

8.2.21 Traditional building character (demolition) overlay code

8.2.21.1 Application

1. This code applies to assessing development in the Traditional building character overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Traditional building character overlay is identified on the Traditional building character overlay map and is included in the following sub-categories:
 - a. Neighbourhood character sub-category;
 - b. Local character significance sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to traditional character or traditional building character, guidance is provided in the Traditional building character planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.21.2 Purpose

1. The purpose of the Traditional building character (demolition) overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
 - ii. Theme 5: Brisbane's CityShape and Element 5.5 — Brisbane's Suburban Living Areas.
 - b. Provide for the assessment of the suitability of building work for the demolition, removal or repositioning of a building or structure if any part of the building or structure was substantially constructed in 1946 or earlier, in the Traditional building character overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects residential buildings constructed in 1946 or earlier that individually or collectively contribute to giving the areas in the Traditional building character overlay their traditional character and traditional building character.
 - b. Development protects buildings constructed prior to 1911 by limiting demolition or removal to only where a building is structurally unsound.

- c. Non-residential character buildings that provide or have provided in the past, services to the community, are protected where they contribute to the traditional character of the locality and form part of a character streetscape comprising character buildings constructed in 1946 or earlier nearby in the street and within the Traditional building character overlay.
- d. Development protects a residential building or a part of a building constructed in 1946 or earlier where it forms a part of a character streetscape comprising residential dwellings constructed in 1946 or earlier nearby in the street within the Traditional building character overlay.
- e. Development retains a residential building constructed in 1946 or earlier that reflects the traditional building character other than ‘timber and tin’ architecture.
- f. Development ensures that a dwelling house moved onto, or repositioned within a small lot is consistent with the requirements for houses on a small lot.
- g. Development permits demolition or removal of post-1946 residential buildings or structurally unsound buildings.
- h. Development ensures that, in conjunction with the Traditional building character (design) overlay code, residential buildings constructed in 1946 or earlier in the Traditional building character overlay are retained and redevelopment complements the traditional building character of buildings constructed in 1946 or earlier.

8.2.21.3 Performance outcomes and acceptable outcomes

Table 8.2.21.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—Partial demolition of a building constructed in 1946 or earlier		
General		
<p>PO1 Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where:</p> <ul style="list-style-type: none"> a. forward of the highest and rearmost ridge of the roof; or b. on the side elevation of the building where on a corner lot. <p>Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required.</p>	<p>AO1.1 Development ensures that the building does not lose integral components such as feature roof forms and side verandahs.</p> <p>AO1.2 Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay.</p>	<p>Complies – as noted within the planning report and demonstrated on proposed plans, all demolition components relevant criteria.</p> <p>Integral components (such as roof form) is maintained as the rear demolition is back third of the house only, does not contribute to TBC street character, and will be replaced by new appropriately design dwelling house.</p> <p>The front balcony balustrade is to be demolished (due to age and poor condition) and replaced with new batten design.</p>

Additional performance outcomes and acceptable outcomes if a pre-1911 building		
PO2 Development ensures that the building does not lose integral components such as roof shape and pitch or verandahs that contribute to its traditional building character.	AO2 Development retains the parts of the building constructed prior to 1911.	Not applicable.
Additional performance outcomes and acceptable outcomes if in the City west neighbourhood plan area or the Spring Hill neighbourhood plan area or the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
PO3 Development ensures that: <ul style="list-style-type: none"> a. significant elements that contribute to the character of buildings constructed in 1946 or earlier are retained if they can be seen from the primary street frontage; b. the proposed partial demolition does not affect the view of the original structure from the street. Note—Elements include roof form, external walls, building core, verandahs, external openings and decorative detailing.	AO3.1 Development retains the building in its original form, proportions and external components, including: <ul style="list-style-type: none"> a. the front walls and the roof form and side walls beyond, at least as far back as the ridge of the rearmost gable in a gable roof house or the primary ridge for a hipped roof house; b. original doors and windows and their size, proportions and materials; c. side and front verandahs including balustrading and decorative details. AO3.2 Development retains the front door to the house as the main entrance in its original location and proportion. Note—The extent of any partial demolition is to be identified in plan and elevation drawings.	Not applicable.
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
PO4 Development involving partial demolition or refurbishment of a residential building constructed in 1946 or earlier as part of refurbishment or extension work	AO4 Development complies with an engineering report prepared by a Registered Professional Engineer Queensland which certifies that all works proposed	Not applicable.

<p>does not diminish the traditional building character elements of the building.</p>	<p>whether permanent or temporary will ensure the structural adequacy of the building at all phases of building work. Note—The extent of any partial demolition is to be identified in plan and elevation drawings.</p>	
<p>Section B—Demolition or removal of a building constructed in 1946 or earlier</p>		
<p>General performance outcomes and acceptable outcomes if not in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area or the Spring Hill neighbourhood plan area</p>		
<p>PO5 Development involves a building which: a. does not represent traditional building character; or b. is not capable of structural repair; or c. does not contribute to the traditional building character of that part of the street within the Traditional building character overlay.</p>	<p>AO5 Development involves a building which: a. has been substantially altered or does not have the appearance of being constructed in 1946 or earlier; or b. an engineering report prepared by a Registered Professional Engineer Queensland which certifies that the building is structurally unsound and not reasonably capable of being made structurally sound; or c. if demolished will not result in the loss of traditional building character; or d. is in a section of the street within the Traditional building character overlay that has no traditional character. Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.</p>	<p>Not applicable – does not involve full demolition or removal of the subject building.</p>
<p>Additional performance outcomes and acceptable outcomes if a pre-1911 building</p>		
<p>PO6 Development involves a building which is not capable of structural repair.</p>	<p>AO6 Development involves a building which a Registered Professional Engineer Queensland certifies is structurally</p>	<p>Not applicable.</p>

	<p>unsound and not reasonably capable of being made structurally sound. Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.</p>	
<p>Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category</p>		
<p>PO7 Development involves a building which: a. does not represent traditional building character; or b. is not capable of structural repair; or c. is not a building constructed in 1946 or earlier.</p>	<p>AO7.1 Development involves a building which has been substantially and irreversibly altered or does not have the appearance of being constructed in 1946 or earlier.</p> <p>AO7.2 Development involves a building which: a. has an appearance that cannot practically be reinstated to that of a building constructed pre-1911 or in 1946 or earlier; or Note—In making a determination as to whether the appearance of a building constructed in 1946 or earlier can be reinstated, Council will require information to be submitted with any development application addressing the practicalities of a development: <ul style="list-style-type: none"> • opening up enclosed front and/or side verandahs; • removing enclosures under the front section of the building; • removing fibro, stucco or metal cladding to underlying weatherboards or chamferboards; • replacing aluminium windows with timber windows; • reinstating verandah elements. b. an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound; or c. is located in the Hawthorne centre precinct of the Bulimba district neighbourhood plan and is not a character non-residential building.</p>	<p>Not applicable.</p>

Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area or the Spring Hill neighbourhood plan area		
PO8 Development involves a building which is not capable of being structurally repaired.	AO8 Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound. <i>Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.</i>	Not applicable.
Section C—Repositioning or raising a building or structure (not including any building work to enclose underneath a building) if any part of the building or structure was substantially constructed for residential purposes in 1946 or earlier		
PO9 Development involving the repositioning of a residential building or structure that straddles more than one lot, onto one small lot: a. does not detract from: i. the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay; ii. the traditional scale of the components of the street within the Traditional building overlay; b. does not impact on the amenity or privacy of adjoining residents; c. provides adequate open space, screening and noise attenuation from the street.	AO9 Development involving the repositioning of a residential building or structure constructed in 1946 or earlier on a small lot results in setbacks that comply with the building envelope requirements of the Dwelling house (small lot) code, other than where AO10.2 in this code varies the front building setback. <i>Editor's note—Where not on a small lot, repositioning must not result in an unlawful structure regulated by the Building Act 1975.</i>	AO9 – Non-compliant Performance outcome sought The proposal does not comply with the south western side setback, which includes a built to boundary wall for the non-habitable garage space, being 8.2m in length and 3.4m in height. The relevant Acceptable outcome of the Dwelling house (Small lot) code only supports this built to boundary setback design as an acceptable outcome in some circumstances. Notwithstanding, the proposal is considered to meet PO9 as follows: <ul style="list-style-type: none"> The built to boundary garage does not detract from or impact any other Traditional building character

		<p>(TBC) houses on the street. It does not adjoin a TBC house.</p> <ul style="list-style-type: none"> • The built to boundary garage is generally consistent with the existing undercroft siting. The existing dwelling house has a sub-500mm setback from the subject boundary, for the entire length of the dwelling. • Adjoining amenity – the built to boundary wall will adjoin an open space area, no habitable rooms will be adversely impacted. • The wall will not impact the street and is designed consistent with community expectations for built to boundary garage walls. • The new dwelling will actually offset a large portion of the setback more so than the current dwelling.
<p>PO10 Development ensures that the siting and orientation of a residential building on a lot:</p> <ol style="list-style-type: none"> is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street; does not diminish the streetscape character components of the original street to which the building was orientated within the Traditional building character overlay; does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character. 	<p>AO10.1 Development involving a residential building remains orientated to face its existing street frontage in a manner consistent with a dwelling house constructed in 1946 or earlier on adjoining lots.</p> <p>AO10.2 Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier.</p>	<p>Complies</p> <p>As noted on the architectural plans the front setback (to the stairs) of Lot 433 RP33003 is 1.7m.</p> <p>The proposal would therefore have a front setback acceptable outcome of 1.4m.</p> <p>A 2.5m front setback is proposed which is compliant with the AO. It is also noted this aspect complies with the Prescribed exempt criteria and would otherwise be exempt development.</p>
<p>PO11</p>	<p>AO11</p>	<p>Complies – 9.5m and under.</p>

<p>Development involving raising a building constructed in 1946 or earlier is consistent with and complements the predominant traditional scale, proportion and setting of residential buildings constructed in 1946 or earlier nearby in the street. Refer to Figure a.</p>	<p>Development involving raising a dwelling house constructed in 1946 or earlier results in a building height that does not exceed:</p> <ul style="list-style-type: none"> a. the building height requirements contained in any relevant neighbourhood plan; or b. 9.5m otherwise. 	
<p>Additional criteria in the Latrobe and Given Terraces neighbourhood plan area</p>		
<p>PO12 Development ensures that:</p> <ul style="list-style-type: none"> a. Low set houses remain of a low set appearance; b. if raising a building, the height increase does not alter the overall effect of the floor area to the street level. 	<p>AO12 Development maintains the height relationship of an existing floor area to street level.</p>	<p>Not applicable.</p>



Figure a—Prevailing eave height above ground level of buildings constructed as dwelling houses in 1946 or earlier

View the high resolution of Figure a—Prevailing eave height above ground level of buildings constructed as dwelling houses in 1946 or earlier

9.3.8 Dwelling house (small lot) code

9.3.8.1 Application

1. This code applies to assessing a material change of use or building work if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), building work (section 5.7) or an overlay (section 5.10); or
 - b. assessable development where this code is in an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), building work (section 5.7) or an overlay (section 5.10); or
 - c. impact assessable development for a dwelling house if on a small lot or a use of a similar nature.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where the site is also included in a neighbourhood plan, an overlay code such as the Bushfire overlay code, Flood overlay code, Landslide overlay code, Significant landscape tree overlay code or Waterway corridors overlay code, additional provisions relating to that also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding, are identified in the Flood overlay code.

Note—Where the site is located may be subject to a zone, zone precinct, neighbourhood plan or overlay code, these may vary the outcomes identified in this code and to the extent that these vary, those outcomes prevail.

Note—Preliminary approvals or development approval for other aspects of development can vary the outcomes of this code and to the extent that these vary, those outcomes prevail.

Editor's note—Depositing or allowing sediment or other water contaminants to wash or move into roadways, stormwater pipes and waterways without taking appropriate steps to prevent this occurring, is a breach of the *Environmental Protection Act 1994*. Penalties apply including fines and prosecution. Additional information, including best-practice guidelines for controlling stormwater pollution from building sites and factsheets on erosion and sediment control, can be found on the South East Queensland Healthy Waterways Water by Design program website.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

1. The purpose of the Dwelling house (small lot) code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.
 - b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.

- c. Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.
- d. Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses.
- e. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
- f. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
- g. Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.
- h. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
 - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;
 - ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

9.3.8.3 Performance outcomes and acceptable outcomes

Table 9.3.8.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
<p>PO1 Development ensures that a building other than a dwelling house on a site:</p> <ul style="list-style-type: none"> a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; b. is smaller in size and scale than the dwelling house; c. has the appearance of a building ancillary to the dwelling house; d. is occupied by no more than 1 household. 	<p>AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.</p> <p>AO1.2 Development for a secondary dwelling is:</p> <ul style="list-style-type: none"> a. a maximum of 80m² in gross floor area; b. located within 20m of the dwelling house. 	<p>Complies</p>
<p>PO2 Development is of a bulk and scale that:</p>	<p>AO2 Development is contained within:</p>	<p>Performance outcome sought for south western side boundary, as discussed within TBC Demolition code.</p>

<ul style="list-style-type: none"> a. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; b. does not create overbearing development for adjoining dwelling houses and their private open space; c. does not impact on the amenity and privacy of residents in adjoining dwelling houses; d. does not result in the loss of significant views or outlook of adjoining residents; e. provides for natural light, sunlight and breezes. 	<ul style="list-style-type: none"> a. the building envelope for the site, created by applying: <ul style="list-style-type: none"> i. the acceptable outcome for maximum building height; ii. the acceptable outcome for front, rear and side boundary setbacks; iii. acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or b. the approved building envelope for the site to the extent of any inconsistency with (a). <p>Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot. Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction. Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.</p>	
<p>PO3 Development has a building height that:</p> <ul style="list-style-type: none"> a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. <p>Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p>AO3 Development:</p> <ul style="list-style-type: none"> a. in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low—medium density residential zone, 2 or 3 storey mix zone precinct of the Low—medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: <ul style="list-style-type: none"> i. 2 storeys; or ii. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or 	<p>Complies – 2 storey and 9.5m building height</p>

	<p>roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p> <p>b. is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7. Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the lesser is the maximum building height.</p>	
<p>PO4 Development has a building height that:</p> <p>a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity.</p> <p>Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p>AO4 Development:</p> <p>a. in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and:</p> <p>i. 3 storeys; or</p> <p>ii. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that</p>	<p>NA</p>

	<p>contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p> <p>b. is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For the purposes of determining compliance with AO4 reference is to be made to section 1.7.7. Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.</p>	
<p>PO5 Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.</p>	<p>AO5 Development results in a minimum street frontage setback that is:</p> <p>a. on the primary street frontage:</p> <ul style="list-style-type: none"> i. 6m where all adjoining dwelling houses have a setback of 6m or more; or ii. the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or iii. 3m where there is no adjoining dwelling house; <p>b. on a secondary street frontage:</p> <ul style="list-style-type: none"> i. 1.5m; or 	<p>NA – TBC provisions apply.</p>

