Character residential zone code	
Provision	**Response**
(4) Development location and uses overall outcomes are: (a) Development provides for low density suburban and inner-city living through the development of 1 or 2 storey dwelling houses comprising predominantly existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.	Complies
(b) Development in the Character zone precinct provides for low density suburban and inner-city living through: (i) 1 or 2 storeys 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.	Complies
(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.	N/A – the proposal is not in this precinct
(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.	Complies. The proposal is residential in its essential nature and as such is a suitable use in a residential zone
(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.	N/A
(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.	N/A
(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:	N/A

Character residential zone code	
Provision	**Response**
(i) have a gross floor area of less than 250m^2; (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.	N/A
(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.	N/A
(j) Development for any other non-residential use serve a local community facility need only, such as a child care centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.	N/A
(k) Development for rooming accommodation accommodates 5 persons or less.	N/A
(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.	N/A Not subdivision
(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.	Complies – Extant 3 storey building
(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.	N/A House is post war
(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.	Complies. The additions to the house mirror the existing house. Replacement rear wing very similar to original demolished wing. Rear garage and deck over are modern skillion form and compliment the other modern garage structures in the laneway.
(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.	Complies

Character residential zone code	
Provision	**Response**
(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.	Complies The additional GFA is in the subfloor. The rear wing is slightly larger by only 1.26 m^2 The additions are above the ground and the available back yard is not reduced. The proposed garage roof top deck adds 21 m^2 of open space to the dwelling. An flat skillion awning over the deck provides solar power for the house with a battery and inverter unit to be placed in the garage
(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.	Complies
(6) Character zone precinct overall outcomes are: (a) Development retains a dwelling house built in 1946 or before.	Complies
(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.	Complies The addition is 2 storey, and is located appropriately on the lot. The proposal is compatible with the scale of the house and is styled to blend into the character styling of neighbouring terrace houses
(c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.	N/A
(d) Development provides for a minimum lot size of 450m^2 to maintain a block pattern that accommodates traditional backyards and large trees.	N/A The proposal is not for subdivision
(7) Infill housing zone precinct overall outcomes are: (a) Development retains a dwelling house built in 1946 or before.	N/A The proposal is not in this precinct
(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.	N/A The proposal is not in this precinct

Character residential zone code	
Provision	**Response**
(c) Development achieves a maximum dwelling yield of one dwelling per 300m^2 of site area.	N/A The proposal is not in this precinct
(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.	N/A The proposal is not in this precinct
(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.	N/A The proposal is not in this precinct
(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.	N/A The proposal is not in this precinct
(g) Development supports a subtropical character by ensuring that: (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.	N/A The proposal is not in this precinct
(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.	N/A The proposal is not in this precinct
(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.	N/A The proposal is not in this precinct
(j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	N/A The proposal is not in this precinct
(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;	N/A The proposal is not in this precinct

Character residential zone code	
Provision	**Response**
(ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	

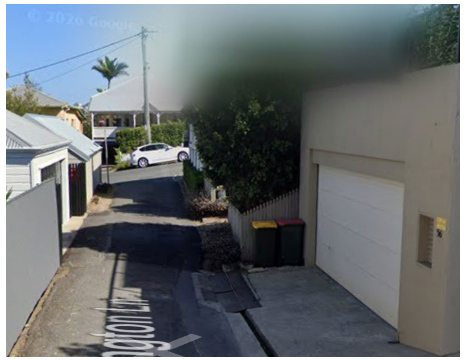
7.2.3.9 City west neighbourhood plan code		
Performance outcomes	**Acceptable outcomes**	**Comments**
General		
PO1 Development is designed to respond to its site context and setting and exhibits outstanding architectural merit. Development is of a height, scale and form that achieves the intended outcome 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 and commensurate with the utility of the site area and frontage width; d. designed to avoid significant adverse amenity impact to adjoining development and public spaces; e. sited to enable existing and future buildings to be well separated from each other and to 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 in Table 7.2.3.9.3.C. Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. Note—The preparation of an urban context report in accordance with Table 7.2.3.9.3.B will assist in demonstrating achievement of performance outcomes in this neighbourhood plan code. Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy. Editor's note—Council's *New World City Design Guide - Buildings that Breathe* document sets out the vision, design elements and best practice case studies to provide guidance on how to achieve subtropical design outcomes in the Caxton Street precinct, Victoria Barracks renewal precinct and Normanby renewal precinct.	N/A Not in any precinct area listed in Table 7.2.3.9.3.C
PO2 Development on a site that requires a building height transition as shown on Figure a is set back from the front, side and rear boundaries so as to not create an overbearing appearance on adjoining properties, surrounding residential areas and heritage places or significantly impact occupant privacy and amenity.	**AO2** Development on a site that requires a building height transition as shown on Figure a, and where above the second storey, is: a. set back a minimum of 3m from the front and side boundaries; b. set back a minimum of 6m from the rear boundary.	N/A Not in an area shown in figure A
If in the Mixed use zone		
PO3 Development: a. retains and adaptively reuses commercial character buildings and pre-1911 buildings for non-residential activities; b. ensures new buildings or additions to existing buildings are compatible and in character with the built form, architecture and scale of the area.	**AO3** Development involving non-residential activities on the site of commercial character buildings and pre-1911 buildings maintains the traditional building form by: a. retaining the commercial character building or pre-1911 building; b. siting infill development to the rear of the existing building; c. providing external elements such as verandahs, eaves, overhangs and	N/A – not in this zone

