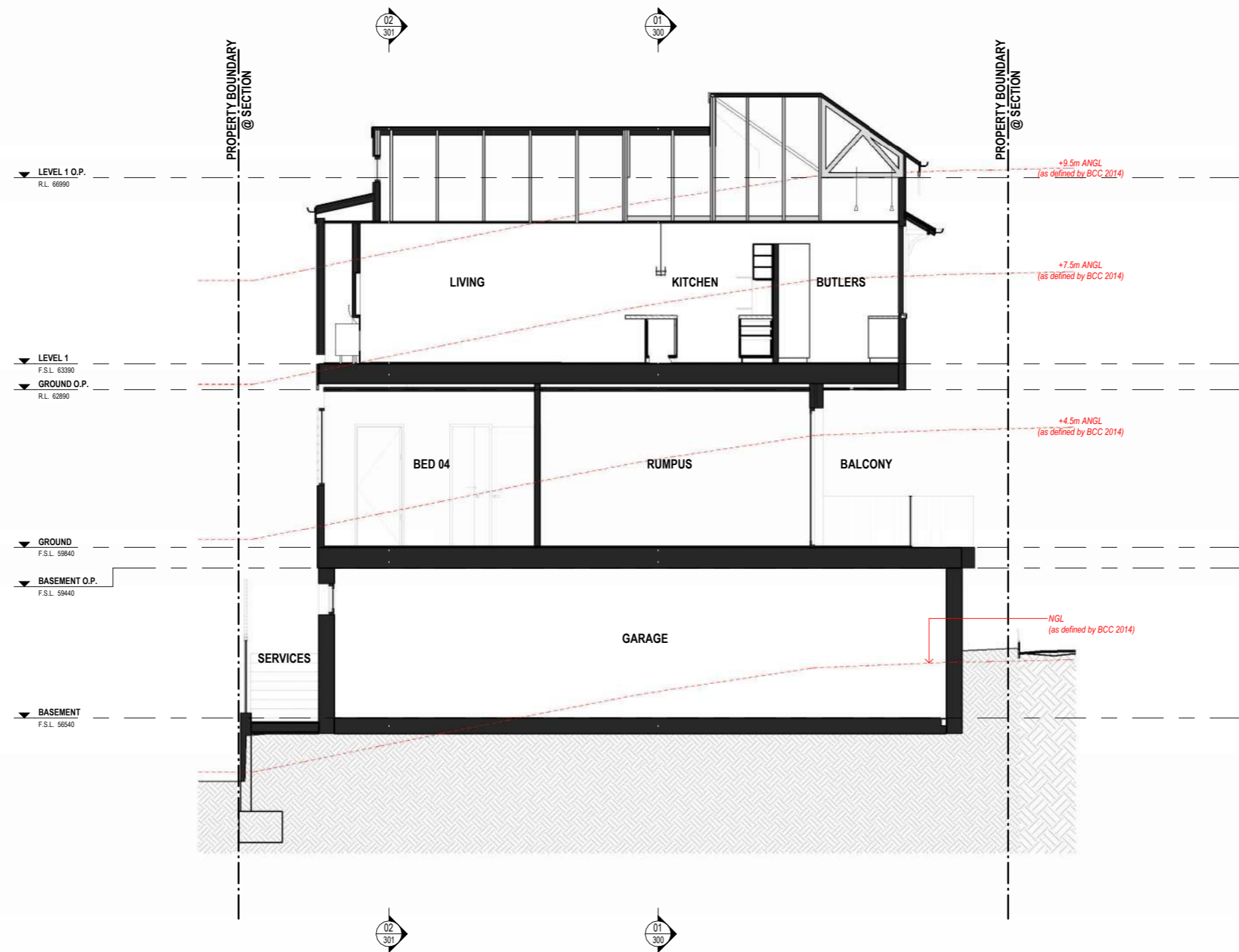
DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**302 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

