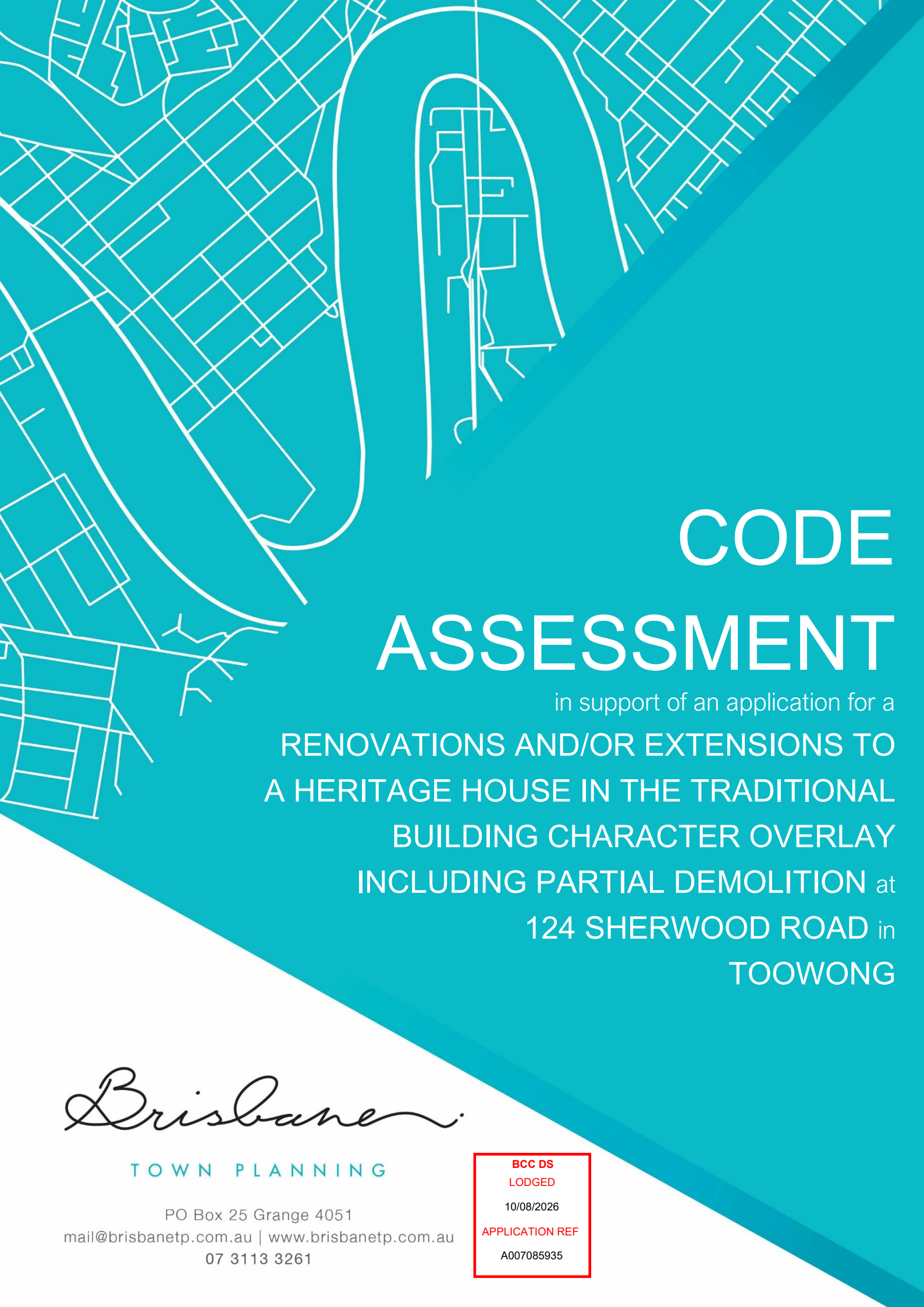




CODE ASSESSMENT

in support of an application for a
RENOVATIONS AND/OR EXTENSIONS TO
A HERITAGE HOUSE IN THE TRADITIONAL
BUILDING CHARACTER OVERLAY
INCLUDING PARTIAL DEMOLITION at
124 SHERWOOD ROAD in
TOOWONG

Brisbane.

TOWN PLANNING

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LODGED

10/08/2026

APPLICATION REF

A007085935

CHARACTER RESIDENTIAL ZONE CODE

6.2.1.5 Character residential zone code

Criteria	Assessment
1) The purpose of the Character residential zone is to: a) ensure the character of a residential area is protected or enhanced; and b) provide for community uses, and small-scale services, facilities and infrastructure, to support local residents. Note—Land in the Character residential zone is contained in either the Character zone precinct or the Infill housing zone precinct. Note—As neighbourhood planning is undertaken by the Council, where it is intended that the Traditional building character overlay should apply to land clusters of well-located land containing housing built in 1946 or before and suited to house-sensitive scaled infill multiple dwellings – in the inner city, surrounding district and neighbourhood centres and along public transport routes – land may be included in the Infill housing zone precinct of the Character residential zone. In most instances this land will already have been included in the Traditional building character overlay and included in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone. Note—All land within the Character residential zone (with the exception of sites covered by the Heritage overlay) is covered by the Traditional building character overlay.	Complies with (1) – By demonstrating compliance with the requirements in the development code/s and the overlays codes, the proposal, in turn, demonstrates compliance with the requirements of point 1.
2) The purpose of the zone will be achieved through overall outcomes for: a) zone role; b) development location and uses; c) development form; d) the following zone precincts: i) Character zone precinct; ii) Infill housing zone precinct.	Complies with (2) – By demonstrating compliance with the requirements in the development code/s and the overlays codes, the proposal, in turn, demonstrates compliance with the requirements of point 2.