	balustrades that reflect those elements of the commercial character building or pre-1911 building; d. using traditional materials, including roof materials, similar to the materials used in the commercial character building or pre-1911 building; e. preserving the scale, grain and spacing between buildings when viewed from the street; f. retaining or providing subtropical plantings within the front setback area.	
If in the Victoria Barracks renewal precinct (NPP-001)		
PO4 Development has, and is undertaken in accordance with, a master plan that: a. retains and conserves heritage buildings and historically and culturally significant spaces and site elements, including spaces and elements such as the Parade Ground, the Petrie Terrace Wall, retaining walls, the 19th Century Grass Tennis Court and the many mature trees throughout the precinct; b. facilitates adaptive reuse of heritage buildings for appropriate uses that promote public access and enjoyment; c. adheres to best practice heritage conservation consistent with the Burra Charter 2013 that conserves, respects and retains the built, landscape and archaeological significance of the place; d. limits the maximum total site cover of new buildings to 16% of the precinct's site area; e. restricts new buildings of up to 6 storeys to the southern corner of the precinct adjoining the railway line, and locates only low-rise buildings in other parts of the precinct of a scale and height commensurate with the existing heritage buildings; f. provides a minimum 35% of the precinct's site area as publicly accessible space, including, but not limited to, the plazas indicated on Figure a and Blackall Street; g. contributes to a high quality public realm with a strong pedestrian focus through subtropical landscaping, streetscape improvements and passive surveillance within and adjoining the precinct; h. provides a mix of community, commercial, retail and residential uses that creates a vibrant precinct that generates activity throughout the day and evening; i. includes predominantly active uses on the ground storeys of buildings, along pedestrian connections and fronting open spaces to ensure passive surveillance; j. provides pedestrian and cyclist access within and through the site that connects with arcades, plazas and other public spaces, and that provides	**AO4** No acceptable outcome is prescribed.	N/A – Not in this precinct

access between the precinct and Petrie Terrace, The Barracks, Hardgrave Park and Roma Street Parkland; k. provides vehicular access and circulation that supports the precinct's revitalisation, while prioritising pedestrian and cyclist access and connections. Note—For the purposes of this performance outcome, the total site cover of all non-heritage buildings in the precinct is no more than 16%.		
If in the Normanby renewal precinct (NPP-003)		
PO5 Development provides useable, publicly accessible open spaces that have generous subtropical plantings and are supported by active uses and passive surveillance.	**AO5** Development: a. provides a minimum of 30% of the site area as publicly accessible open space; b. ensures that a minimum of 10% of publicly accessible open space contains subtropical plantings; c. is oriented to overlook public spaces, with doors, windows and balconies that allow activity, visual connection and surveillance opportunities.	N/A – Not in this precinct
PO6 Development is of a scale and design that minimises building bulk and minimises overshadowing of the Normanby Hotel.	**AO6** Development above the podium is set back a minimum of 8m from the Normanby Hotel.	N/A – Not in this precinct
PO7 Development: a. provides adequate separation between buildings to allow for light penetration, air circulation, views, vistas and privacy; b. exhibits human scale and does not dominate the site.	**AO7** Development above the podium: a. has a minimum building separation of 12m between towers; b. occupies less than 30% of the site area. Note—For the purposes of this acceptable outcome, 30% site area above the podium applies to the cumulative total of all towers on the site.	N/A – Not in this precinct

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO1 Development ensures that a building other than a dwelling house on a 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** The proposal is for occupation by the members of one household.
	AO1.2 Development for a secondary dwelling is: (a) a maximum of 80m^2 in gross floor area; (b) located within 20m of the dwelling house..	**N/A** The proposal is not for a secondary dwelling
PO2 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) does not result in the loss of significant views or outlook of adjoining residents; (e) provides for natural light, sunlight and breezes.	**AO2** Development is contained within: (a) the building envelope for the site, created by applying: (i) the acceptable outcome for maximum building height; (ii) the acceptable outcome for front, rear and side boundary setbacks; (iii) acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or (b) the approved building envelope for the site to the extent of any inconsistency with (a). Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot. Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction. Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.	**PO Complies** The proposal does not alter the Wellington Street setback or side setbacks for the main dwelling. The proposed garage/carport is located inside the rear Wellington Lane The garage is located inside the rear setback but this is allowed due to the steep slope (per AO13.4). The side setbacks are permitted for the garage, although fire rating may be required at BA stage. The lot is only 4.5 m wide and 124 m^2 total area, so it is a very constrained house with literally no-where that a garage/carport could be built without affecting side boundary setbacks. The site is further constrained by a heritage overlay preventing any modifications to the main house that could include a garage entry from Wellington St. So the selected site is the only location for a garage.

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	 Carport for the 21 Wellington (the 2nd house in the heritage listed row, where the subject site is the 4th house in the row) 	The proposed garage/carport structure is 4.2 m wide and 6.1 m long. It includes a stairway to the west side for access to a 21 m^2 roof top deck. The car space inside the garage is 6 m by 3.35 m. The garage door is setback 300 mm from the rear laneway boundary. The attached sketch shows the entry/exit manoeuvre to gain access to the garage from this narrow laneway. a) The garage is consistent with the laneway streetscape which comprises garages that are either built on the boundary or within 1 m of the boundary on both sides of the laneway for the majority of its length. (see 5 images to the left and below) b) The proposed carport and deck is not overbearing compared to the garages in the lane, many of which include a roof top deck similar to that proposed (see images to the left). c) Privacy is protected by the fact that the neighbours all have carport or garage structures in the same orientation. The immediate neighbours privacy is protected by the steep slope, as their yard areas are well below sight lines. The western neighbour also has a tree adjacent the proposed roof top deck that will block most of any view over their site.(see image of tree below)

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Photo showing 4 of the 5 garage doors located on the lane boundary on the oppsite side of the laneway from the site  Photo showing more garages located close to the boundary on both sides of the lane within 30 m of the site 	d) Neighbour views are protected because any neighbours opposite the site have a significant elevation above the site. e) The proposal does not impact views and its open batten design provides for both natural light and breezes  Photo showing the entry to Wellington Lane with garages on both sides

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Photo showing more garages located close to the boundary on both sides of the lane within 60 m of the site	 Photo showing the neighbouring tree
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; (c) contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b);	**AO3** Development: (a) in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: (i) 2 storeys; or	**Complies** The house was built in 1884 at 3 storeys high and the proposed addition and garage are both 2 storeys