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**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**

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APPLICATION REF  
A006923591

SHEET TITLE:  
**SECTIONS - SHEET 04**

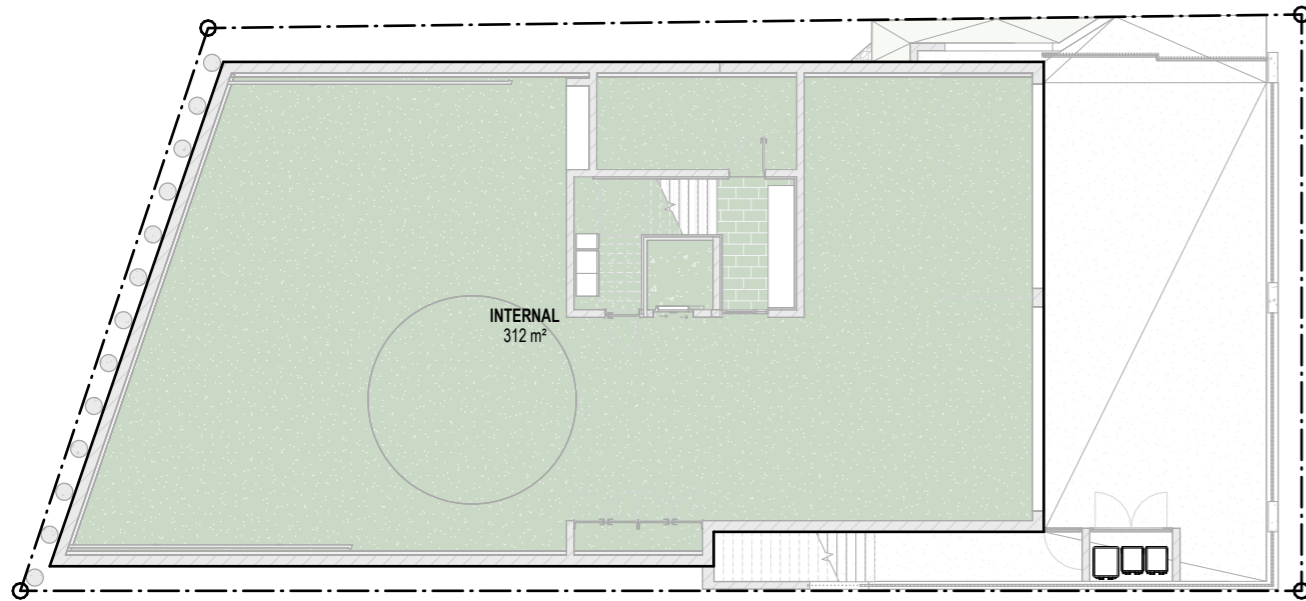
DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**304 H JP MJ**