3) Zone role overall outcomes are: a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: i) Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices; ii) Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.	Complies with (3) – By demonstrating compliance with the requirements in the development code/s and the overlays codes, the proposal, in turn, demonstrates compliance with the requirements of point 3.
4) Development location and uses overall outcomes are: a) Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development. b) Development in the Character zone precinct provides for low density suburban and inner-city living through: i) 1 or 2 storey dwelling houses to predominate over other types of development; ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated. c) Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which:: i) comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code; ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots; iii) provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city.	Complies with (4) – By demonstrating compliance with the requirements in the development code/s and the overlays codes, the proposal, in turn, demonstrates compliance with the requirements of point 4.

d) Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment. e) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code. f) Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code. g) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: i) have a gross floor area of less than 250m²; ii) serve local residents' day-to-day needs; iii) not undermine the viability of a nearby centre. h) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings. i) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents. j) Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone. k) Development for rooming accommodation accommodates 5 persons or less.	
5) Development form overall outcomes are: a) Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.	Complies with (5) – By demonstrating compliance with the requirements in the development code/s and the overlays codes, the proposal, in turn, demonstrates compliance with the requirements of point 5.

b) Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height. c) Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code. d) Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code. e) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy. f) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: i) maximises the retention of backyard spaces as private landscaped space; ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots. g) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	
6) Character zone precinct overall outcomes are: a) Development retains a dwelling house built in 1946 or before. b) Development provides that a new dwelling house: i) is 1 or 2 storeys in height; ii) is located on an appropriately sized and configured vacant lot; iii) is compatible in scale and design with existing houses built in 1946 or before; iv) reinforces the traditional building character of the Character zone precinct.	Not Applicable – The subject site is not located within the CR1 (Character Zone Precinct). Therefore, the requirements of point 6 are not relevant to the assessment of this application.

c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct. d) Development provides for a minimum lot size of 450m² to maintain a block pattern that accommodates traditional backyards and large trees.	
7) Infill housing zone precinct overall outcomes are: a) Development retains a dwelling house built in 1946 or before. b) Development provides that a new dwelling house, dual occupancy or multiple dwelling: i) is no more than 2 storeys in height; ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot; iii) is compatible in scale and design with existing dwellings built in 1946 or before; iv) reinforces the traditional building character of the Infill housing zone precinct. c) Development achieves a maximum dwelling yield of one dwelling per 300m² of site area. d) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: i) is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct; ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan. e) Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: i) consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses; ii) suited to smaller lot sizes. f) Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling. g) Development supports a subtropical character by ensuring that:	Complies with (7) – By demonstrating compliance with the requirements in the development code/s and the overlays codes, the proposal, in turn, demonstrates compliance with the requirements of point 7.

i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. h) Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living. i) Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets. j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. k) Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be: i) suitably located and orientated on the site; ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	
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DWELLING HOUSE CODE

Table 9.3.7.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Assessment
PO1 Development ensures that a building other than a dwelling house on the site: 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.	AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.	Complies with AO1.1 - We understand that the subject site will be used for a maximum of 1 primary and 1 secondary dwelling, as described in AO1.1. It is expected that Council will condition compliance with this requirement if there are any outstanding concerns.
	AO1.2 Any development for a secondary dwelling is: a) a maximum of 80m² in gross floor area; b) located within 20m of the dwelling house.	Not applicable – This application is not seeking approval for a new secondary dwelling. Therefore, the requirements of AO1.2 are not relevant to the assessment of this application.
PO2 Development has a building height that: 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 a); d) may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. Note—In interpreting PO2(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	AO2 Development 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 9.5m and: a) 2 storeys; or b) 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 roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment. Editor’s note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with	Complies with PO2 – Please refer to section 6 of the assessment report for a review of the proposal against this criterion.

within 35m of any point of the street frontage of the subject site.	the Queensland Development Code; which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO2 reference is to be made to section 1.7.7.	
PO3 Development has a building height that: 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. 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.	AO3 Development 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 11.5m and: a) 3 storeys; or b) 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 contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.	Not applicable – The subject site is not located in the LMR3 zone. Therefore, the requirements of AO3 are not relevant to the assessment of this application.
PO4 Development ensures that residents' vehicles are accommodated on site.	AO4 Development provides a minimum number of on-site parking spaces comprising: a) 1 car parking space for the dwelling house; b) 1 car parking space for any secondary dwelling on the same site.	Complies with AO4 – The proposal will include the provision of a double width garage and a double width carport, ensuring compliance with point (b).
PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose	AO5 Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not	Not Applicable – The proposed building work is not known to sit within a mapped or unmapped flow path. I.e. it is not in a mapped overland flow path,

surrounding properties to additional adverse impacts of overland flow.	worsened, impeded, or otherwise diverted to adversely affect other properties.	and there are no obvious signs of an unmapped path like a stormwater inlet. It is anticipated that this will be confirmed at BA (building approval) stage. Should there be any outstanding concerns, then it is expected that Council will request further information during the assessment process.
PO6 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 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.	AO6 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 through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	Complies with AO6 – Stormwater runoff will be assessed as part of the subsequent building approval process, as is standard practice. It is anticipated that Council will include a standard condition of approval to ensure compliance with this requirement, should they have any outstanding concerns.
If for a site with an approved building envelope plan or development footprint plan		
PO7 Development is sited to complement and be consistent with the form and character of the local area, having regards to: values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure; location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy; the impact of slope.	AO7 Development has a footprint that fits entirely within the approved building envelope or development footprint plan.	Not Applicable – A review of the information available has confirmed that there are no approved building envelopes over the site. Therefore, the requirements of AO7 are not applicable to the assessment of this application.
If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan		