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
(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 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.	(ii) 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or (b) is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30º planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the lesser is the maximum building height.	
PO4 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;	**AO4** Development: a. in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a	**N/A** Not in this zone

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	maximum building height of 11.5m above ground level and: i. 3 storeys; or ii. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For the purposes of determining compliance with AO4 reference is to be made to section 1.7.7. Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.	
PO5	**AO5**	**PO Complies**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.	Development results in a minimum street frontage setback that is: (a) on the primary street frontage: (i) 6m where all adjoining dwelling houses have a setback of 6m or more; or (ii) the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or (iii) 3m where there is no adjoining dwelling house; (b) on a secondary street frontage: (i) 1.5m; or (ii) 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; (c) in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or (d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).	The setback to Wellington Street is existing and not being altered. The rear lane is Wellington Lane with a 3.1-3.2 m pavement within a 4 m wide lane reserve. The setback to the rear lane complies because it is consistent with AO13.4 and also the setback is consistent with the setbacks of a large number of existing garages and carports with similar zero or near zero setbacks to the laneway (refer images in response to PO2 above)
PO6 Development provides side boundary setbacks that:	**AO6** Development results in a minimum side boundary setback that is:	**PO Complies** The proposed house is existing and the addition at the rear replaces an existing addition in the same location and setback.

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
(a) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (b) provides for natural light, sunlight and breezes.	(a) 1m for habitable spaces; or 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: (i) 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or (ii) 9m, where in the Low density residential zone or the Character residential zone; or (b) 0m where: (i) matching the extent of an existing built to boundary wall on the adjoining property; or (ii) the adjoining property is 300m2 or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or (iii) on a lot with an average width of 7.5m or less where the adjoining property is 300m2 or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or (iv) on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the	The proposed new garage does not affect privacy or amenity because to is similar to nearly every other garage in the laneway, including a carport for one of the other subject row houses at 19 Wellington St. In terms of privacy, the steep slope of the site and neighbours means that open spaces are significantly lower down, below eyeline and protected as a result. The western neighbour is also protected by intervening existing vegetation on their site.

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or (c) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Note—A06(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times. Editor's note—For the purpose of satisfying A06(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	
PO7 Development provides a rear boundary setback that: (a) provides for open space and landscaping; (b) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (c) provides for natural light, sunlight and breezes.	**AO7** Development results in a minimum rear boundary setback that is: (a) 6m, where on a lot with an average depth of more than 25m; or (b) on a lot with an average depth of 25m or less: (i) 3m, for a part of a building or structure up to 4.5m high; (ii) 4.5m, for a part of a building or structure over 4.5m high. (c) located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b). Editor's note—in interpreting AO7 refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.	**PO Response (refer also response to AO13.4)** a) N/A. The existing building and car parking pad is built with no landscaping possible at the rear boundary. The proposal simply encloses the existing car space that already extends the width of the site. b) The proposed garage will not impact the neighbours privacy and amenity due to the steep slope which means neighbouring yard are well below eyeline. c) The proposed construction is open battens that allows for movement of air and natural light and breezes
PO8	**AO8** Development results in a maximum site cover of:	**Complies**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.	(a) 50% where the lot is 400m^2 or more; or (b) 60% where the lot is 300m^2 or more and less than 400m^2; or (c) 70% where the lot is 200m^2 or more and less than 300m^2; or (d) 80% where the lot is less than 200m^2. Editor's note—For the purposes of determining compliance with AO8 reference is to be made to section 1.7.6.	The site area is 124 m^2. The permitted site cover is 80%. The proposal has a footprint of 90.4 m^2. The proposed site cover is 72.3%
PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.	**AO9.1** Development ensures that a built to boundary wall is: a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m^2; b. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front or rear boundary setbacks; d. low maintenance and constructed of pre-finished materials. Refer to Figure c and Figure d. Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under AO6.	**Complies** Refer to Section B for lots < 180 m^2 (below)
	AO9.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: (a) matching the extent of an existing built to boundary wall on adjoining premises; or (b) on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m.	**PO Complies** The proposed house is existing and the addition at the rear replaces an existing addition in the same location and setback. The proposed new garage does not affect privacy or amenity because to is similar to nearly every other garage in the laneway. In terms of privacy, the steep slope of the site and neighbours means that open spaces are significantly lower down, below eyeline and protected as a result. The western neighbour

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Editor's note — For the purposes of satisfying A09.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	is also protected by intervening existing vegetation on their site
PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.	**AO10** Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m. Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work exempt from assessment.	**Complies** The building and addition and proposed garage have a combined length of 21.37 m
PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. Note—This performance outcome is not applicable for a rear lot.	**AO11** Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. Note—This acceptable outcome is not applicable for a rear lot.	**N/A** The house and windows are existing. The rear wing addition replaces and existing wing
PO12 Development ensures that vehicle access and parking is accommodated on site with: (a) vehicle access of an appropriate grade and width to facilitate safe property access; (b) a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; (c) an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.	**AO12.1** Development provides a minimum number of on-site car 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 c) where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage. Editor's note — Compliance with A12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.	**Not feasible** The heritage listing of the property makes providing more than 1 car space at this site impossible. The existing proposal has 1 car space available and there is literally no room for more. The proposal encloses that car space. A tandem garage/parking space arrangement would extend into the building envelope of the heritage building. The heritage classification of the building prevents work to add such an extra car space in front of the garage
	AO12.2 Development provides vehicular crossings that:	**Complies** Existing

