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# Brisbane City Plan 2014

## Amendment - Major amendment package L

### 1 Guide to this document

- (a) In this document, proposed amendments to Brisbane City Plan 2014 are detailed as follows:
  - (i) in the Schedule of text amendments:
    - (A) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
    - (B) text identified in underlining and green highlight (e.g. example) represents text to be inserted
  - (ii) in the Schedule of mapping amendments, insertions or omissions are as detailed in the tables
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

Part 1 About the planning scheme

1.6 Building work regulated under the planning scheme

**Reason for change:** To clarify applicability of *Brisbane City Plan 2014* for the assessment of dwelling houses involving Class 2 buildings and dual occupancies.

Editor’s note—MP1.1, MP1.2 and MP1.3 of the QDC do not apply to building work for a dwelling house involving Class 2 buildings. This planning scheme, through Part 5, regulates the categories of development, the categories of assessment and the assessment benchmarks for assessable development for a dwelling house involving a Class 2 building within the planning scheme area.

Editor’s note—This planning scheme, through Part 5, regulates the categories of development, the categories of assessment and the assessment benchmarks for assessable development for a dual occupancy within the planning scheme area.

**Table 1.6.1—Building assessment provisions in the planning scheme for an assessment manager**

**Reason for change:** Changes to reflect new and amended assessment benchmarks in development codes that form alternative building assessment provisions.

6		Qualitative statements and quantifiable standards for matters provided for under performance criteria 4 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building.	Dwelling House Codehouse code	PO2 and AO2		
				PO3 and AO3		
				PO7 and AO7		
				<u>PO10, AO10.1 and AO10.2</u>		
			Dwelling house (small lot) code	PO2 and AO2		
				PO3 and AO3		
				PO4 and AO4		
				PO17 and AO17.1		
						<u>PO20, AO20.1 and AO20.1</u>
			Rooming accommodation code	<u>PO12 and AO12</u>		
<u>PO13 and AO13</u>						
Centenary suburbs Neighbourhood Plan Code	PO1 and AO1					

			City west Neighbourhood Plan Code	PO1 and AO1
			Forest Lake Neighbourhood Plan Code	PO1 and AO1
			Fortitude Valley Neighbourhood Plan Code	PO1 and AO1.2
			Ithaca district Neighbourhood Plan Code	PO1 and AO1
			Latrobe and Given Terraces Neighbourhood Plan Code	PO1 and AO1
			Moreton Island settlements Neighbourhood Plan Code	PO1 and AO1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO1 and AO1
			Newstead and Teneriffe waterfront Neighbourhood Plan Code	PO1 and AO1
			Nudgee Beach Neighbourhood Plan Code	PO1 and AO1
			Spring Hill Neighbourhood Plan Code	PO1 and AO1
				PO7 and AO7.2
			River gateway Neighbourhood Plan Code	PO1 and AO1.1
			Sandgate Road Neighbourhood Plan Code	PO1 and AO1

			West End— Woolloongabba district neighbourhood plan code	PO1 and AO1  PO6, AO6.1 and AO6.2
7	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 5 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house (small lot) code	PO9, AO9.1, <u>AO9.2, AO9.3</u> and <del>AO9.2.4</del>
				PO14, AO14.1, AO14.2 and AO14.3
			<u>Rooming accommodation code</u>	<u>PO18, AO18.1,</u> <u>AO18.2,</u> <u>AO18.3 and</u> <u>AO18.4</u>  <u>PO20, AO20.1,</u> <u>AO20.2 and</u> <u>AO20.3</u>
8	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for the matters provided for under performance criteria 8 under QDC parts MP1.1 and MP1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house code	PO4 and AO4
			Dwelling house (small lot) code	PO12 and AO12.1
			<u>Rooming accommodation code</u>	<u>PO5 and AO5</u>
			Spring Hill Neighbourhood Plan Code	PO4 and AO4.1
10	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 1 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Traditional building character (design) overlay code	PO1, <u>AO1.1</u> and AO1.2  <del>PO2</del> <u>PO13</u> and <del>AO2</del> <u>AO13.1</u>
			Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO5 and AO5  <u>PO9, AO9.1</u> and <u>AO9.4</u>

				PO13 and AO13.4
				PO17 and AO17.1
			<u>Rooming accommodation code</u>	<u>PO12 and AO12</u>
				<u>PO15, AO15.1 and AO15.2</u>
				<u>PO14, PO18, AO18.1 and AO18.4</u>
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1
			Sherwood–Graceville district neighbourhood plan	PO3 and AO3.3
11	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 2 under QDC parts MP1.1 and 1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO6 and AO6
				PO7 and AO7
				<u>PO9, AO9.2, AO9.3 and AO9.4</u>
				PO12 and AO12.1
				PO17 and AO17.1
			<u>Rooming accommodation code</u>	<u>PO12 and AO12</u>
				<u>PO16, AO16.1 and AO16.2</u>
				<u>PO17, AO17.1 and AO17.2</u>

				<a href="#">PO18, AO18.2, AO18.3 and AO18.4</a>
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO3 and AO3
				PO6 and AO6
			Sherwood–Graceville district neighbourhood plan	PO3, AO3.4 and AO3.5
<a href="#">12</a>	<a href="#">Sections 32(c) and 33 BA</a>	<a href="#">Alternative provisions to performance criteria 3 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings</a>	<a href="#">Dwelling house code</a>	<a href="#">PO9 and AO9.3</a>
			Dwelling house (small lot) code	PO8 and AO8
				<a href="#">PO18 and AO18.3</a>
			<a href="#">Rooming accommodation code</a>	<a href="#">PO14 and AO14</a>

**Table 1.7.4—Declared locality and building form for amenity and aesthetic referral agency assessment**

**Reason for change:** Changes to reflect new and amended assessment benchmarks in development codes that inform an amenity and aesthetic assessment.