PO8 Development does not adversely impact on scenic features.	AO8 Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.	Not Applicable – The subject site is not located within the EM, RR or RR zone, or in a very-low density residential area identified in a neighbourhood plan. Therefore, the requirements of AO8 are not applicable to the assessment of this application.
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HERITAGE OVERLAY CODE

Table 8.2.12.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Assessment
Section A—If in the Local heritage place sub-category		
PO1 Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance including by: a. retaining and conserving all significant features that contribute to cultural heritage significance; b. not introducing new elements that detrimentally impact on or detract from cultural heritage significance. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.	AO1 No acceptable outcome is prescribed.	Complies with PO1 – Please refer to section 6 of the Assessment Report and the enclosed heritage report for a review of the proposal against the relevant requirements of PO1.
PO2 Development is based on and takes account of all aspects of the cultural significance of the heritage place including: a. the cultural heritage values; b. the periods of development that contribute to cultural heritage significance. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Cultural Significance.	AO2 No acceptable outcome is prescribed.	Complies with PO2 – Please refer to section 6 of the Assessment Report and the enclosed heritage report for a review of the proposal against the relevant requirements of PO2.
PO3 Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management including: a. the features and values of the heritage place are not altered, removed or	AO3 No acceptable outcome is prescribed.	Complies with PO3 – Please refer to section 6 of the Assessment Report and the enclosed heritage report for a review of the proposal against the relevant requirements of PO3.

concealed in a way that would diminish the cultural significance of the heritage place; b. changes to significant views, circulation, access, spatial patterns and layout do not diminish the cultural significance of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter—Conservation Policy.		
PO4 Development is based on the issues relevant to the conservation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Procedures for Undertaking Studies and Reports.	AO4 Development is compatible with a Conservation Management Plan for the heritage place approved as part of the development application. Note—An approved Conservation Management Plan is prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).	Not Applicable – As we understand it, there is no conservation management plan in place for the site. Therefore, the requirements of PO4 are not applicable to the assessment of this application.
PO5 Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant. Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.	AO5 No acceptable outcome is prescribed.	Complies with PO5 – Please refer to section 6 of the Assessment Report and the enclosed heritage report for a review of the proposal against the relevant requirements of PO5.
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area		
PO6 Development ensures that: 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.	AO6 Development maintains the height relationship of an existing floor area to the street level.	Not Applicable – The subject site is not located within the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, the requirements of AO6 do not apply to the assessment of this application.

PO7 Development for a building is designed with appropriate detailing for the period of the building.	AO7.1 Development ensures that a verandah incorporates historically appropriate detailing for the period of the building. Editor's note—A good example is located at 212 Given Terrace.	Not Applicable – The subject site is not located within the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, the requirements of AO7.1 do not apply to the assessment of this application.
	AO7.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	Not Applicable – The subject site is not located within the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, the requirements of AO7.2 are not applicable to the assessment of this application.
PO8 Development involving an alteration or addition to an existing premises conserves the heritage significance and does not obscure or is not otherwise insensitive to the traditional building fabric.	AO8.1 Development involving an alteration or extension is located: a) at the rear of the premises; or b) on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	Not Applicable – The subject site is not located within the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, the requirements of AO8.1 are not applicable to the assessment of this application.
	AO8.2 Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.	Not Applicable – The subject site is not located within the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, the requirements of AO8.2 are not applicable to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area		
PO9 Development on the site of a heritage place that is removed or demolished without Council approval is of a scale, bulk and height that maintains the same appearance as that of the removed or demolished heritage place.	AO9.1 Development in the Low–medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a maximum plot ratio of 40% of the site area.	Not Applicable – The subject site is not located within the New Farm and Teneriffe Hill Neighbourhood Plan Area. Therefore, the requirements of AO9.1 are not applicable to the assessment of this application.
	AO9.2 Development in the Medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a building height and gross floor area which is not greater than the building height and gross floor area of the demolished heritage place.	Not Applicable – The subject site is not located within the New Farm and Teneriffe Hill Neighbourhood Plan Area. Therefore, the requirements of AO9.2 are not applicable to the assessment of this application.

Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area		
PO10 Development for new premises respects the cultural heritage significance of a heritage place.	AO10 Development maintains all noted external and visible aspects of cultural heritage currently visible from a publicly accessible place.	Not Applicable – The subject site is not located within the Woolloongabba Centre Neighbourhood Plan Area. Therefore, the requirements of AO10 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct		
PO11 Development conserves the heritage values of the precinct.	AO11 Development retains heritage and character structures which are incorporated into the design of any redevelopment scheme for the station.	Not Applicable – The subject site is not located within the station precinct of the Albion Neighbourhood Plan Area. Therefore, the requirements of AO11 are not applicable to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs neighbourhood plan area where in the Sinnamon Farm heritage precinct		
PO12 Development retains, restores and adapts for re-use the building and vegetation listed as a heritage place.	AO12 Development conforms to the recommendations of a conservation management plan for the site approved by the Council.	Not Applicable – The subject site is not located within the Sinnamon Farm heritage precinct of the Centenary Suburbs Neighbourhood Plan Area. Therefore, the requirements of AO12 are not applicable to the assessment of this application.
PO13 Development has a built form which respects the heritage significance of the building and vegetation, including scale and location.	AO13 Development conforms to the recommendations of a Council-approved and updated conservation management plan of the site.	Not Applicable – The subject site is not located within the Sinnamon Farm heritage precinct of the Centenary Suburbs Neighbourhood Plan Area. Therefore, the requirements of AO13 are not applicable to the assessment of this application.
PO14 Development involving a car parking area does not undermine the visual attraction of the heritage place.	AO14 Development involving a car parking area: a) is concealed behind the building of a heritage place or is otherwise located so as to not visually dominate the appearance of the heritage place, particularly when viewed from Seventeen Mile Rocks Road; b) does not diminish the quality of spaces between buildings.	Not Applicable – The subject site is not located within the Sinnamon Farm heritage precinct of the Centenary Suburbs Neighbourhood Plan Area. Therefore, the requirements of AO14 are not applicable to the assessment of this application.

Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area		
PO15 Development has a built form which respects the historic significance of the Upper Parade Ground and related buildings.	AO15 Development in the Upper Parade Ground Heritage Area maintains appropriate sightlines in and through the State Heritage Listed Area, including the full length of Upper Parade Ground and to existing heritage buildings.	Not Applicable – The subject site is not located within the Kelvin Grove Urban Village Neighbourhood Plan Area. Therefore, the requirements of AO15 are not applicable to the assessment of this application.
Section B—If in the Area adjoining heritage sub-category Note—These provisions do not apply to development adjoining a place in the State heritage place sub-category.		
PO16 Development including landscape and building elements does not impair the views of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.	AO16 No acceptable outcome is prescribed.	Not Applicable – This application is not seeking approval for any work on land in the heritage adjoining area. Therefore, the requirements of PO16 do not apply to the assessment of this application.
PO17 Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.	AO17 No acceptable outcome is prescribed.	Not Applicable – This application is not seeking approval for any work on land in the heritage adjoining area. Therefore, the requirements of PO17 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Albion village precinct		
PO18 Development must complement and be generally aligned with existing heritage places.	AO18 Development aligns the front setback with the average setback of adjoining heritage places.	Not Applicable – The subject site is not located within the Albion Village precinct of the Albion Neighbourhood Plan Area. Therefore, the requirements of AO18 do not apply to the assessment of this application.

Additional performance outcomes and acceptable outcomes if in the West End—Woolloongabba district neighbourhood plan area		
PO19 Development for new premises adjacent to or in the vicinity of a heritage place maintains and enhances the heritage place and its surrounds by: a) using high-quality pre-finished materials; b) setting background or upper levels to preserve view lines to the heritage place; c) ensuring elevation treatments maintain the three-dimensional predominance of the heritage place.	AO19 Development complements the scale of, views to and building form and materials of a heritage place.	Not Applicable – The subject site is not located within the West End Woolloongabba Neighbourhood Plan Area. Therefore, the requirements of AO19 are not applicable to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area		
PO20 Development, including a dwelling house, does not diminish the streetscape contribution, setting or views from the street or a public place of an adjoining or affected heritage place.	AO20 No acceptable outcome is prescribed.	Not Applicable – The subject site is not located within the Sherwood-Graceville District Neighbourhood Plan Area. Therefore, the requirements of AO20 do not apply to the assessment of this application.
PO21 Development for new premises complements the existing streetscape and setting of the heritage place and is of a sympathetic scale and bulk.	AO21 No acceptable outcome is prescribed.	Not Applicable – The subject site is not located within the Sherwood-Graceville District Neighbourhood Plan Area. Therefore, the requirements of AO21 are not applicable to the assessment of this application.
PO22 Development for a new building which abuts a street elevation of a heritage place: a) creates a clear definition or transition between the old and new; b) ensures that projecting elements such as canopies, awnings, sunshades, banners and signage do not substantially interrupt significant views of the heritage place from the street or a public place.	AO22 No acceptable outcome is prescribed.	Not Applicable – The subject site is not located within the Sherwood-Graceville District Neighbourhood Plan Area. Therefore, the requirements of AO22 are not applicable to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
PO23 Development, including a dwelling house, does not detract from or devalue the cultural heritage significance of a heritage place and does not impair or obscure views of the heritage place from the public realm.	AO23 Development is: a) set back from the street equal to or greater than the heritage place;	Not Applicable – The subject site is not located within the Bulimba District Neighbourhood Plan Area. Therefore, the requirements of AO23 do not apply to the assessment of this application.

	Note—The appropriate building setback will be determined on a case-by-case basis having regard to views, vistas and context of the heritage place. b) of a lower or equal height to the heritage place; c) complementary to the architectural character of the heritage place; Note—This does not require that a new development should replicate the heritage place in terms of its architectural design or construction materials. d) in keeping with any landscaping elements of the heritage place identified as having cultural heritage significance.	
Additional performance outcomes and acceptable outcomes if in the Kangaroo Point south neighbourhood plan area		
PO24 Development provides a transition in building height to a heritage place and does not create an overbearing appearance or significantly impacts on its privacy or amenity.	AO24 Development has a maximum building height: a) if fronting Mark Lane, of 5 storeys within 20m of the street alignment; or b) otherwise, of 3 storeys within 10m of the common property boundary or street alignment. Refer to Figure b in the Kangaroo Point south Neighbourhood Plan Code. Note—Additional overall building height that may be permissible for a significant corner or landmark gateway as identified in the Kangaroo Point south neighbourhood plan, does not allow additional height within the heritage place transition.	Not Applicable – The subject site is not located within the Kangaroo Point South Neighbourhood Plan Area. Therefore, the requirements of AO24 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Coorparoo and districts neighbourhood plan area		
PO25 Development, including a dwelling house, does not diminish the streetscape contribution, views or vistas of a heritage place from the street or public realm.	AO25 No acceptable outcomes is prescribed.	Not Applicable –The subject site is not located within Coorparoo and districts neighbourhood plan. Therefore, the requirements of this criterion are not relevant to the assessment of this application.

