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**City Planning and Economic Development Services
Development Services**

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21 August 2026

Tracy & Carolyn Bergan
C/- Insight Planning And Development Pty Ltd
PO BOX 147
NEW FARM QLD 4005

ATTENTION: Anthony Colwell

Application Reference: A007076605
Address of Site: 106 PARK TCE SHERWOOD QLD 4075

Dear Anthony

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Traditional building character design

- 1) The lower level of the new Dwelling house on Lot 129 is setback from the upper level but fails to include design elements to adequately recess the lower level. In particular, the absence of supporting posts and a decorative frieze beneath the balcony reduces the visual definition of the upper and lower levels and is not consistent with the traditional building character outcomes sought by PO14/AO14.2(a).
 - a) Provide supporting posts and decorative frieze to the balcony.

Side setback

- 2) The relocated pre-1946 Dwelling house is proposed to be setback 900mm from the side boundary, with projections such as eaves, window hoods and other elements potentially extending within this setback. Where building elements are located within 900mm of a boundary, additional building approval requirements may apply, including fire-proofing measures, or alterations to, or demolition of parts of the Dwelling house not currently applied for. Such works may constitute assessable development under the *Brisbane City Plan 2014*.
 - a) Provide confirmation that no part of the relocated pre-1947 dwelling house, including eaves, hoods and other projections, will be located within 900mm of the proposed side boundary. If compliance with building approval requirements necessitates any demolition or alteration of the dwelling, provide details of the works and confirmation of whether further development approval is required.

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 quoting the application reference number A007076605.

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

Yours sincerely



Synthia Rduch
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Planning Services
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Development Services
Brisbane City Council