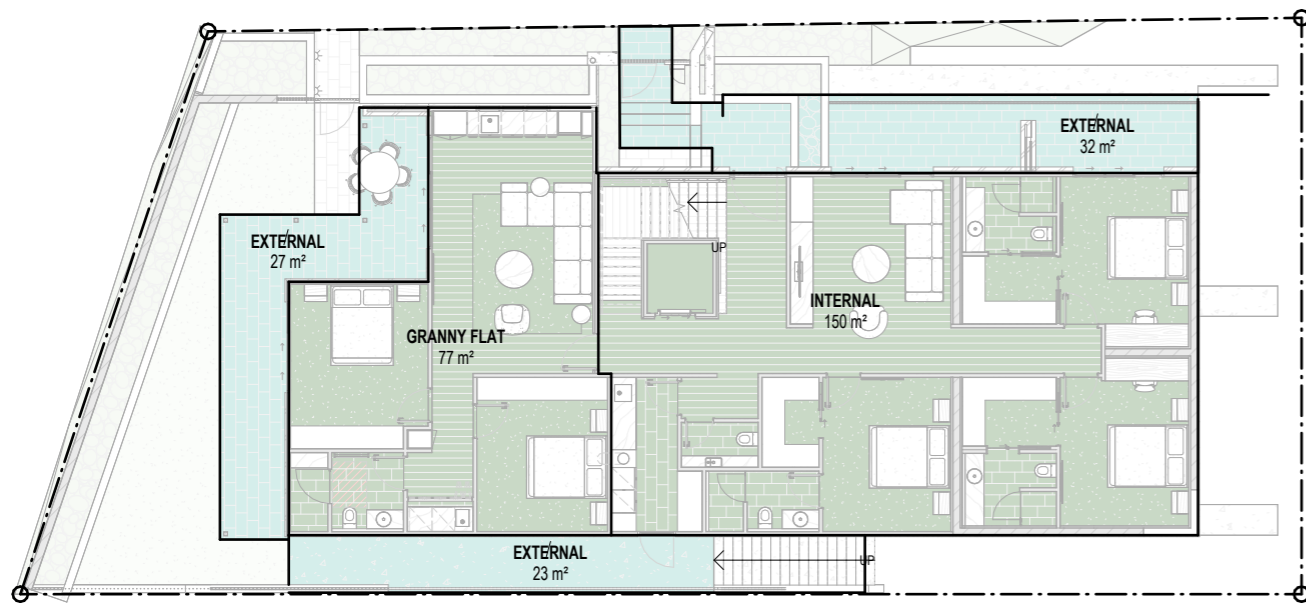
SCALE: SHEET SIZE:  
**1 : 50 A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY:
H	IR ISSUE	14.05.2026	SM
G	IR ISSUE	20.02.2026	
F	IR ISSUE	04.02.2026	
E	FENCE AMENDMENTS	27.01.2026	
D	DA ISSUE	09.12.2025	