PO26 Development complements the existing setting of a heritage place, is of a sympathetic scale and bulk, and does not create an overbearing appearance.	AO26 No acceptable outcomes is prescribed.	Not Applicable – The subject site is not located within Coorparoo and districts neighbourhood plan. Therefore, the requirements of this criterion are not relevant to the assessment of this application.
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay		
Additional performance outcomes and acceptable outcomes if in the City Centre neighbourhood plan area		
PO27 Development provides ongoing protection of significant building fabric and vegetation during and after construction.	AO27 Development involving structural demolition or excavation that may impact upon a heritage place complies with a heritage place construction management plan. Note—The Management plans planning scheme policy provides guidance on the preparation of a heritage place construction management plan.	Not Applicable – The subject site is not located within the City Centre Neighbourhood Plan Area. Therefore, the requirements of AO27 do not apply to the assessment of this application.
PO28 Development for reconfiguring a lot on or adjoining a heritage place does not result in an allotment size, configuration or pattern which would potentially result in the setting or views of a heritage place being adversely affected.	AO28 No acceptable outcome is prescribed.	Not Applicable – The subject site is not located within the City Centre Neighbourhood Plan Area. Therefore, the requirements of PO28 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area		
PO29 Development on or adjoining a heritage place does not diminish the following: a) heritage value; b) streetscape contribution; c) setting; d) significant views and vistas of the heritage place. Note—These provisions do not apply to development adjoining a place in the State heritage place sub-category. Note—To demonstrate compliance with the performance criteria, a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not	AO29 No acceptable outcome is prescribed.	Not Applicable – The subject site is not located within the Lutwyche Road Corridor Neighbourhood Plan Area. Therefore, the requirements of PO29 are not applicable to the assessment of this application.

detract from or diminish the cultural heritage significance of the heritage place. Generally the following points are to be considered when proposing a development adjacent to or affecting a heritage place: • development is of a sympathetic scale and bulk and does not attempt to replicate or mimic the architectural detailing of all or part of the heritage place; • development creates an appropriate high-quality interface for the heritage place by using building setbacks and screening measures such as mature trees; • development of a new premises complements the existing streetscape and maintains the views of a heritage place from the street or public places; • where a new building abuts a street elevation of a heritage place, a clear definition or transition between the old and new is created and projecting elements such as canopies, awnings, sunshades, banners and signage, do not substantially interrupt views of a heritage place from the street or a public place.		
PO30 Development involving premises on or adjoining Conon is of a suitable height and scale and is set back from common boundaries to ensure that the development does not overshadow Conon and its gardens. Note—To demonstrate compliance with the performance outcome a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not detract from or diminish the cultural heritage significance of the heritage place.	AO30 No acceptable outcome is prescribed.	Not Applicable – The subject site is not located within the Lutwyche Road Corridor Neighbourhood Plan Area. Therefore, the requirements of PO30 are not applicable to the assessment of this application.

TRADITIONAL BUILDING CHARACTER (DEMOLITION) OVERLAY CODE

Table 8.2.21.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Assessment
Section A—Partial demolition of a building constructed in 1946 or earlier		
General		
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: 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. Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required.	AO1.1 Development ensures that the building does not lose integral components such as feature roof forms and side verandahs.	Complies with AO1.1 – As shown on the enclosed plans, the proposed partial demolition work will not result in the loss of any integral components. Please refer to section 6 of the Assessment Report for a detailed assessment against this criterion.
	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.	Complies with AO1.2 – As shown on the enclosed plans, the proposed partial demolition work will not reduce the width of the existing dwelling. Therefore, the proposal complies with the requirements of AO1.2.
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.	Complies with AO2 – As shown on the enclosed plans/specialist reporting, the proposed partial demolition work will not result in the loss of any integral components.
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: 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.	AO3.1 Development retains the building in its original form, proportions and external components, including: 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;	Not Applicable – The subject site is not located within the boundaries of the City West Neighbourhood Plan Area or the Spring Hill Neighbourhood Plan Area or the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO3.1 are not applicable to the assessment of this application.

Note—Elements include roof form, external walls, building core, verandahs, external openings and decorative detailing.	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 – The subject site is not located within the boundaries of the City West Neighbourhood Plan Area or the Spring Hill Neighbourhood Plan Area or Sherwood – Graceville District Neighbourhood Plan area. Therefore, as stated on the header, the requirements of AO3.2 do not apply to the assessment of this application.
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 does not diminish the traditional building character elements of the building.	AO4 Development complies with an engineering report prepared by a Registered Professional Engineer Queensland which certifies that all works proposed 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.	Not Applicable – The subject site is not located within the boundaries of the Bulimba district Neighbourhood Plan area. Therefore, as stated on the header, the requirements of AO4 do not apply to the assessment of this application.
Section B—Demolition or removal of a building constructed in 1946 or earlier		
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		
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.	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.	Not Applicable – This application is seeking approval for partial demolition only, not full demolition. Therefore, as stated on the header, the requirements of this criterion do not apply to the assessment of this application.

	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'.	
Additional performance outcomes and acceptable outcomes if a pre-1911 building		
PO6 Development involves a building which is not capable of structural repair.	AO6 Development involves a building which a Registered Professional Engineer Queensland certifies is structurally 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'.	Not Applicable – This application is seeking approval for partial demolition only, not full demolition . Therefore, as stated on the header, the requirements of this criterion do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category		
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.	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.	Not Applicable – This application is seeking approval for partial demolition only, not full demolition. Therefore, as stated on the header, the requirements of this criterion do not apply to the assessment of this application.
	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: • opening up enclosed front and/or side verandahs; • removing enclosures under the front section of the building;	Not Applicable – This application is seeking approval for partial demolition only, not full demolition. Therefore, as stated on the header, the requirements of this criterion do not apply to the assessment of this application.