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	a) have a maximum crossover width of 4m (excluding apron tapers); b) comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; c) comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).	
PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.	**AO13.1** Development of a lot with any street frontage of: a) 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or b) more than 7.5m has up to double-width car accommodation. Editor's note — Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.	**Complies** The lot is 4.5 wide. The car space is 3.35 wide
	AO13.2 Development involving tandem car parking is constructed in accordance with Figure e.	**N/A**
	AO13.3 Development involving double-width car parking is: a) 6m maximum door width for a garage or total width where a carport or combination of both; or b) may have a door on the front of a carport; c) for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the: i. upper storey, balcony or verandah of a 2 or more storey building; or ii. eave of a single-storey building;	**N/A**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	d) for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary. Note—AO13.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah. Editor's note—A013.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.	
	AO13.4 Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback): (a) may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house; (b) may include a crossover for the full width of the car accommodation. Refer to Figure f. Note—This acceptable outcome supersedes the street frontage setback requirements in AO5	**Complies** The site slope is 1 in 3.64, which exceeds 1 in 4. (Refer also to response for PO7 above)
PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	**AO14.1** Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure g) incorporates windows, decks, balconies, terraces or roof decks that: a) are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or	**Complies** The house is existing and the proposal does not include any windows which would affect privacy. The roof top deck on the garage is not proposed to have privacy screening at this time

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Performance outcomes	**Acceptable outcomes**	**Response**
	b) where a window, have: i. sill heights of 1.5m above the floor level of that storey; or ii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or iii. have fixed external screens; or iv. where at the ground storey, fencing to a height of 1.5m above ground-storey floor level; c) where a deck, balcony, terrace, or roof deck have fixed screening.	
	AO14.2 Development ensures that a roof deck or viewing platform: (a) is set back at least 1.5m from the side boundary; has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.	**PO Complies** The AO side setback is not feasible on this tiny deck on a tiny site. Overlooking and loss of privacy are minimised by the extreme site slope with neighbours being well below eyeline and an intervening tree for the western neighbours.
	AO14.3 Development incorporates screening devices that are: (a) solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j); (b) offset a minimum of 0.3m from the face of the wall around any window. Note—Screening devices may be hinged to facilitate emergency egress only.	**N/A** No screens are proposed at this time

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface of 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.	**AO15** Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	**Complies** A pit for stormwater drainage to Wellington Street is located in the open laundry at the rear of the house. The drainage line and has been checked by pipe camera surveys and the has been determined to be in good repair, which ensures the adequacy for onsite drainage from the landscaping and garage roof to Wellington Street. The stormwater drainer is also looking at connecting the garage to stormwater pipes located in Wellington Lane
If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B		
PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.	**AO16** Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.	**N/A** The proposal is not for adaptable housing
PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by: (a) maintaining access to sunlight, daylight and privacy; (b) ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space.	**AO17.1** Development: (a) has a maximum wall height of 4.5m above ground level; (b) is no more than 1 storey above ground level; (c) has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; (d) otherwise complies with setbacks specified in AO6 and AO7.	**N/A** The proposal is not for adaptable housing
	AO17.2	**N/A** The proposal is not for adaptable housing

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.	
Section B—If on a lot less than 180m^2		
PO18 Development has a building height that: a. achieves the intended outcome of the zone precinct; b. is designed to avoid a significant and undue adverse amenity impact to adjoining development; c. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; d. contributes to a cohesive streetscape and built form character; e. considers the topography of the area and site slope; f. maintains significant view points and corridors. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.	**AO18** Development has a maximum building height that: a. does not exceed 11.5m and 3 storeys; or b. is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**Complies** Building height is not changing
PO19 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;	**AO19** Development has a maximum site cover: a. of 55%; or b. that is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**PO Complies – Refer AO8** The proposal complies with the site coverage nominated in AO8. This provision is not consistent with the rest of the code and long standing 80% site coverage for lots < 200 m^2. The intended form for this site is determined by the heritage building on the site and the

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
b. supports and protects residential amenity for residents and adjoining properties; c. provides access to sunlight, natural ventilation and breezes; d. provides for functional outdoor private open space; e. retains and protects significant vegetation or allows for establishment of large subtropical shade trees. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.		neighbouring dwellings in the heritage item, one of which includes a car port similar to the garage proposed.
PO20 Development minimises impervious areas to: a. provide opportunities for subtropical landscaping, including the protection of existing and establishment of new trees; b. maintain and facilitate restoration of soil moisture to support vegetation growth; c. mitigate urban heat island impacts; d. manage and reduce stormwater run-off. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	**AO20** Development results in a maximum impervious area: a. of 70% of the total site area; or b. that is in accordance with an approved development footprint plan for the site. Note—In interpreting AO20, impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting in-ground, including: • roofed areas, manoeuvring areas, hardstand or swimming pools; • other areas covered by tiles, bricks, compacted gravel, artificial turf or concrete. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A – Refer AO8** The proposal complies with the site coverage nominated in AO8 which is 80%. The existing site coverage is 72.3%. This provision is made irrelevant by the site coverage of the existing heritage building. The provision is also not consistent with the rest of the code (A08) and long standing 80% site coverage for lots < 200 m^2 The impervious areas of this site remain unchanged by the proposal. The proposed garage is over an existing concrete pad.
PO21	**AO21.1**	**Complies**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
Development has a building length that: a. is consistent with the form and character of the neighbourhood and street; b. reduces the appearance of bulk through changes in building depth, length and articulated form, including mid-building breaks; c. supports residential amenity of residents and adjoining properties, including access to natural light, ventilation and breezes; d. provides opportunities for functional private open space and subtropical landscaping to soften the built form; e. is designed to mitigate stormwater impacts. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	Development ensures the combined total length of the building or building components: a. does not exceed 25m; or b. is in accordance with an approved development footprint plan for the site. Note—The total length of a building or building components includes garages, decks, balconies, verandahs and other projections. It does not include eaves or sunhoods. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	The building and proposed garage have a combined length of 21.37 m
	AO21.2 Development that results in a building length that exceeds 15m includes an open-to-sky mid-building break to one side boundary that: a. has a minimum dimension of: i. 3m by 3m; or ii. 2.5m by 4m; or b. is in accordance with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**Complies** The length of the heritage house is 15.27 m. It cannot be altered. There is a break of at least 3 x 3 m between the proposed garage and the house
PO22 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space;	**AO22.1** Development results in a front boundary setback in accordance with: a. the requirements set out in Table 9.3.8.3.C; or b. an approved development footprint plan for the site. Refer to Figure k and Figure l.	**Not feasible** The heritage building has to remain on the site in the current location