NORTH



**3 BASEMENT**  
1 : 100

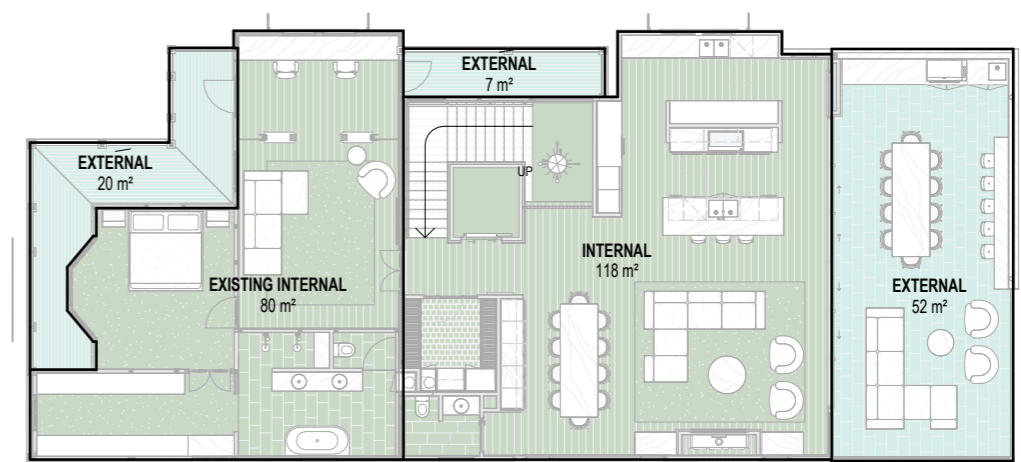


**1 GROUND**  
1 : 100

**GROSS FLOOR AREA**

NOTE:  
1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING  
2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS  
3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m <sup>2</sup> )
INTERNAL	BASEMENT	312 m <sup>2</sup>
		312 m <sup>2</sup>
EXTERNAL	GROUND	23 m <sup>2</sup>
EXTERNAL	GROUND	27 m <sup>2</sup>
EXTERNAL	GROUND	32 m <sup>2</sup>
GRANNY FLAT	GROUND	77 m <sup>2</sup>
INTERNAL	GROUND	150 m <sup>2</sup>
		310 m <sup>2</sup>
EXTERNAL	LEVEL 1	7 m <sup>2</sup>
EXTERNAL	LEVEL 1	20 m <sup>2</sup>
EXTERNAL	LEVEL 1	52 m <sup>2</sup>
EXISTING INTERNAL	LEVEL 1	80 m <sup>2</sup>
INTERNAL	LEVEL 1	118 m <sup>2</sup>
		277 m <sup>2</sup>
		900 m <sup>2</sup>



**2 LEVEL 1**  
1 : 100

**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

**INVILLA**

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006923591

SHEET TITLE:  
**AREA PLAN - GFA**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**801 H JP MJ**

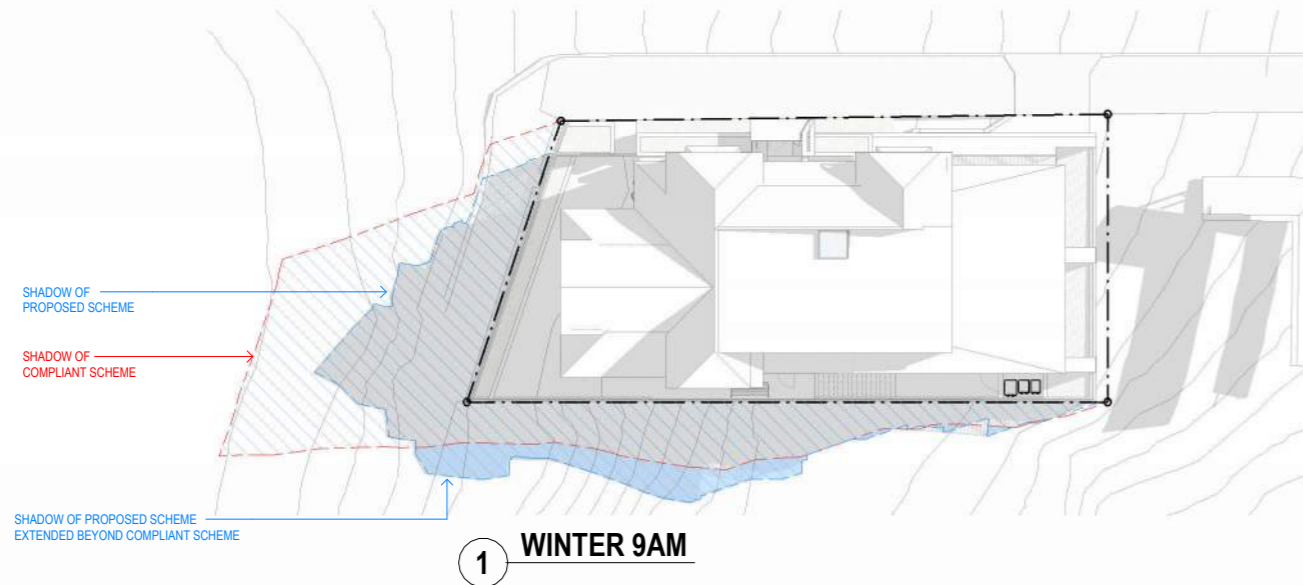
SCALE: SHEET SIZE:  
**1 : 100 A1 (50% @ A3)**



