

03 September 2026

Synthia Rduch
Urban Planner – Planning Services
Brisbane City Council
Via Email: DSPlanningSupport@brisbane.qld.gov.au

RESPONSE TO COUNCIL INFORMATION REQUEST
RAL (2 INTO 2) & MCU & BW FOR DWELLING HOUSES IN THE TRADITIONAL BUILDING
CHARACTER OVERLAY AND ON A SMALL-LOT
104-106 PARK TERRACE, SHERWOOD
A007076605

Dear Synthia,

We refer to Council's Information Request of 21 August 2026. We provide the following response to Council's issues, being a full response.

Traditional building character design

1. The proposed plans for the new house on lot 129 have been amended to add a decorative frieze below the balcony level and to add a traditional truss detail to the front gable, as well as support posts clear of the crossover and garage door below. These elements improve the traditional building character of the house when viewed from the street, in direct accordance with Council's request.

Side setback

2. Council's request to ensure setbacks including the OMP and window hoods meet the 900mm setback, ostensibly for fire rating purposes, is noted. Advice from a building certifier has been sought regarding this request. Advice received is as follows:

In accordance with the BCA 2022, the requirement for compliance with fire rating using standard materials (combustible) is 900mm clearance to a wall and 450mm to the OMP, where the underside of the eaves are lined with non-combustible material (Figure 9.2.9a). The setbacks to wall at 900mm comply.

The underside of the eaves will be lined with non-combustible material (e.g. FC sheeting to match the existing style of the eave underside), ensuring compliance and enabling the eaves to be 450mm from the boundary. The eaves on the eastern side are 300mm wide and are 600mm from the side boundary, in compliance with the 450mm minimum.

The eaves on the western side boundary are 600mm wide and would be 300mm from the side boundary. Due to this, the eaves are to be cut back 150mm to ensure they are 450mm from the side boundary, enabling compliance with fire requirements. The plans have been updated to reflect this change. With respect to PO1 of the Traditional building character (demolition) overlay code, the small (150mm) reduction in roof/eaves on the western side does not result in the loss of integral components and will ensure the traditional form of the building is not diminished as a result of this change. Given this, the additional demolition of 150mm of the western side roof to accommodate fire compliant eaves is considered suitable in this instance, and is able to be approved by Council.

Under the Building Regulation 2021, schedule 2 (accepted development – exempt from relevant provisions), item 2 notes that sun hoods with an area of less than 2sqm are accepted development and are exempt from the relevant provisions, in this instance those relating to fire separation. The plans have been amended to show the area of each sunhood. This has confirmed all sunhoods are less than 2sqm, ensuring they are exempt from the relevant provisions. As such, the sunhoods are able to remain as is.

We trust that the information provided above is sufficient to resolve Council's issues and proceed with the application process. The application will proceed to public advertising. Materials will be forward to Council shortly.

If you have any questions regarding this response, please contact me using the details provided with the application lodgement documents.

Regards,

A handwritten signature in black ink, appearing to read 'Anthony Colwell', is positioned above the printed name.

Anthony Colwell
Director & Principal Planner
Insight Planning and Development