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
c. assists in achieving visual privacy to the ground storey from the street; d. facilitates subtropical landscaping to soften the built form from the street; e. maximises the opportunity to retain and protect significant vegetation; f. is consistent with the existing streetscape and setback pattern; g. ensures areas are provided for car parking on the site that are covered and: i. integrated and not a dominant feature of the development; ii. located to have minimal impact on sightlines and casual surveillance of streets or other public spaces; iii. located to avoid additional driveway car parking encroaching into the verge. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO22.2 Development, except where accessed by a rear lane, results in a front boundary setback to areas for covered car parking that: a. is a minimum of 5.5m; or b. is in accordance with an approved development footprint plan for the site. Refer to Figure k and Figure l. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**N/A** Rear lane
PO23 Development results in side boundary setbacks that: a. minimise the impact of development on the amenity and privacy of adjoining residents; b. contribute to the rhythm and pattern of the streetscape in keeping with	**AO23** Development results in side boundary setbacks in accordance with: a. the requirements set out in Table 9.3.8.3.C; or b. an approved development footprint plan for the site. Refer to Figure k and Figure l.	**Not feasible** The heritage house on this lot is already bult to boundary and the lot is only 4.5 m wide.

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
the intended neighbourhood character; c. provide for natural light, sunlight and breezes; d. ensure stormwater run-off from the site and upslope catchments do not have an adverse impact on the safety of, or cause nuisance to properties; e. ensure infrastructure, services and utilities can be accessed and maintained. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset. Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.	Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	
PO24 Development results in a rear boundary setback that: a. provides for functional private open space and subtropical landscaping; b. supports the separation of buildings to provide visual and acoustic	**AO24** Development results in a rear boundary setback in accordance with: a. the requirements set out in Table 9.3.8.3.C; or b. an approved development footprint plan for the site.	**N/A** **Refer AO12.4**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
privacy without reliance on screening; c. ensures access to natural light, sunlight and breezes for the dwelling and adjoining premises; d. retains and protects significant vegetation or allows for the establishment of large subtropical shade trees. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	Refer to Figure k and Figure l. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	
PO25 Development ensures built to boundary walls do not impact on the amenity or privacy of residents of adjoining premises. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.	**AO25.1** Development ensures that a built to boundary wall is: a. only for non-habitable rooms or spaces where the adjoining lot is more than 300m^2; b. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front (including secondary frontages) or rear boundary setbacks;	**Not feasible** The house is a heritage item with existing built to boundary walls and the slope means the rear garage cannot comply with this provision because it is in a location where it is specifically allowed by AO12.4

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	d. located towards the front of the lot and separated, where on the side boundaries of a corner lot; e. a maximum wall height of 3m; f. low maintenance and constructed of pre-finished materials; or g. in accordance with an approved development footprint plan for the site. Refer to Figure c and Figure d. Note—Built to boundary walls are considered to be less than 900mm from the boundary for the purposes of this code. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO25.2 Development ensures a built to boundary wall: a. has a maximum length of 15m; or b. is in accordance with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**Not feasible** The heritage item is 15.27 m long and cannot be altered
PO26 Development that involves shared walls: a. does not negatively impact on the development potential, residential amenity or privacy of adjoining sites; b. reflects the existing pattern of the streetscape;	**AO26.1** Development ensures that shared walls located on one or more side boundaries have a maximum length that: a. is 20m, or 60% of the length of the side boundary, whichever is lesser; b. does not exceed the length of an abutting approved or lawfully constructed shared wall of an adjoining dwelling; or	**Not feasible** The heritage house has built to boundary walls on both sides and cannot be altered to satisfy this provision. One side is to an adjoining heritage listed row house. The other is to another lot.

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Performance outcomes	**Acceptable outcomes**	**Response**
c. is consistent with an abutting approved or lawfully constructed shared wall of an adjoining dwelling; d. is designed to mitigate stormwater impacts; e. incorporates a roof design that ensures the roof water shed cannot overflow into or be discharged into adjoining properties or the space between shared walls. Note—Shared walls refer to adjoining walls that are built on each side of a common boundary. A High-density Development Easement is required to manage the shared wall with the adjacent lot. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.	c. complies with an approved development footprint plan for the site. Refer to Figure m. Note—Shared walls refer to adjoining walls that are built on each side of a common boundary. A High-density development easement is required to manage the shared wall with the adjacent lot. Note—Length is the cumulative length of the wall on a side boundary, with each side measured separately. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO26.2 Development ensures that shared walls have a maximum wall height that: a. is 11.5m; b. does not exceed the extent of an approved or lawfully constructed shared wall of an adjoining dwelling; or c. complies with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**Complies in part** The shared wall complies, the west wall does not but cannot be altered as this is a heritage item
	AO26.3 Development locates a shared wall: a. on one side boundary; or b. on both side boundaries, only where the site has an average lot width of 9m or less and is not a corner lot; or c. in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**Complies**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO26.4 Development ensures that a shared wall is: a. adjoining a shared wall on an adjoining lot; b. not located along a front or rear boundary; c. only located on one side boundary where a corner lot; d. constructed of pre-finished or low maintenance materials; or e. in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—To ensure that a shared wall remains low maintenance, a development that incorporates a roof design with deep overhangs which falls to the front and/or rear boundaries (ie. away from the boundary with the shared wall) is effective at ensuring roof water shed is not directed to adjoining properties or spaces between shared walls. Roof design with overhangs, avoiding parapet facades with box gutter or concealed eaves gutter details will mitigate the impacts of overflow	**Not feasible** The heritage house has built to boundary walls on both sides and cannot be altered to satisfy this provision. One side is to an adjoining heritage listed row house. The other is to another house lot that is not built to boundary.
PO27 Development is designed to make a positive contribution to the streetscape and public spaces by: a. orientating buildings to the street frontage or public realm to facilitate casual surveillance of the street or public realm; b. providing an identifiable pedestrian entry to the dwelling; c. providing variation, articulation and visual interest in the built form.	**AO27.1** Development provides at least one pedestrian entry to the dwelling that is covered and visible from the street.	**Complies**
	AO27.2 Development provides windows or balconies on the facades facing the street.	**Complies**