	<ul style="list-style-type: none"> ii. 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; c. in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). <p>Editor's note—For the purposes of determining compliance with AO5 reference is to be made to section 1.7.6.</p>	
<p>PO6 Development provides side boundary setbacks that:</p> <ul style="list-style-type: none"> a. does not impact on the amenity and privacy of residents in adjoining dwelling houses; b. provides for natural light, sunlight and breezes. 	<p>AO6 Development results in a minimum side boundary setback that is:</p> <ul style="list-style-type: none"> a. 1m for habitable spaces; or b. 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: <ul style="list-style-type: none"> i. 15m, where located in the Low—medium density residential zone, Medium density residential zone or High density residential zone; or ii. 9m, where in the Low density residential zone or the Character residential zone; or c. 0m where: <ul style="list-style-type: none"> i. matching the extent of an existing built to boundary wall on the adjoining property; or ii. the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or 	<p>PO sought – discussed in detail within TBC overlay code assessment.</p>

	<ul style="list-style-type: none"> iii. on a lot with an average width of 7.5m or less where the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or iv. on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). <p>Note—AO6(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times. Editor's note—For the purposes of determining compliance with AO6 reference is to be made to section 1.7.6. Editor's note—For the purpose of satisfying AO6(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>	
<p>PO7 Development provides a rear boundary setback that:</p> <ul style="list-style-type: none"> a. provides for open space and landscaping; b. does not impact on the amenity and privacy of residents in adjoining dwelling houses; c. provides for natural light, sunlight and breezes. 	<p>AO7 Development results in a minimum rear boundary setback that is:</p> <ul style="list-style-type: none"> a. 6m, where on a lot with an average depth of more than 25m; or b. on a lot with an average depth of 25m or less: <ul style="list-style-type: none"> i. 3m, for a part of a building or structure up to 4.5m high; 	<p>Complies</p>

	<p>ii. 4.5m, for a part of a building or structure over 4.5m high.</p> <p>c. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).</p> <p>Editor's note—For the purposes of determining compliance with AO7 reference is to be made to section 1.7.6.</p>	
<p>PO8 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.</p>	<p>AO8 Development results in a maximum site cover of:</p> <p>a. 50% where the lot is 400m² or more; or</p> <p>b. 60% where the lot is 300m² or more and less than 400m²; or</p> <p>c. 70% where the lot is 200m² or more and less than 300m²; or</p> <p>d. 80% where the lot is less than 200m².</p> <p>Editor's note—For the purposes of determining compliance with AO8 reference is to be made to section 1.7.6.</p>	<p>Complies – site cover of under 50%</p>
<p>PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.</p>	<p>AO9.1 Development ensures that a built to boundary wall is:</p> <p>a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m²;</p> <p>b. not located within 1m of a window of a habitable room in an adjoining dwelling house;</p> <p>c. not located within the front or rear boundary setbacks;</p> <p>d. low maintenance and constructed of pre-finished materials.</p> <p>Refer to Figure c and Figure d. Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under AO6.</p> <p>AO9.2</p>	<p>Complies with 9.1 – applicant is agreeable to relevant condition for (d).</p> <p>Performance outcome sought for AO9.2. The proposed built to boundary wall :</p> <ul style="list-style-type: none"> The built to boundary garage is generally consistent with the existing undercroft siting and setback. The existing dwelling house has a sub-500mm setback from the subject boundary, for the entire length of the dwelling. Whilst the new wall is solid, it is consistent with the existing dwelling.

	<p>Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than:</p> <ol style="list-style-type: none"> a. matching the extent of an existing built to boundary wall on adjoining premises; or b. on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m. <p>Editor's note — For the purposes of satisfying AO9.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>	<ul style="list-style-type: none"> • Adjoining amenity – the built to boundary wall will adjoin an open space/parking area, no habitable rooms will be adversely impacted. • The wall will not impact the street and is designed consistent with community expectations for built to boundary garage walls. • The new dwelling will actually offset a large portion of the side setback more so than the current dwelling. This is considered to assist in balancing any perceived impacts from the new wall.
<p>PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.</p>	<p>AO10 Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m. Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.</p>	<p>Complies – approx. 22m</p>
<p>PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. Note—This performance outcome is not applicable for a rear lot.</p>	<p>AO11 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. Note—This acceptable outcome is not applicable for a rear lot.</p>	<p>Complies</p>
<p>PO12 Development ensures that vehicle access and parking is accommodated on site with:</p> <ol style="list-style-type: none"> a. vehicle access of an appropriate grade and width to facilitate safe property access; 	<p>AO12.1 Development provides a minimum number of on-site car parking spaces comprising:</p> <ol style="list-style-type: none"> a. 1 car parking space for the dwelling house; b. 1 car parking space for any secondary dwelling on the same site; 	<p>Complies</p>

<p>b. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street;</p> <p>c. an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.</p>	<p>c. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage.</p> <p>Editor's note—Compliance with AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.</p> <p>AO12.2 Development provides vehicular crossings that:</p> <ul style="list-style-type: none"> a. have a maximum crossover width of 4m (excluding apron tapers); b. comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; c. comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width). 	
<p>PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p>AO13.1 Development of a lot with any street frontage of:</p> <ul style="list-style-type: none"> a. 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or b. more than 7.5m has up to double-width car accommodation. <p>Editor's note—Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.</p> <p>AO13.2 Development involving tandem car parking is constructed in accordance with Figure e.</p> <p>AO13.3 Development involving double-width car parking is:</p> <ul style="list-style-type: none"> a. 6m maximum door width for a garage or total width where a carport or combination of both; or b. may have a door on the front of a carport; 	

	<p>c. for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the:</p> <ul style="list-style-type: none"> i. upper storey, balcony or verandah of a 2 or more storey building; or ii. eave of a single-storey building; <p>d. for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.</p> <p>Note—AO13.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah.</p> <p>Editor's note—AO13.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.</p> <p>AO13.4 Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback):</p> <ul style="list-style-type: none"> a. may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house; b. may include a crossover for the full width of the car accommodation. <p>Refer to Figure f. Note—This acceptable outcome supersedes the street frontage setback requirements in AO5</p>	
<p>PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p>	<p>AO14.1 Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure g)</p>	<p>Complies</p>

incorporates windows, decks, balconies, terraces or roof decks that:

- a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or
- b. where a window, have:
 - i. sill heights of 1.5m above the floor level of that storey; or
 - ii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or
 - iii. have fixed external screens; or
 - iv. where at the ground storey, fencing to a height of 1.5m above ground storey floor level;
- c. where a deck, balcony, terrace, or roof deck have fixed screening.

AO14.2

Development ensures that a roof deck or viewing platform:

- a. is set back at least 1.5m from the side boundary;
- b. has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.

AO14.3

Development incorporates screening devices that are:

- a. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j);
- b. offset a minimum of 0.3m from the face of the wall around any window.

Note—Screening devices may be hinged to facilitate emergency egress only.