	- 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.	
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. 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'.	Not Applicable – This application is seeking approval for partial demolition only, not full demolition. Therefore, as stated on the header, the requirements of this criterion do not apply to the assessment of this application.
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: - the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay; - 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;	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. Editor's note—Where not on a small lot, repositioning must not result in an unlawful structure regulated by the <u>Building Act 1975</u>.	Not Applicable – This application is not seeking approval to reposition the existing dwelling as intended in this criterion. Therefore, the requirements of AO9 are not applicable to the assessment of this application.

c) provides adequate open space, screening and noise attenuation from the street.		
PO10 Development ensures that the siting and orientation of a residential building on a lot: a) is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street; b) does not diminish the streetscape character components of the original street to which the building was orientated within the Traditional building character overlay; c) does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character.	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.	Not Applicable – This application is not seeking approval to reposition the existing dwelling as described in this criterion. Therefore, the requirements of AO10.1 are not applicable to the assessment of this application.
	AO10.2 Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier.	Not Applicable – This application is not seeking approval to reposition the existing dwelling. Therefore, as stated on the header, the requirements of AO10.2 are not applicable to the assessment of this application.
PO11 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.	AO11 Development involving raising a dwelling house constructed in 1946 or earlier results in a building height that does not exceed: a) the building height requirements contained in any relevant neighbourhood plan; or b) 9.5m otherwise.	Not Applicable – This application is not seeking approval to raise the existing dwelling as intended in this criterion. Therefore, the requirements of AO11 do not apply to the assessment of this application.
Additional criteria in the Latrobe and Given Terraces neighbourhood plan area		
PO12 Development ensures that: 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.	AO12 Development maintains the height relationship of an existing floor area to street level.	Not Applicable – The subject site is not located within the Latrobe and Given Terraces neighbourhood plan area. Therefore, as stated on the header, the requirements of AO12 do not apply to the assessment of this application.

TRADITIONAL BUILDING CHARACTER (DESIGN) CODE

Table 8.2.22.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Assessment
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short-term accommodation, where not in the Local character significance sub-category		
PO1 Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.	AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	Complies with AO1.1 – The existing dwelling will be retained at the front of the site, to ensure compliance with the requirements of AO1.1.
	AO1.2 Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.	Not Applicable – This application is not seeking approval for any work that will alter the existing front setbacks. Therefore, the requirements of AO1.2 do not apply to the assessment of this application.
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street.	AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	Complies with AO2.1 – A review of the surrounding streetscape has concluded that the pre-1947 dwellings nearby have a mix of parking outcomes, with garages located in front of the dwellings, in line with the upper levels and to the rear of the dwellings. Therefore, by constructing the new garage as shown, this proposal is consistent with this mixed streetscape.
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the	Complies with AO2.2 – As shown on the enclosed plans the proposal has been designed to ensure that the new garage is not located completely in front of

	composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear lot.	the dwelling as shown in Figure a. Therefore, the proposal complies with the requirements of AO2.2.
PO3 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	AO3 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	Complies with AO3 – As shown on the enclosed plans, the new work will provide breaks in the form to street, to ensure compliance with AO3.
PO4 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street.	AO4.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	Complies with AO4.1 – As shown in the enclosed plans, the proposal has been designed to retain a solid core with a lightweight verandah/balcony facing the street. Therefore, ensuring compliance with AO4.1.
	AO4.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	Complies with AO4.2 – As shown on the enclosed elevations, the dwelling includes features (such as windows, doors etc), which assist in providing the differentiation between the levels, as intended in AO4.2.
	AO4.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	Complies with AO4.3 – As shown on the enclosed plans, the new work includes the retention of windows and a front verandah on the front façade, to ensure compliance with AO4.3.
	AO4.4 Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	Not Applicable – This application is not seeking approval for any additions to the front of the dwelling proper. Therefore, the requirements of AO4.4 are not considered to be relevant to the assessment of this application.
PO5 Development provides external elements and detailing which: a) reflect traditional elements and detailing and materials; b) reduce building bulk;	AO5 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which:	Complies with PO5 – Please refer to section 6 of the Assessment Report for a review of the proposal against the requirements of PO5.

c) form a transition with the external landscape.	a) reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; b) are sufficient to cast shadows; c) provide three-dimensional effects. Refer to Figure d.	
PO6 Development uses: a) materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street; b) external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.	AO6.1 Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.	Complies PO6 – Please refer to section 6 of the assessment report for a review of the proposal against this criterion.
	AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.	Complies AO6.2 – As shown on the proposed elevations, the new roofing will be built out of corrugated metal-look roof sheeting, to ensure compliance with AO6.2.
	AO6.3 Development ensures that: a) for dwelling houses lightweight materials predominate; b) if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.	Complies PO6 – Please refer to section 6 of the assessment report for a review of the proposal against this criterion.
PO7 Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.	AO7.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.	Complies with PO7 – Please refer to section 6 of the Assessment Report for a review of the proposal against the requirements of PO7.
	AO7.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	Complies with PO7 – Please refer to section 6 of the Assessment Report for a review of the proposal against the requirements of PO7.
Additional performance outcomes and acceptable outcomes if in the character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category		
PO8 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of	AO8 Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling	Complies with AO8 – Please refer to the enclosed plans for confirmation of compliance with AO8.

residential buildings constructed in 1946 or earlier nearby in the street.	houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e.	
Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area		
PO9 Development ensures that: 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.	AO9 Development maintains the height relationship of an existing floor area to street level.	Not Applicable – The subject site is not located within the boundaries of the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO9 do not apply to the assessment of this application.
PO10 Development for a building is designed with appropriate detailing for the period of the building.	AO10.1 Development ensures that a verandah incorporates historically appropriate detailing for the period of the building. Editor's note—A good example is located at 212 Given Terrace.	Not Applicable – The subject site is not located within the boundaries of the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO10.1 do not apply to the assessment of this application.
	AO10.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	Not Applicable – The subject site is not located within the boundaries of the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO10.2 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area		
PO11 Development involving an alteration or addition conserves the traditional building character and does not obscure or is not otherwise insensitive to the traditional building fabric.	AO11.1 Development involving an alteration or extension is located: a) at the rear of the premises; or b) on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	Not Applicable – The subject site is not located within the boundaries of the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO11.1 do not apply to the assessment of this application.
	AO11.2 Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.	Not Applicable – The subject site is not located within the boundaries of the Latrobe and Given Terraces Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO11.2 do not apply to the assessment of this application.