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO28 Development provides for refuse and recycling storage and collection that is located and managed so that adverse impacts, including visual impacts, on residents, neighbouring properties and the public realm are minimised. Note—Refer to the Refuse planning scheme policy for further guidance. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	**AO28** Development provides refuse and recycling storage and collection areas in accordance with the Refuse planning scheme policy or an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Note—The Refuse planning scheme policy specifies requirements for residential refuse collection and storage for mobile garbage bins. Requirements for refuse collection include providing for sufficient refuse capacity, providing kerbside collection points and storage areas.	**Complies** Garbage bins are located in the proposed rear garage
PO29 Development provides private open space that: a. maximises outdoor living opportunities that take advantage of Brisbane's subtropical climate; b. provides residents with functional private outdoor space; c. provides opportunities for subtropical landscaping; d. reduces the site's impervious area; e. is located to enhance amenity and liveability for residents. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	**AO29** Development provides private open space that: a. is a minimum of 20% of total site area; b. has a minimum dimension of 3m by 3m or 2.5m by 4m; c. incorporates a private open space that is directly accessible from a main internal living space; or d. is in accordance with an approved development footprint plan for the site. Note—The measurement of private open spaces must not include areas for bin storage or utilities such as hot water systems, air-conditioning units, rainwater tanks or other utilities. Note—Private open space can either be covered or uncovered and can form one or multiple spaces. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**Not feasible** The heritage building on the site prevents compliance with this provision. The site is steeply sloping (> 1 in 4) and has a retained front yard and 3 levels in the rear yard. Site cover 72.3% which means the remaining 27.7% (34.3 m^2) of the site is open space. The available stepped spaces are obstructed by steps and retaining walls limiting their functionality. Only the lower courtyard is directly off the living area and this area is quite small at 8 m^2 (not counting the area lost to stairs and retaining walls). The limited open space has encouraged the owners to seek to add 21 m^2 of roof top deck above the garage for a larger private open space area for the residents
PO30 Development provides for on-site car parking that:	**AO30** Development provides on-site car parking spaces that:	**Not feasible** The heritage building on the site prevents compliance with this provision.

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
a. maximises opportunities for visual engagement and passive surveillance between the dwelling and the street or public realm; b. minimises the extent of hardstand, parking and garage areas visible from the street; c. where providing 2 car parking spaces, is arranged in a tandem configuration, unless accessed by a rear lane; d. where for covered car parking, does not form a dominant proportion of the street frontage. Note—For further guidance refer to the Transport, access, parking and servicing planning scheme policy. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	a. is 1 car parking space for the dwelling house; b. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage; c. where providing 2 spaces, are in a tandem arrangement; or d. is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Note—Any covered car parking is to comply with setbacks in AO22.2.	The existing proposal has 1 car space available and there is literally no room for more. The proposal encloses that car space. A tandem garage/parking space arrangement would extend into the building envelope of the heritage building. The heritage classification of the building prevents work to add such an extra car space in front of the garage
PO31 Development ensures that vehicle crossovers and driveways are designed and located to avoid adverse impacts to: a. the opportunity for on-street parking; b. retention of existing street trees or planting of new street trees; c. the character and amenity of the street, including through excessive impervious surfaces; d. the safety and convenience for residents, adjoining lots, visitors and service providers;	**AO31.1** Development provides a vehicle crossover and driveway in accordance with an approved development footprint plan, where existing, for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome is not required.	**Complies** Existing
	AO31.2 Development provides a vehicle crossover that: a. has a maximum crossover width of: i. 2.5m where servicing 1 dwelling (excluding apron taper width); or	**Complies** Existing

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
e. the provision of vehicle crossovers and driveways on adjoining lots. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.	ii. 4m where servicing 2 dwellings (excluding apron taper width); or b. is in accordance with an approved development footprint plan for the site; c. complies with BSD-2022 - Sheet 2; d. complies with standard drawing BSD-2024 (where 3.75m verge width) or BSD-2025 (where 4.25m verge width). Note—The crossover width is to be measured at the kerb and street side of any constructed footpath on the verge. Driveways may widen to 3m at the property boundary where servicing 1 dwelling/lot or 5m at the property boundary where servicing 2 or more lots, as per BSD-2022 - Sheet 2. Note—Where demonstrating compliance with PO28, AO28.1 and AO28.3 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO31.3 Development locates and designs a single or combined vehicle crossover and driveway to provide: a. a minimum radius clearance from the trunk of an existing street tree to any part of the crossover/driveway (including apron tapers) of: i. 3m where a buttress tree; or ii. 2m; b. a minimum clearance of 4m between crossovers (including apron tapers) to facilitate new street tree planting; c. a minimum of 2m for a bin collection area on the verge; or d. in accordance with an approved development footprint plan for the site. Refer to Figure n.	**Complies** Existing