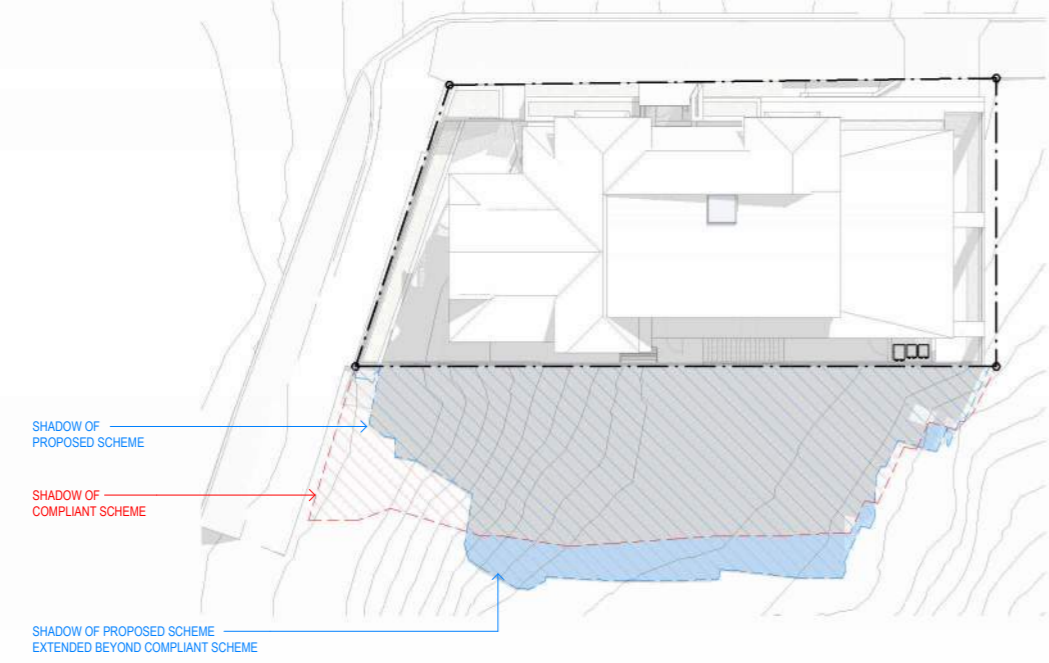
REV:	DESCRIPTION:	DATE:	ISSUE BY:
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Nominated Practising Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