Additional performance outcomes and acceptable outcomes if in the Sherwood-Graceville district neighbourhood plan area where not in the Westside character precinct		
PO12 Development ensures that: a) the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures; b) the subtropical nature of the area is enhanced, with building bulk limited to allow for the flow of breezes and for sunlight into open space and living areas; c) private open space is of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, and provides space for service functions such as clothes drying; d) rear boundary setbacks provide sufficient clearance to enable useable private open space; e) the site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area.	AO12.1 Development has a minimum area of private open space: a) of 100m² or 30% of the site, whichever is the greater; b) with a minimum dimension of 3m.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO12.1 do not apply to the assessment of this application.
	AO12.2 Development has a minimum rear boundary setback of 6m.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO12.2 do not apply to the assessment of this application.
	AO12.3 Development ensures that: a) mature trees in backyard areas are retained; b) a minimum of 1 tree capable of growing to a height of over 4m is provided for every 7m of the average lot width.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO12.3 do not apply to the assessment of this application.
	AO12.4 Development is designed to integrate the retention of existing trees within the front setback.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO12.4 do not apply to the assessment of this application.
PO13 Development involving an extension or addition to a dwelling house constructed in 1946 or earlier: a) does not compromise the traditional character of the house; b) retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO13 Development involving an extension or addition is: a) not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; b) smaller in scale and bulk than the existing character building; c) in the form of a pavilion with a separate roof form and an enclosed link to the original house. Refer to Figure f.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO13 do not apply to the assessment of this application.

PO14 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: a) retains the original form and features of the dwelling house; b) recesses the lower level street elevation behind the upper level of the street elevation.	AO14.1 Development has a maximum building height of 2 storeys.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO14.1 do not apply to the assessment of this application.
	AO14.2 Development involving building-in underneath a dwelling house constructed in 1946 or earlier, ensures the lower facade: a) incorporates a batten frieze to minimise the visual impact of new built-in areas underneath; b) is set back for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; c) is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO14.2 do not apply to the assessment of this application.
	AO14.3 Development uses changes or recesses in materials to define the upper and lower levels and sections of the building to visually reduce bulk. Refer to Figure g.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO14.3 do not apply to the assessment of this application.
	AO14.4 Development for a dwelling house provides access to the first floor by external stairs on the front elevation.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO14.4 do not apply to the assessment of this application.
PO15 Development for a new infill building is consistent with the scale of a dwelling house constructed in 1946 or earlier in the street.	AO15 Development has a maximum building height of 2 storeys.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO15 do not apply to the assessment of this application.

PO16 Development for a car parking structure and an associated area does not dominate the appearance or landscape setting of the house when viewed from the street. Refer to Figure a and Figure h.	AO16.1 Development for a car parking structure which is: located forward of the front facade of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors; a double-car width car parking structure, whether located at the side or underneath the house, is: i) a maximum total width of 6m; ii) if there is no verandah, recessed a minimum of 1m behind the front facade of the house; iii) if there is a verandah, either open or enclosed, is recessed for the full depth of any of the verandah, in line with the original external wall above.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO16.1 do not apply to the assessment of this application.
	AO16.2 Development involving a driveway or parking area: a) uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; b) does not use large expanses of bitumen and concrete.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO16.2 do not apply to the assessment of this application.
	AO16.3 Development ensures that the maximum driveway crossover width is 3.5m.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO16.3 do not apply to the assessment of this application.
PO17 Development involving a fence which is visible from the street is low and transparent and complements traditional fencing styles in the area.	AO17 Development involving front and return side fences forward of the building are: a) a maximum height of 1.2m; b) of a timber paling or wire construction that complements the traditional character of the streetscape; c) at least 20% transparent.	Not Applicable – The subject site is not located within the boundaries of the Sherwood – Graceville District Neighbourhood Plan Area. Therefore, as stated on the header, the requirements of AO17 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category		

PO18 The design of new residential development complements the traditional building character of the area.	AO18.1 Development uses traditional materials consistent with the predominant traditional materials of residential buildings constructed in 1946 or earlier, nearby in the street.	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO18.1 do not apply to the assessment of this application.
	AO18.2 The design of new residential buildings reflects, but need not replicate, the character elements of existing dwelling houses constructed in 1946 or earlier, nearby in the street.	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO18.2 do not apply to the assessment of this application.
PO19 Development for a garage does not dominate the appearance or landscape setting of the dwelling house when viewed from the street.	AO19 Development for a garage where located forward of the front façade of a dwelling house consists of a carport with a maximum width of 3.5m and: a) is open on all sides; b) has no gates or roller doors; c) has a roof line which complements and enhances the traditional character of the dwelling house and the streetscape; d) has a maximum driveway crossover width of 3.5m.	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO19 do not apply to the assessment of this application.
PO20 Development involving a fence does not dominate views from the street and complements traditional fencing styles in the area	AO20 Development involving a front and return side fence forward of the main building is: a) a maximum height of 1.2m; b) constructed of materials which complement the period and style of the main building; c) at least 50% transparent.	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO20 do not apply to the assessment of this application.
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier		
PO21 Development involving an extension or addition to a residential building constructed in 1946 or earlier: a) does not compromise the traditional building character of the building; b) retains the original roof form of the building constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO21.1 Development involving an extension or addition to a residential building: a) is not located in front of the existing building constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; b) is smaller in scale and bulk than the existing building;	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO21.1 do not apply to the assessment of this application.