<p>PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.</p>	<p>AO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>	<p>NA</p>
<p>If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B</p>		
<p>PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.</p>	<p>AO16 Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.</p>	<p>NA</p>
<p>PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by:</p> <ul style="list-style-type: none"> a. maintaining access to sunlight, daylight and privacy; b. ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space. 	<p>AO17.1 Development:</p> <ul style="list-style-type: none"> a. has a maximum wall height of 4.5m above ground level; b. is no more than 1 storey above ground level; c. has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; d. complies with setbacks specified in AO6 and AO7. <p>Editor's note—For the purposes of determining compliance with AO17.1 reference is to be made to section 1.7.6.</p> <p>AO17.2 Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.</p>	<p>NA</p>

Table 9.3.8.3.B—Adaptable housing elements

Item	Detail
Dwelling access	a. Dwelling access provides a well-lit, continuous, accessible path from the car accommodation and driveway to the front door. b. All entries into the dwelling from external paths have no more than a 10mm change in level.
Design of dwelling and associated external areas	a. Essential features of the dwelling that must be accessible to a person with a disability include kitchen, bathroom, living area, laundry, telephone/internet connection, storage areas (linen etc.), garage, letterbox, bin access and outdoor space. b. Dwellings are designed in accordance with AS 4299-1995: Adaptable housing with respect to sufficient circulation space for a wheelchair to manoeuvre. c. All doorways and manoeuvring space around doorways are a minimum of 0.85m. d. Where possible, the dwelling unit is open plan, but any hallways are at least 1.2m wide. e. The kitchen is open plan, with a minimum approach horizontal clearance of 1.55m in front of all benches, storage and fixed appliances. f. At least 1 bedroom has a minimum clear 3.6m by 3.6m internal dimension and is accessible to a disabled person from the dwelling's entry level. g. At least 1 bathroom, toilet and shower has reinforced walls and is accessible to a disabled person from the dwelling's entry level. The shower area must be step free. h. The laundry has a minimum circulation space 1.55m deep in front of or beside appliances. Taps are located to the side, not the back of laundry tubs and washing machines. i. Any staircases are adjacent to a load-bearing wall, to facilitate installation of a wheelchair stair lift.
Notes— <ul style="list-style-type: none"> • An accessible path has a minimum 1.2m width, with a maximum crossfall of 1:40, has only gentle ramping (maximum slope of 1:20) and does not have steps or ledges along the length of travel. • Reinforced walls have 12mm structural plywood (or equivalent), screw fixed to the wall framing, before fixing the finished wall sheets. This allows for future fixing of grab rails or other fittings in any location. • Well-lit areas comply with lighting standards AS/NZS 1158.3.1: 2005: Lighting for roads and public spaces. 	

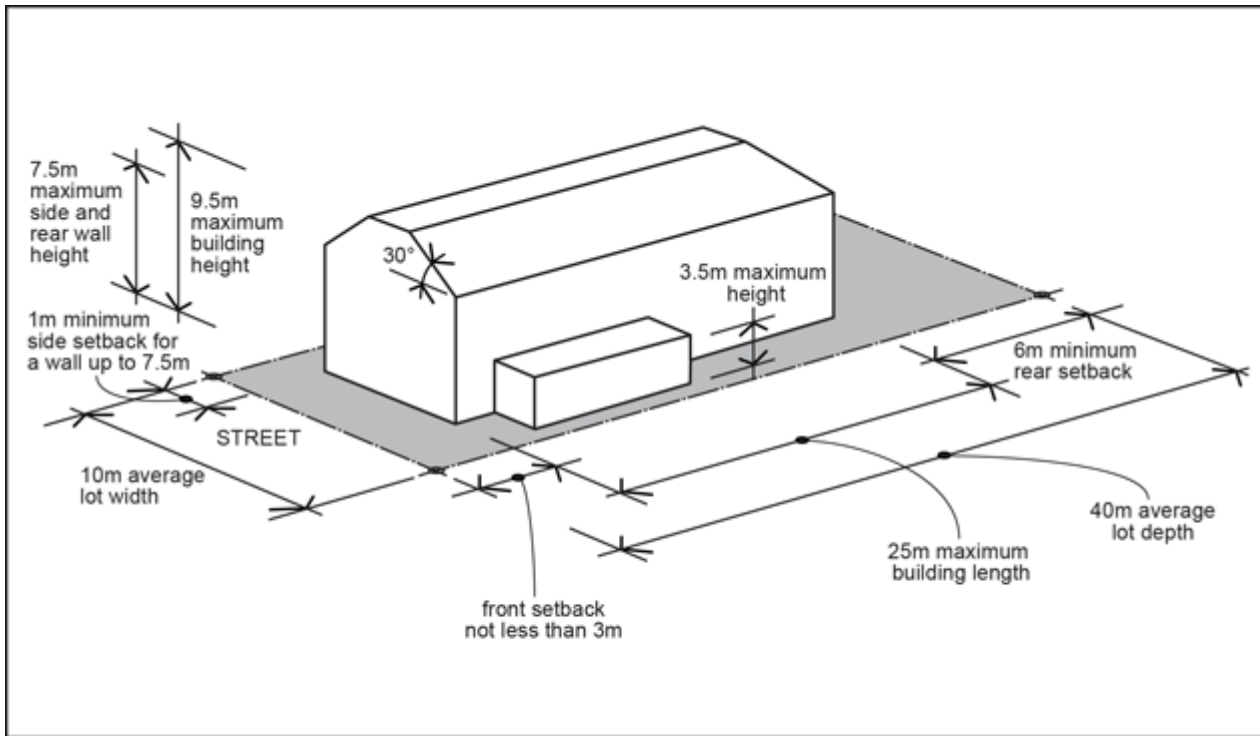


Figure a—Building envelope for a typical 405m² (16 perch) lot with one street frontage in the Low density residential zone

View the high resolution of Figure a—Building envelope for a typical 405m² (16 perch) lot with one street frontage in the Low density residential zone