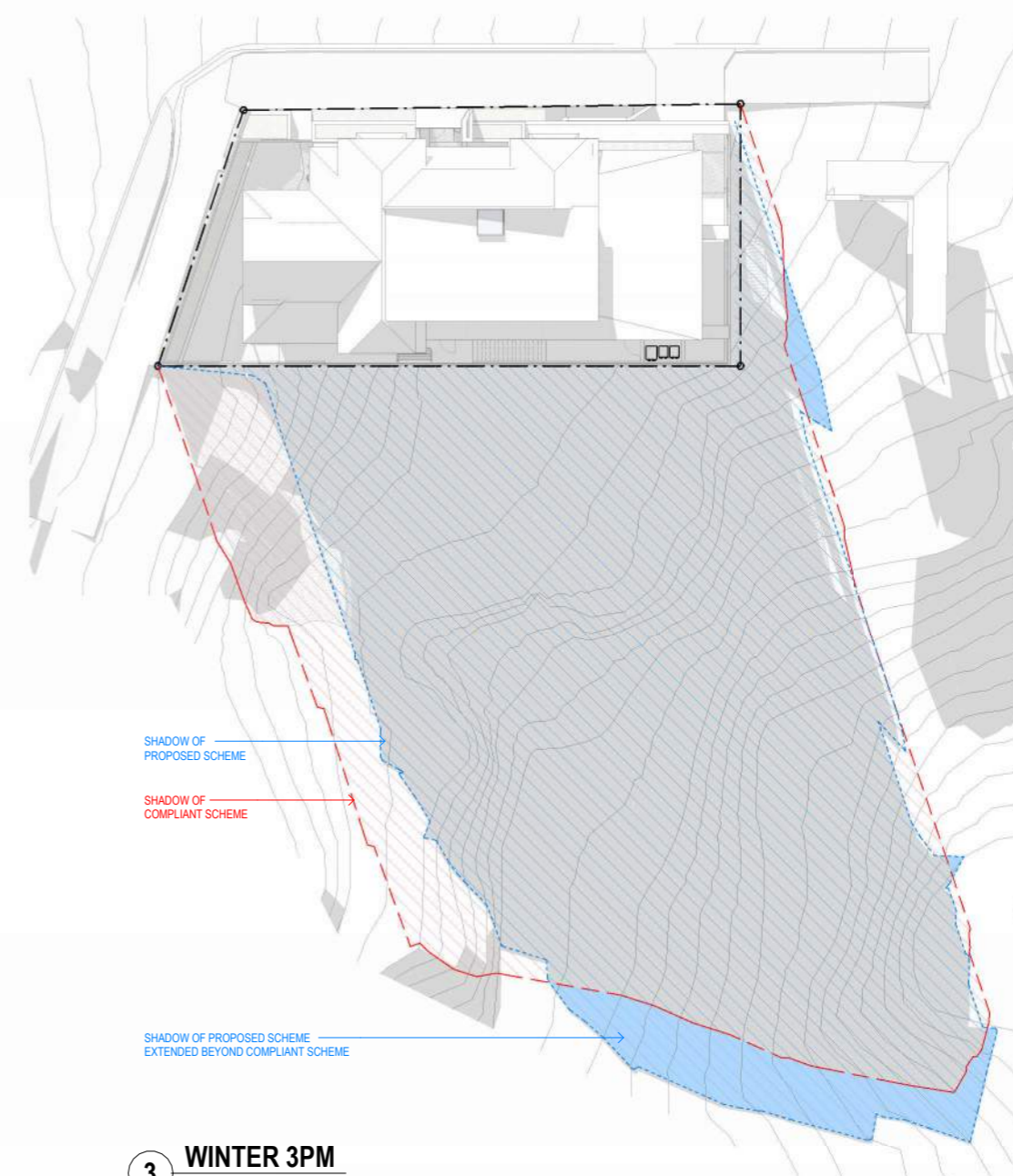
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1 WINTER 9AM



2 WINTER 12PM



3 WINTER 3PM

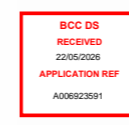
- SHADOW DIAGRAM NOTES**
1. COMPLIANT SCHEME HEIGHTS HAVE BEEN MODELLED OFF SURVEY TYPOGRAPHY
  2. COMPLIANT SCHEME SETBACKS ARE -
    - A. SIDE BOUNDARIES - 1.5M UP TO 4.5M HIGH, 2.0M UP TO 7.5M HIGH, 2.5M UP TO 9.5M HIGH
    - B. PERROTT STREET FRONT SETBACK HAS BEEN BASED OFF EXISTING OMP (1.5M)
    - C. TOOTH AVENUE FRONT SETBACK HAS BEEN BASED OF EXISTING OMP (2.0M)
  3. WINTER DIAGRAM 3PM - SHADOWS CAUSED FROM THE TYPOGRAPHY HAVE BEEN EXCLUDED.

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**



SHEET TITLE:  
**SHADOW DIAGRAMS**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

