



Dedicated to a better Brisbane

26 March 2026

Mr Douglas Curtis, Ms Andre Peltola
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jordan Holman
Application Reference: A006923591
Address of Site: 31 PERROTT ST PADDINGTON QLD 4064

Dear Jordan

RE: Further advice

A review of the response to the information request has been undertaken, which has identified that the following changes remain required.

Building Bulk

1. The proposal continues to present a built form and bulk that is inconsistent with the Hillside character precinct of the Ithaca district neighbourhood plan. While changes to the eastern boundary interface are improved with the reduction in boundary wall heights, the overall building height, bulk and scale does not adequately demonstrate a built form that minimises the impact of incompatible bulk and scale and reinforces the established scale of dwellings within the visual catchment. Further, the raised garden planter addressing Tooth Avenue introduces additional building bulk when considering the material, depth and setback of the planter. Accordingly, the development does not achieve Performance Outcomes PO1, PO18, PO19 and PO20 of the Ithaca district neighbourhood plan code.

Submit amended plans including the following:

- a. Revise the plan to reduce the extent of building height that is 3 storeys and over 9.5m. An acceptable building height will be responsive to the slope of the site and step down the hill. The plan package submitted in response to this item is to include a 3D isometric with a 9.5m 'blanket' above natural ground level. Elevations and sections submitted in response to this item are to include natural ground line, and 9.5m above ground line;
- b. Remove the concrete planter to the Tooth Avenue frontage. Alternatively detail any design changes to the planter that will reduce the perceived bulk of the structure when viewed from the streetscape, such as cladding in lightweight materials;
- c. Reduce bulk and scale at the lower levels by accommodating tiered retaining wall, permeable fencing, and landscaping to soften the visual impact of development. Retaining can be tiered in areas not required for vehicle manoeuvring in the south-east of the 'Floor Plan – Basement' level.

Partial Demolition

2. The plans submitted in response to the information request indicate further demolition for the eastern roof when viewed from Tooth Avenue with the response noting structural concerns for this portion of the dwelling. While the plans indicate the proposed roof structure will be a replication of the original appearance, the roof form is considered an integral component. Provide further justification that the demolition of this roof component achieves Section B of the Traditional building character (demolition) overlay code, noting PO1 of the code calls for assessment against Section B where losing integral components.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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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