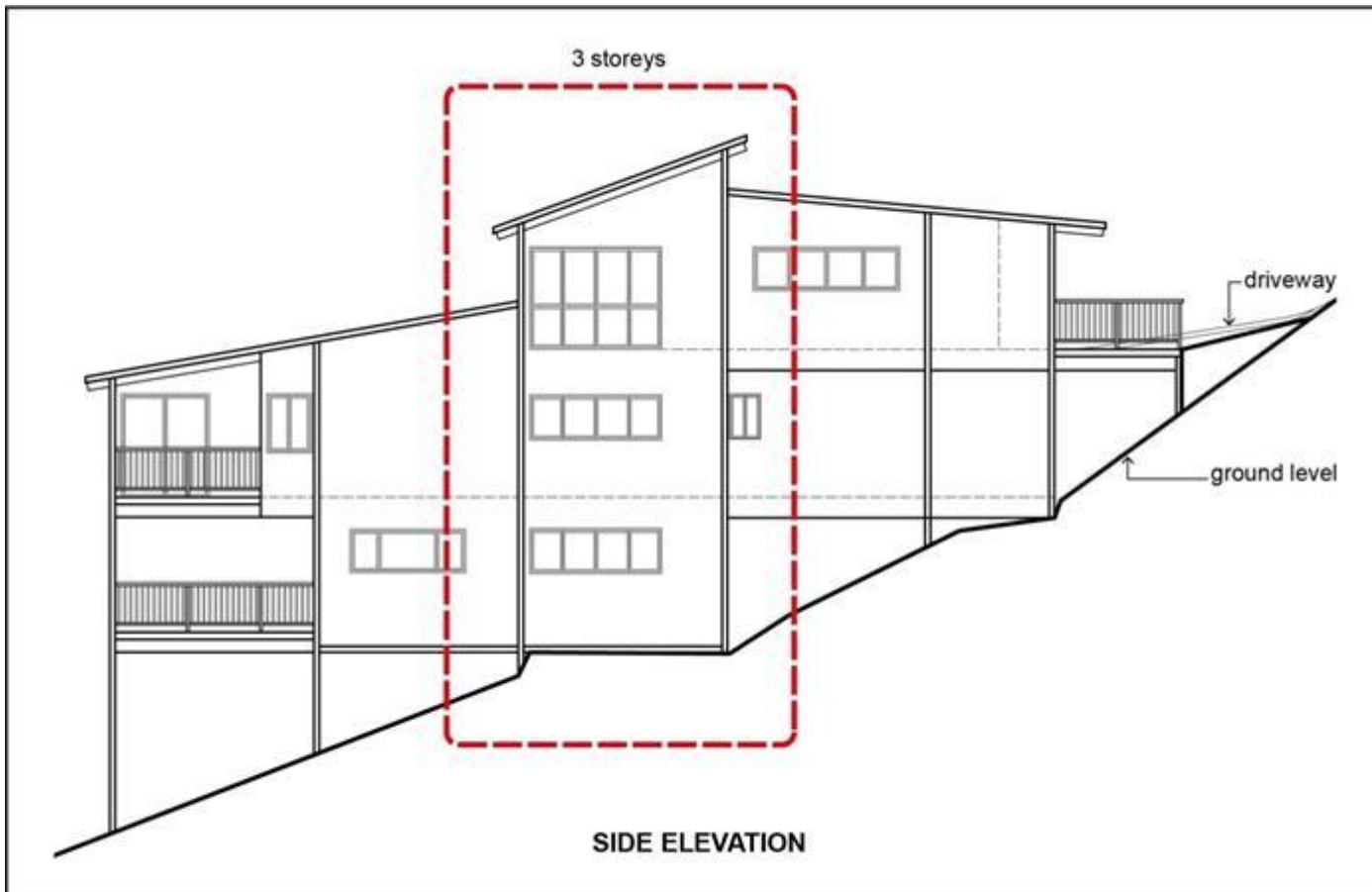


Figure b—Predominantly 2 storey dwelling addressing local circumstances of topography

View the high resolution of Figure b—Predominantly 2 storey dwelling addressing local circumstances of topography