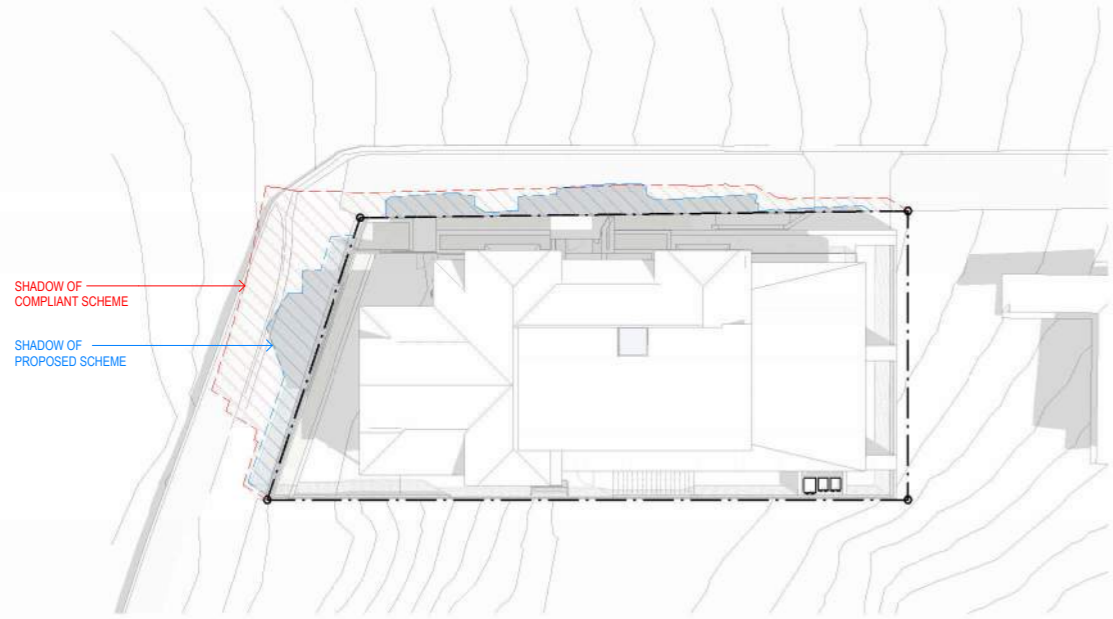
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SCALE: **1 : 200** SHEET SIZE: **A1 (50% @ A3)**