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Note—Where demonstrating compliance with PO28, AO28.1 and AO28.3 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan. Note—Buttress trees require a greater clearance to crossovers. Applicants must submit a vehicle crossover/driveway proposal plan to Council showing adequate clearance to buttress tree roots to the satisfaction of a suitably qualified arborist or Council delegate. Note—A bin collection area is to be in compliance with the Refuse planning scheme policy.	
	AO31.4 Development locates and designs a single or combined vehicle crossover and driveway to provide a minimum of 5.4m between crossovers (including apron tapers) for on-street parking, or in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**Complies** Existing
	AO31.5 Development provides a combined vehicle crossover for every two reconfigured lots, except a corner lot with access to an alternative minor road, or in accordance with an approved development footprint plan for the site. Refer to Figure o. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A** Not subdivision
PO32 Development minimises direct overlooking between dwellings via building siting and	**AO32.1** Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to	**Complies** The side walls have no windows or decks. The proposal does not include any privacy screens at this time

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
layout and the design of windows, balconies and screening devices.	Figure g) incorporates windows, decks, balconies, terraces or roof decks that: a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or b. where a window, have: i. sill heights of 1.5m above the floor level of that storey; or ii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or iii. have fixed external screens; or iv. where at the ground storey, fencing to a height of 1.5m above ground storey floor level; c. where a deck, balcony, terrace, or roof deck have fixed screening.	
	AO32.2 Development ensures that a roof deck or viewing platform: a. is set back at least 1.5m from the side boundary, where there is no shared wall; b. has a floor level 1.5m less than the height of the roof.	**Not feasible** The site is 4.5 wide. A 1.5 side setback on each side would make the deck only 1.5 wide, which is not a viable open space.
	AO32.3 Development incorporates screening devices that are: a. solid translucent screens, perforated or slatted panels or fixed louvres that have a	**Complies** The proposal does not include any privacy screens at this time

Dwelling house (small lot) code		
Performance outcomes	**Acceptable outcomes**	**Response**
	maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j); b. offset a minimum of 0.3m from the face of the wall around any window. Note—Screening devices may be hinged to facilitate emergency egress only.	
PO33 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property	**AO33** Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	**N/A** Stormwater drainage exists as a clay pipe under the heritage house. It has been checked for damage and found to be satisfactory condition to allow for continued drainage from the site to Wellington St

Heritage Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Section A—If in the Local heritage place sub-category or State 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. 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.	Refer attached Heritage report
PO2 Development is based on and takes account of all aspects of the cultural significance 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–Cultural Significance.	**AO2** No acceptable outcome is prescribed.	**Refer attached Heritage report**
PO3 Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management. 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.	**AO3** No acceptable outcome is prescribed.	**Refer attached Heritage report**
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** No acceptable outcome is prescribed.	**Refer attached Heritage report**
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.	**Refer attached Heritage report**
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.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area

Heritage Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO7.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area
	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.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area
	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.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area

Heritage Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	N/A – The proposal is not located in this precinct
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.	N/A – The proposal is not located in this precinct
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.	N/A – The proposal is not located in this precinct
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.	N/A – The proposal is not located in this precinct
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.	N/A – The proposal is not located in this area
Section B—If in the Area adjoining heritage 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.	N/A

Heritage Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO17 Development for reconfiguring a lot does not result in a building or structure that would 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.	N/A
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.	N/A – The proposal is not located in this precinct
Additional performance outcomes and acceptable outcomes if in the West End—Woolloongabba 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.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area
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	**AO22** No acceptable outcome is prescribed.	N/A – The proposal is not located in this area

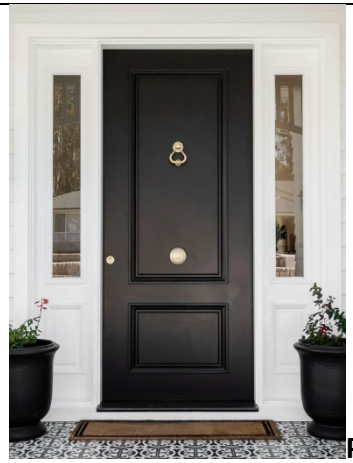
Heritage Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
significant views of the heritage place from the street or a public place.		
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
PO23 Development, including a dwelling 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; 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.	N/A – The proposal is not located in this area
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.	N/A – The proposal is not located in this area
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		
PO25 Development provides ongoing protection of significant building fabric and vegetation during and after construction.	**AO25** 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.	N/A – The proposal is not located in this area

Heritage Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO26 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.	**AO26** No acceptable outcome is prescribed.	N/A – The proposal is not located in this area
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area		
PO27 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—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 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.	**AO27** No acceptable outcome is prescribed.	N/A – The proposal is not located in this area
PO28 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.	**AO28** No acceptable outcome is prescribed.	N/A – The proposal is not located in this area

Streetscape hierarchy overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodatelarge subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**N/A** Heritage overlay prevents road dedication
PO2 Development must construct verges including street tree planting,street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected.	**N/A** No street trees affected
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**N/A** No requirements from other codes to change street furniture
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedicationidentified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and majorconnections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	**AO3.1** Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	**N/A** Not a corner lot
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	**N/A** Not a corner lot
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	**N/A** No requirement for public art in other codes
If in or on a site adjoining the Wildlife movement solution sub-category		

Streetscape hierarchy overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and pasttransport infrastructure.	**AO4** Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	**N/A**

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
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** Refer heritage report The partial demolition proposed does not alter the integral components or character of the building
	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** The demolition proposed does not narrow the building
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** The rear wing being altered is post 1911
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	**AO3.1** Development retains the building in its original form, proportions and external components, including:	**Complies**

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
1946 or earlier are retained if they can be seen from the primary street frontage; (b) the proposed partial demolition does not affect the view of the original structure from the street. Note—Elements include roof form, external walls, building core, verandahs, external openings and decorative detailing.	(a) the front walls and the roof form and side walls beyond, at least as far back as the ridge of the rearmost gable in a gable roof house or the primary ridge for a hipped roof house; (b) original doors and windows and their size, proportions and materials; (c) side and front verandahs including balustrading and decorative details.	
	AO3.2 Development retains the front door to the house as the main entrance in its original location and proportion. Note—The extent of any partial demolition is to be identified in plan and elevation drawings.	**PO Complies** The front door is no longer fit for purpose and needs to be replaced. The proposal is to replace it like for like. The new front door is retained in the same location and of very similar appearance. The door furniture is being retained. It will not affect the view of the original structure
	 **Existing door**	 **Proposed door**