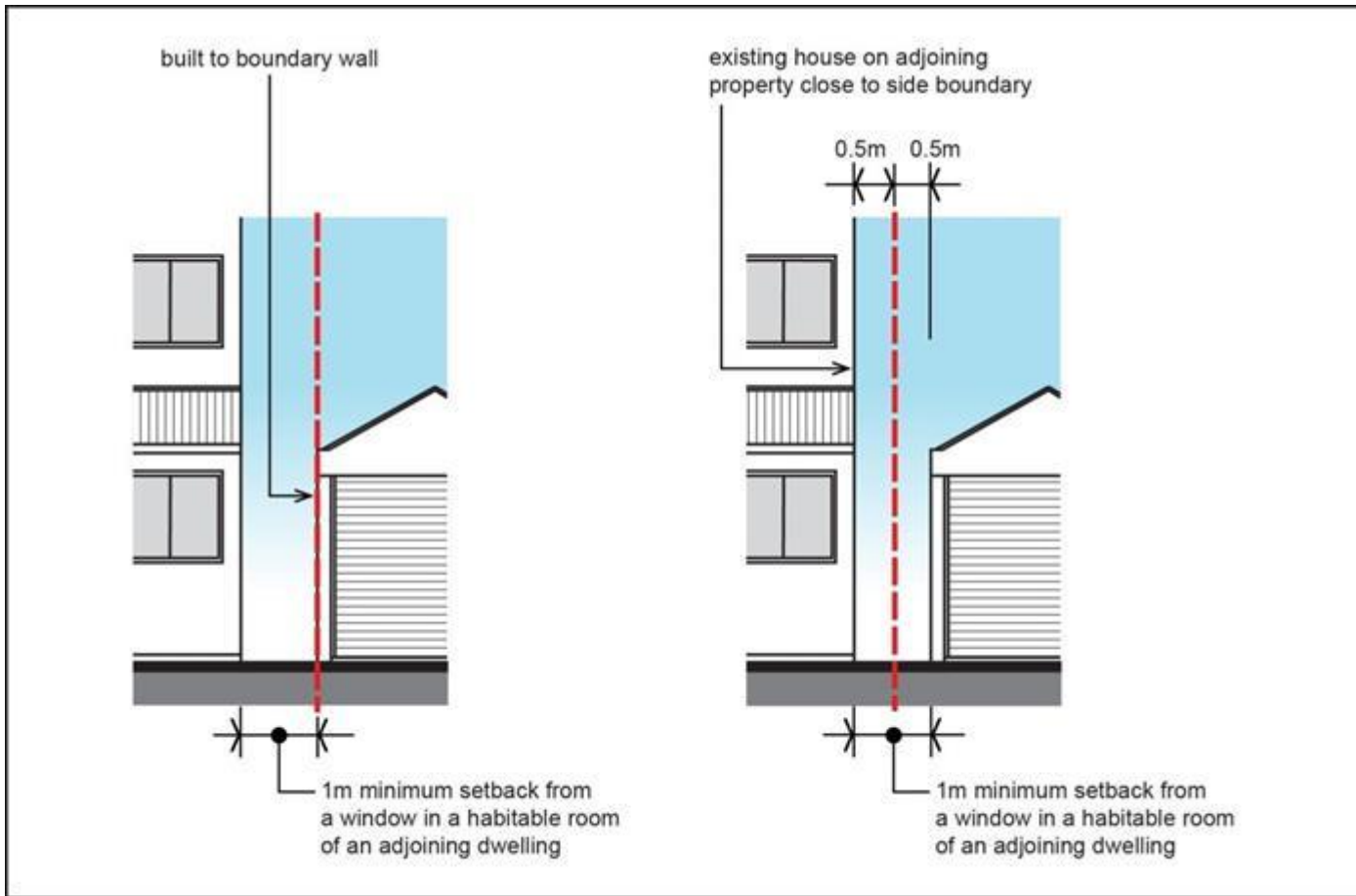


Figure c—Built to boundary walls

View the high resolution of Figure c—Built to boundary walls

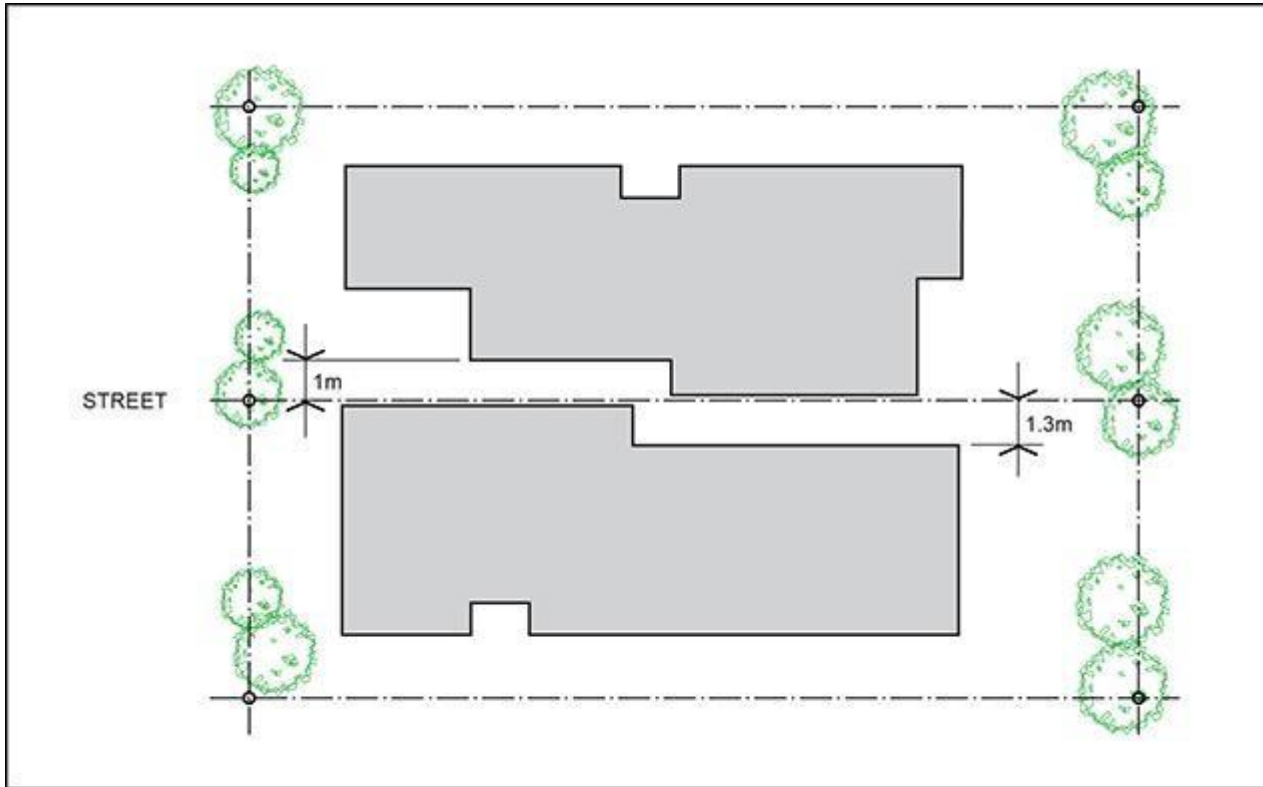


Figure d—Example of two dwelling houses built to the same boundary

View the high resolution of Figure d—Example of two dwelling houses built to the same boundary

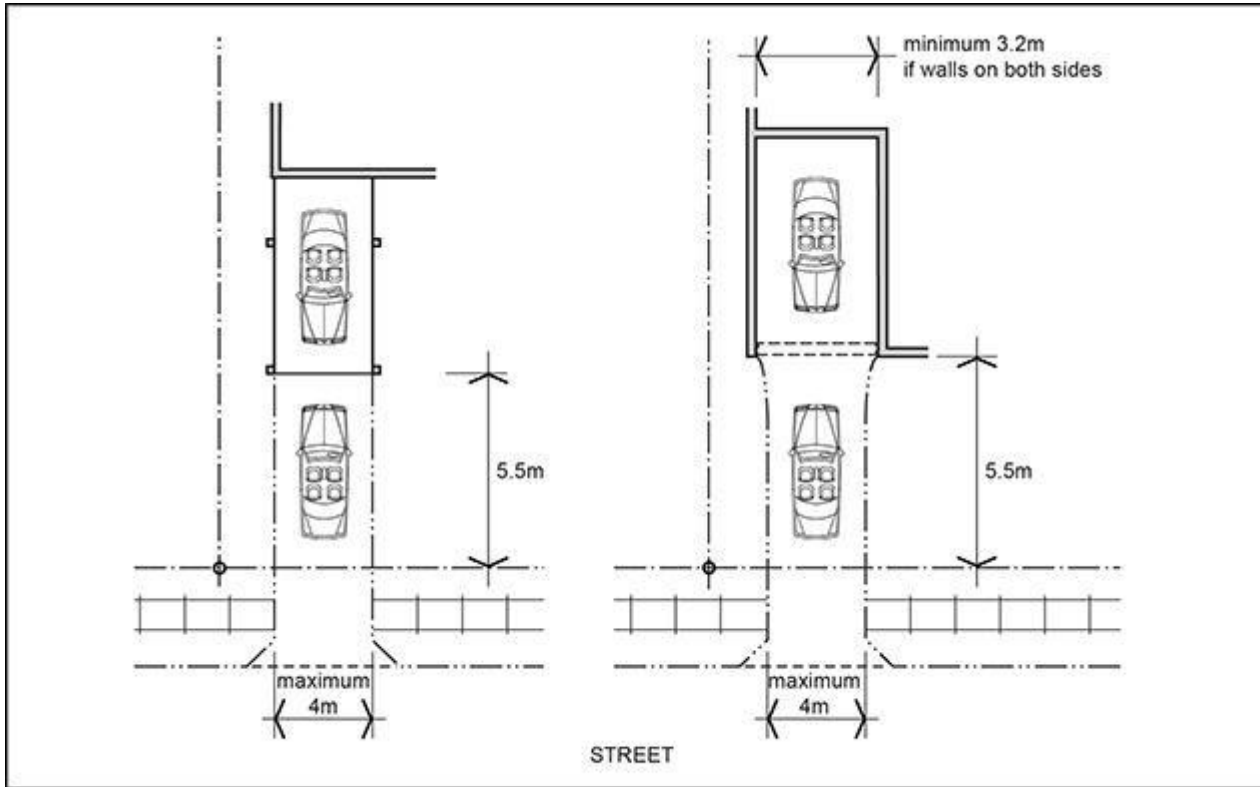


Figure e—Tandem design, including minimum dimensions for car parking

View the high resolution of Figure e—Tandem design, including minimum dimensions for car parking