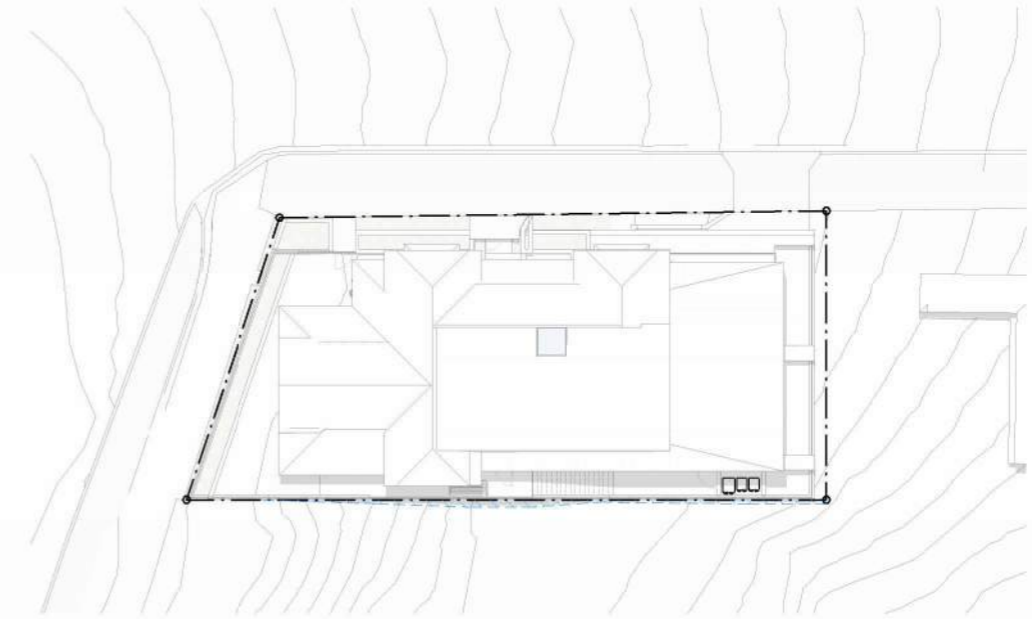


REV:	DESCRIPTION:	DATE:	ISSUE BY:
H	IR ISSUE	14.05.2026	SM
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E	FENCE AMENDMENTS	27.01.2026	
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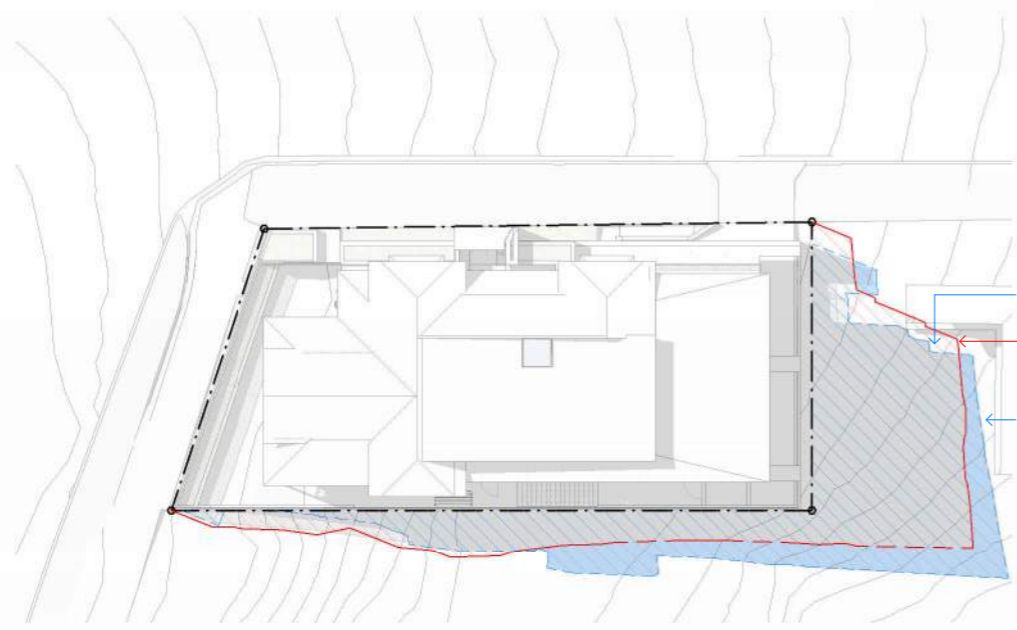
**NOT FOR CONSTRUCTION**



1 SUMMER 9AM  
1 : 200



2 SUMMER 12PM  
1 : 200



3 SUMMER 3PM  
1 : 200

**SHADOW DIAGRAM NOTES**

- COMPLIANT SCHEME HEIGHTS HAVE BEEN MODELLED OFF SURVEY TYPOGRAPHY
- COMPLIANT SCHEME SETBACKS ARE -
  - SIDE BOUNDARIES - 1.5M UP TO 4.5M HIGH, 2.0M UP TO 7.5M HIGH, 2.5M UP TO 9.5M HIGH
  - PERROTT STREET FRONT SETBACK HAS BEEN BASED OFF EXISTING OMP (1.5M)
  - TOOTH AVENUE FRONT SETBACK HAS BEEN BASED OF EXISTING OMP (2.0M)
- WINTER DIAGRAM 3PM - SHADOWS CAUSED FROM THE TYPOGRAPHY HAVE BEEN EXCLUDED.

**NOT FOR CONSTRUCTION**

PROJECT:  
**PERROTT**

SITE DESCRIPTION:  
**LOT 01 on RP223890**

PROJECT ADDRESS:  
**31 PERROTT STREET, PADDINGTON**

LOCAL GOVT:  
**BRISBANE CITY COUNCIL**

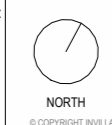


SHEET TITLE:  
**SHADOW DIAGRAMS**

DOCUMENTATION STAGE:  
**DEVELOPMENT APPLICATION**

SHEET NO: REV: DWN: CHK:  
**821 H JP MJ**

SCALE: SHEET SIZE:  
**1 : 200 A1 (50% @ A3)**



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