	c) comprises roof forms of similar pitch and proportions to those dwelling houses constructed in 1946 or earlier nearby.	
	AO21.2 Development retains open verandahs that face the street.	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO21.2 do not apply to the assessment of this application.
PO22 Development involving building-in underneath a residential building constructed in 1946 or earlier: a) is consistent with the scale, form and height of nearby dwelling houses constructed in 1946 or earlier or the predominant scale, form, height and rhythm of dwelling houses constructed in 1946 or earlier in the street; b) recesses new ground storey enclosures in line with the main building core.	AO22 Development involving building-in underneath a residential building constructed in 1946 or earlier: a) is set back either: i) for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or ii) 1m from the upper level of the front exterior wall where there is no verandah; b) is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath; c) uses timber or concrete stumps on those areas of the house that are visible from the street.	Not Applicable – The subject site is not located in the Local Character Significance Sub Precinct. Therefore, as stated on the header, the requirements of AO22 do not apply to the assessment of this application.

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Table 7.2.20.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Assessment
Building height PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a) consistent with anticipated density and assumed infrastructure demand; b) aligned to community expectations about the number of storeys to be built; c) proportionate to and commensurate with the utility of the site area and frontage width; d) designed to avoid a significant and undue adverse amenity impact to adjoining development; e) sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	AO1 Development complies with the number of storeys and building height in Table 7.2.20.4.3.B. Note—Neighbourhood plans will mostly specify maximum number of storeys where zone outcomes have been varied in relation to the building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and the height in metres are specified.	Complies with AO1.1 – The subject site is not located in one of these sub precincts outlined in Table 7.2.20.4.3.B. Therefore, the requirements of this table are not applicable to the assessment of this application.

If located on a ridgeline as identified in Figure a		
PO2 Development of a building must be designed to minimise impacts on views to Mt Coot-tha.	AO2 Development is designed so that the skyline of the building ensures that features such as lift motor rooms, plant and roof planes are part of an integrated design that minimises the visual bulk and prominence of these features.	Not Applicable – The subject site is not located on a ridgeline identified in Figure a. Therefore, as stated in the header, the requirements of AO2 are not applicable to the assessment of this application.
If in the Dean Street shops precinct (Toowong—Indooroopilly district neighbourhood plan/NPP-002)		
PO3 Development must complement the architectural style of the commercial character buildings in terms of building form, scale and materials.	AO3 Development for centre activities: a) is built to the front boundary on Dean Street; b) incorporates parapets above footpath awnings, with pedestrian shelter in the form of awnings over the footpath along the length of the Dean Street frontage; c) includes external building materials that complement surrounding building character.	Not Applicable – The subject site is not located within sub precinct NPP-002. Therefore, as stated in the header, the requirements of AO3 are not applicable to the assessment of this application.
PO4 Development does not provide car parking that dominates the frontage or impact on the visual amenity of the area.	AO4 Development provides car parking at the rear of the site, with minimal visual impact from the driveway entries, car parking and servicing areas.	Not Applicable – The subject site is not located within sub precinct NPP-002. Therefore, as stated in the header, the requirements of AO4 are not applicable to the assessment of this application.
If in the Government research precinct (Toowong—Indooroopilly district neighbourhood plan/NPP-003)		
PO5 Development: a) integrates with and enhances the riparian amenity of the Brisbane River and incorporates public land; b) provides a setback from the Brisbane River that is designed to provide for public access, integration of a pedestrian/cyclist route, a multi-tiered vegetation buffer, bank stability measures, and suitable screening of buildings.	AO5 Development is set back a minimum of 100m from the high water mark of the Brisbane River to any building or structure.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO5 are not applicable to the assessment of this application.
PO6 Development minimises traffic impacts on the external road system and the surrounding community.	AO6.1 Development ensures that major vehicular access is restricted to Meiers Road.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO6.1 are not applicable to the assessment of this application.

	AO6.2 Development with vehicular access to the site via Handel Street is restricted to ensure that the number of vehicles using the minor residential street is reasonable.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO6.2 are not applicable to the assessment of this application.
	AO6.3 Development does not provide a vehicular connection along the riverside to the university.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO6.3 are not applicable to the assessment of this application.
	AO6.4 Development provides adequate and convenient car parking on site to avoid any parking problems on Meiers Road.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO6.4 are not applicable to the assessment of this application.
PO7 Development is designed so that buildings complement the surrounding residential area and the vegetated setting and incorporate environmentally sustainable development principles.	AO7.1 Development has building setbacks that are a minimum of 6m from boundaries, particularly adjoining residential interfaces.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO7.1 are not applicable to the assessment of this application.
	AO7.2 Development has buildings that are designed to follow the natural grades and step down the slope of the land rather than using cut-and-fill techniques.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO7.2 are not applicable to the assessment of this application.
	AO7.3 Development has buildings that are unobtrusive when viewed from the Brisbane River, and minimise any heat or reflective glare.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO7.3 are not applicable to the assessment of this application.
	AO7.4 Development retains existing mature vegetation and low-lying areas (wetlands), and respects the natural stormwater gullies on the site.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO7.4 are not applicable to the assessment of this application.
PO8 Development must provide for safe and secure 24-hour public access to the Brisbane River and public areas.	AO8.1 Development provides public access along the riverbank through the site from Meiers Road.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO8.1 are not applicable to the assessment of this application.

	AO8.2 Development provides: a) pedestrian and cyclist access along the riverbank and includes pedestrian/bikeway paths; b) passive recreation features such as seats, and viewing areas; c) opportunities for public access along the road reserve adjacent to the golf course.	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO8.2 are not applicable to the assessment of this application.
	AO8.3 Development provides barricades or security fencing that has low visual impact (e.g. dense landscaping).	Not Applicable – The subject site is not located within sub precinct NPP-003. Therefore, as stated in the header, the requirements of AO8.3 are not applicable to the assessment of this application.