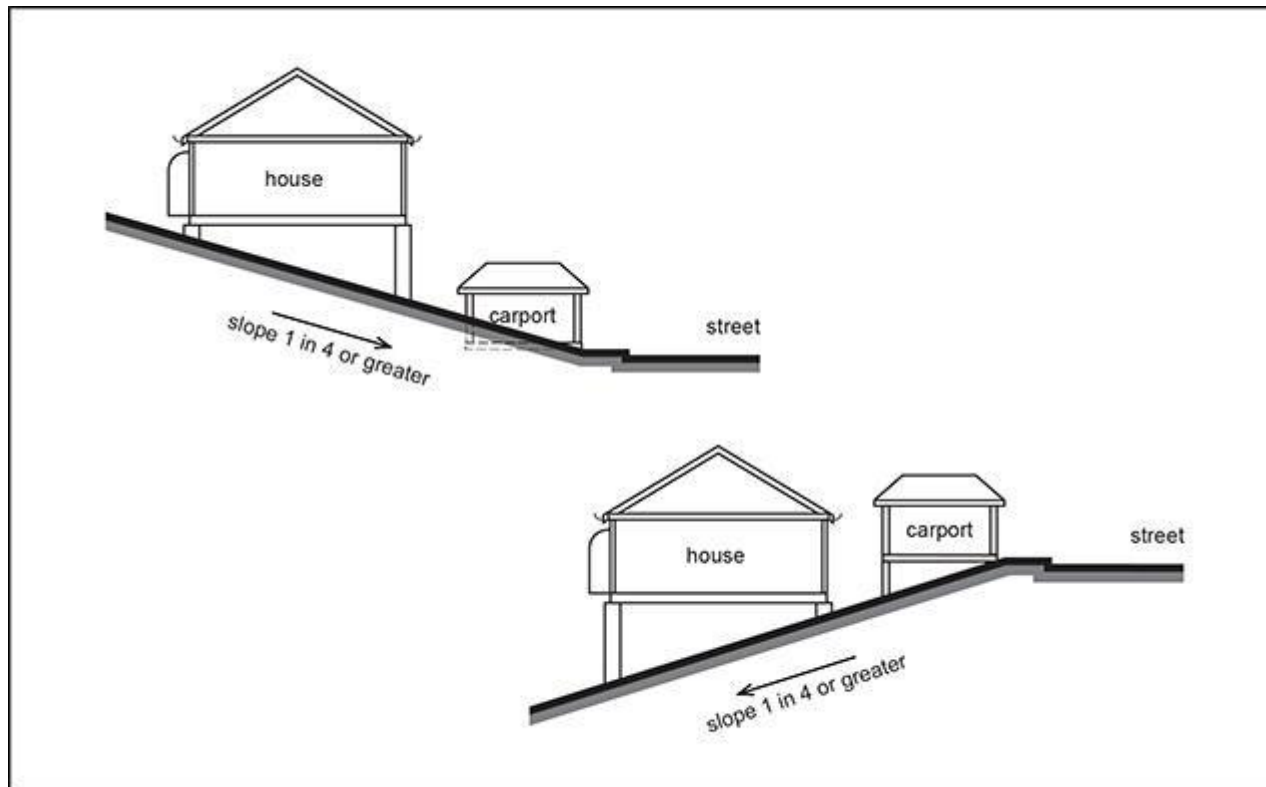


Figure f—Car accommodation on steep slope

View the high resolution of Figure f—Car accommodation on steep slope

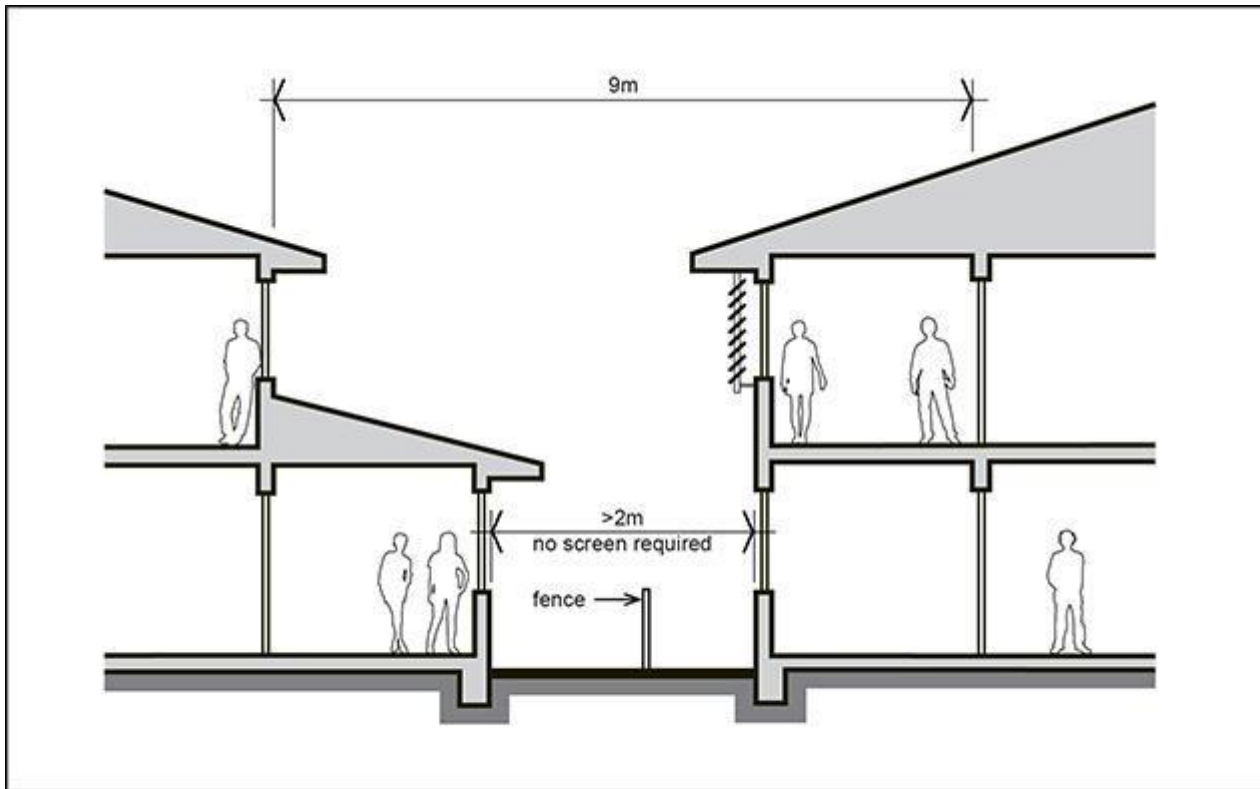


Figure g—At ground floor level, no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground level, no screen is required where a minimum 9.0m setback from neighbouring window occurs.

View the high resolution of Figure g—At ground floor level, no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground level, no screen is required where a minimum 9.0m setback from neighbouring window occurs.

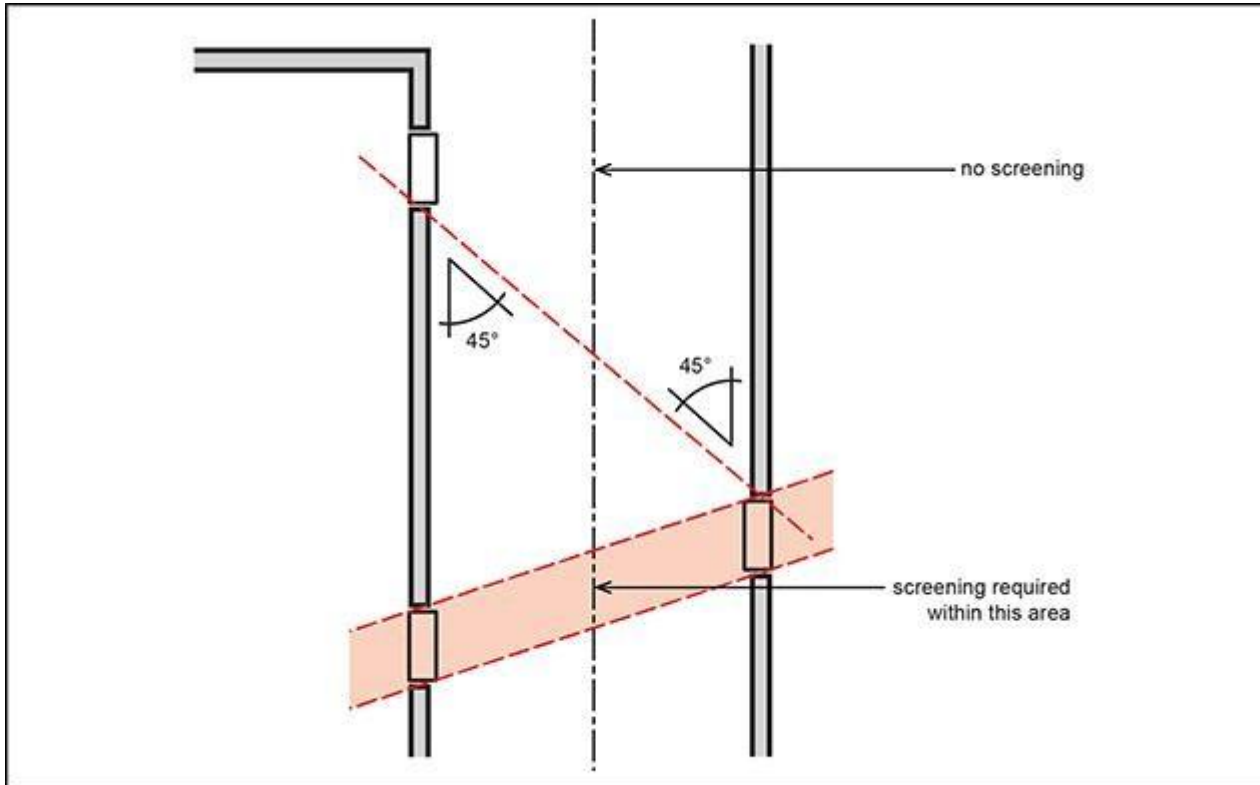


Figure h—Adequate screening will be provided unless separation between windows is achieved