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
Additional criteria if in the Bulimba district neighbourhood plan area		
PO4 Development involving partial demolition or refurbishment of a dwelling house 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.	**N/A** The proposal is not located in this area
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.	**N/A** Only partial demolition is proposed as necessary for continued habitation of the building. The heritage building remains largely intact

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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'.	**N/A** The proposal is not for removal of the building
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.	**N/A** The building is largely intact in its original form and will remain so
	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;	**N/A** The building is largely intact in its original form and will remain so

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
	• removing enclosures under the front section of the building; • removing fibro, stucco or metal cladding to underlying weatherboards or chamferboards; • replacing aluminium windows with timber windows; • reinstating verandah elements. (b) an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound; or (c) is located in the Hawthorne centre precinct of the Bulimba district neighbourhood plan and is not a character non-residential building.	
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'.	**N/A** The building is largely intact in its original form and will remain so
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	**AO9**	**N/A**

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
Development involving the repositioning of a residential building or structure that straddles more than one lot, onto one small lot: (a) does not detract from: (i) the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay; (ii) the traditional scale of the components of the street within the Traditional building overlay; (b) does not impact on the amenity or privacy of adjoining residents; (c) provides adequate open space, screening and noise attenuation from the street.	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 *Building Act 1975.*	Not proposed
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	**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.	**N/A** Not proposed
	AO10.2 Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier.	**N/A** Not proposed

Traditional building character (demolition) overlay code		
Performance outcomes	**Acceptable outcomes**	**Response**
Traditional building character overlay or a streetscape that exhibits traditional character.		
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.	**N/A** Not proposed
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.	**N/A**

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling or rooming accommodation		
PO1 Development retains a dwelling house constructed in 1946 or earlier in its original setting and complements nearby houses 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** The heritage house on site is retained in place - refer heritage report
	AO1.2 Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest houses 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.	**N/A** The heritage house on site is retained in place - refer heritage report
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of dwelling houses 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.	**N/A** The proposal has no street frontage parking. Parking is located off the rear lane similar to other houses in the street
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear access lot.	**N/A** The heritage house on site does not allow for a garage to be integrated into the building - refer heritage report
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.	**N/A** The design for the addition follows the heritage guidelines instead. Refer heritage report
PO4 Development has a building form which complements the traditional building form	**AO4.1**	**Complies** The proposal retains the character styling and layout of the heritage building

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
and traditional elements, detailing and materials of a dwelling house constructed in 1946 or earlier nearby in the street.	Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	
	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** The proposal retains the character styling and layout of the heritage building
	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** The proposal retains the character styling and layout of the heritage building
	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.	**C Complies** The proposal retains the character styling and layout of the heritage building
PO5 Development provides external elements and detailing which: (a) reflect traditional elements and detailing and materials; (b) reduce building bulk; (c) form a transition with the external landscape.	**AO5** Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: (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.	**Complies** The proposal retains the character styling and layout of the heritage building
PO6 Development uses: (a) materials which reflect the traditional materials used predominantly in dwelling houses constructed in 1946 or earlier nearby in the street; (b) external materials which reflect the architectural themes of 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** The proposal retains the materials used in the heritage building
	AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.	**N/A** The roof is unaltered
	AO6.3 Development ensures that:	**N/A** The proposal retains the stone and masonry work of the heritage building. Paint the masonry will not

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(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.	occur unless consistent with the heritage of the building.
PO7 Development provides roof forms which complement traditional roof styles of dwelling houses 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** The rear wing addition compliments the character of the neighbouring terrace houses in the heritage listing
	AO7.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	**N/A** The proposal retains the character and styling of the heritage building
Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling or rooming accommodation		
PO8 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of dwelling houses constructed in 1946 or earlier nearby in the street.	**AO8** Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling 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.	**N/A** The proposal retains the character and styling of the heritage building
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.	**N/A** Not in this precinct
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.	**N/A** Not in this precinct

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Editor's note—A good example is located at 212 Given Terrace.	
	AO10.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	**N/A** Not in this precinct
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.	**N/A** Not in this precinct
	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.	**N/A** Not in this precinct
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;	**AO12.1** Development has a minimum area of private open space: (a) of 100m^2 or 30% of the site, whichever is the greater; (b) with a minimum dimension of 3m.	**N/A** Not in this precinct
	AO12.2 Development has a minimum rear boundary setback of 6m.	**N/A** Not in this precinct
	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.	**N/A** Not in this precinct
	AO12.4	**N/A**

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
(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.	Development is designed to integrate the retention of existing trees within the front setback.	Not in this precinct
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.	**N/A** Not in this precinct
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.	**N/A** Not in this precinct
	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.	**N/A** Not in this precinct
	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.	**N/A** Not in this precinct

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO14.4 Development for a dwelling house provides access to the first floor by external stairs on the front elevation.	**N/A** Not in this precinct
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.	**N/A** Not in this precinct
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: (a) 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; (b) 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.	**N/A** Not in this precinct
	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.	**N/A** Not in this precinct
	AO16.3 Development ensures that the maximum driveway crossover width is 3.5m.	**N/A** Not in this precinct
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;	**N/A** Not in this precinct

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(c) at least 20% transparent.	
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.	**Complies**
	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.	**Complies**
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 facade 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.	**N/A** The garage is to the rear lane and not affected by this requirement
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.	**N/A** The proposal retains the existing heritage listed spearpoint iron fence
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	**AO21.1** Development involving an extension or addition to a residential building:	**Complies** The additions are at the rear

Traditional Building Character (Design) Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	(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; (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.	**Complies**
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.	**Complies** The subfloor addition is within the building envelope of the extant building