View the high resolution of Figure h—Adequate screening will be provided unless separation between windows is achieved

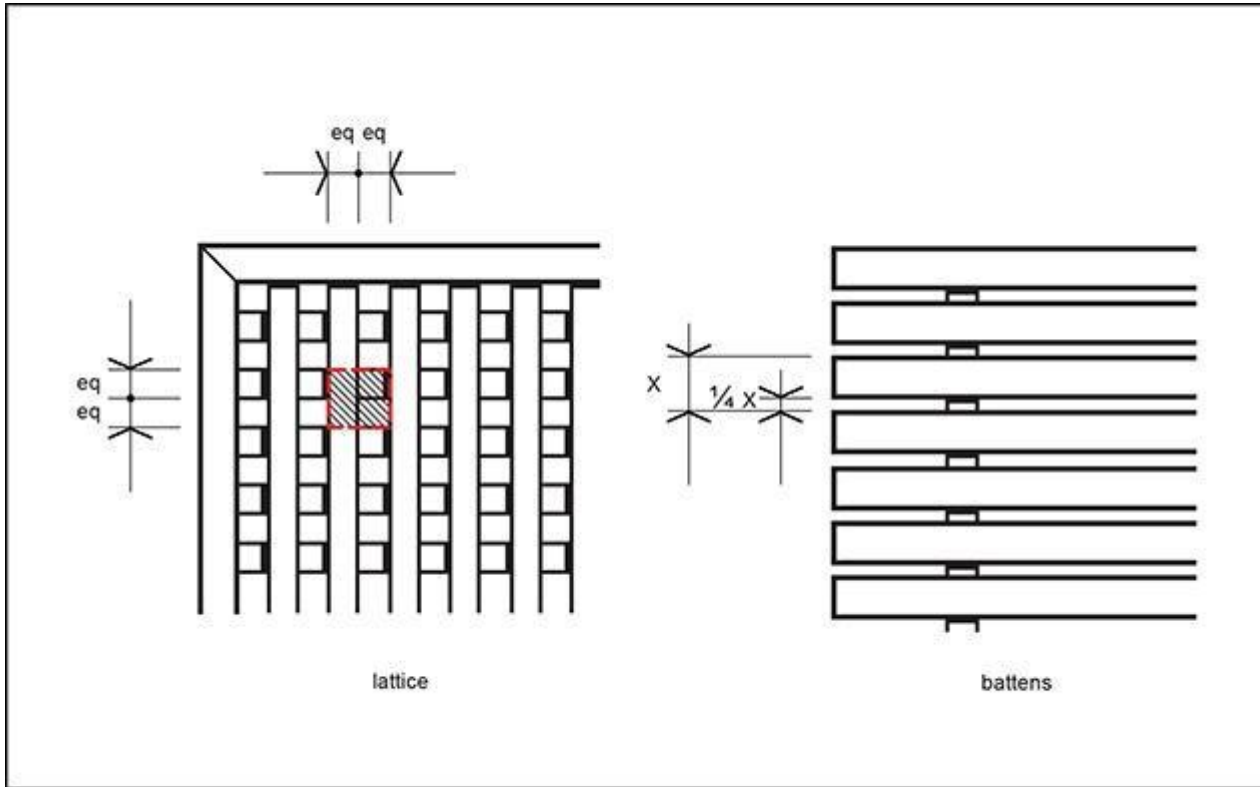


Figure i—Privacy screening

View the high resolution of Figure i—Privacy screening

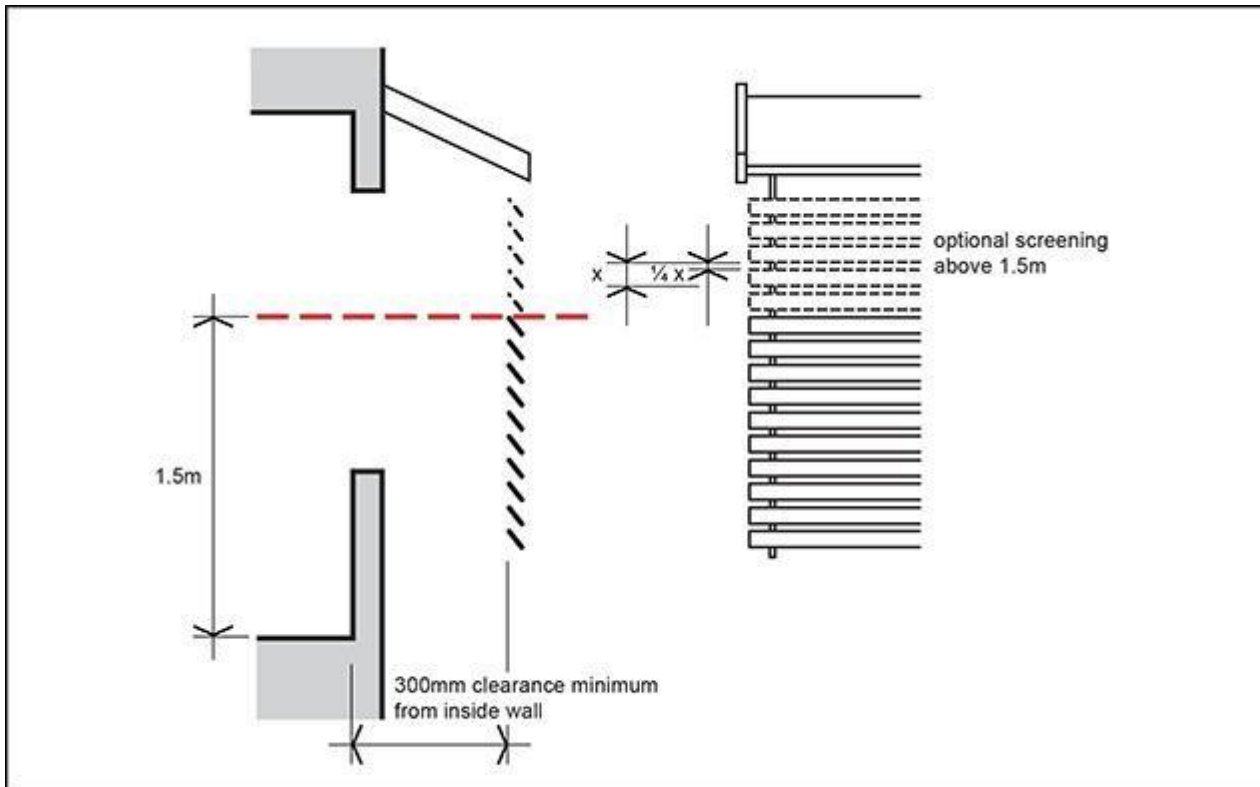


Figure j—Privacy screening requirements

View the high resolution of Figure j—Privacy screening requirements