<p>Land in the following zones:</p> <ul style="list-style-type: none"> <li>a. Rural zone</li> <li>b. Rural residential zone</li> <li>c. Environmental management zone</li> <li>d. Low density residential zone</li> <li>e. Character residential zone and zone precincts</li> <li>f. Low–medium density residential zone and zone precincts</li> <li>g. Medium density residential zone</li> <li>h. Emerging community zone</li> </ul>	<p>Dwelling house code Dwelling house (small lot) code <a href="#">Rooming accommodation code</a></p>
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## Part 5 Tables of assessment \ 5.3 Categories of development and assessment

Table 5.3.4.1—Prescribed accepted development

**Reason for change:** To clarify that prescribed accepted development does not apply to secondary dwellings.

<p>Building work if in the Dwelling house character overlay and on a small lot where:</p> <ul style="list-style-type: none"> <li>a. within the building envelope contained in the acceptable outcomes of the Dwelling house (small lot) code; or</li> <li>b. within the building envelope contained in a development approval to the extent it differs from (a) above.</li> </ul>	<p>If for a dwelling house, <b>where not for a secondary dwelling or auxiliary residence</b>, involving only renovations and extensions to an existing building where:</p> <ul style="list-style-type: none"> <li>a. the total building footprint of the dwelling house including extensions does not exceed 50% of the site area;</li> <li>b. any roof deck or viewing platform that forms part of the renovation or extension is set back at least 1.5m from the side boundary and is no more than 7m above ground level or the height of an upper storey roof, whichever is the lesser;</li> <li>c. any balconies, terraces, decks or roof decks that form part of the renovation or extension that result in a direct view into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling house, ensure that view is screened from floor level to a height of 1.5m above floor level;</li> <li>d. any renovation or extension within 2m at ground level or 9m above ground level of a neighbouring dwelling house (refer to Figure g in the Dwelling house (small lot) code) only incorporates windows where they: <ul style="list-style-type: none"> <li>i. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h in the Dwelling house (small lot) code; or</li> <li>ii. have sill heights of 1.5m above floor level; or</li> <li>iii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>iv. have fixed external screens; or</li> <li>v. in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level;</li> </ul> </li> <li>e. any screening devices required by (c) or (d) above, are: <ul style="list-style-type: none"> <li>i. 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 in the Dwelling house (small lot) code);</li> <li>ii. offset a minimum of 0.3m from the face of any window;</li> <li>iii. may be hinged to facilitate emergency egress only.</li> </ul> </li> </ul>
<p>Building work if in the Dwelling house character</p>	<p>If for a dwelling house, <b>where not for a secondary dwelling or auxiliary residence</b>, involving only raising a building where:</p>

<p>overlay and on a small lot where:</p> <ul style="list-style-type: none"> <li>a. outside the building envelope contained in the acceptable outcomes of the Dwelling house (small lot) code; or</li> <li>b. outside the building envelope contained in a development approval to the extent it differs from (a) above.</li> </ul>	<ul style="list-style-type: none"> <li>a. the side boundary setbacks comply with the setbacks under the <i>Building Regulation 2021</i>;</li> <li>b. the maximum height does not exceed 9.5m above ground level;</li> <li>c. any windows that are within 2m at ground level or 9m above ground level of a neighbouring dwelling house (refer to Figure g in the Dwelling house (small lot) code):             <ul style="list-style-type: none"> <li>i. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h in the Dwelling house (small lot) code; or</li> <li>ii. have sill heights of 1.5m above floor level; or</li> <li>iii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>iv. have fixed external screens; or</li> <li>v. in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level;</li> </ul> </li> <li>d. any screening devices required above, are:             <ul style="list-style-type: none"> <li>i. 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 j and Figure i in the Dwelling house (small lot) code);</li> <li>ii. offset a minimum of 0.3m from the face of any window;</li> <li>iii. may be hinged to facilitate emergency egress only.</li> </ul> </li> </ul> <p><small>Note—For the purpose of this provision the setbacks of the <i>Building Regulation 2021</i> are to be read as taken to the wall, not the outermost projection. Note—Unless specified, the above building works are still subject to the siting provisions of the <i>Building Regulation 2021</i>.</small></p>
<p>Building work if in the Dwelling house character overlay and on a small lot:</p> <ul style="list-style-type: none"> <li>a. outside the building envelope contained in the acceptable outcomes of the Dwelling house (small lot) code; or</li> <li>b. outside the building envelope contained in a development approval to the extent it differs from (a) above.</li> </ul>	<p>If for a dwelling house, <u>where not for a secondary dwelling or auxiliary residence</u>, involving one or more of the following:</p> <ul style="list-style-type: none"> <li>a. aerials or sewer vents on the roof;</li> <li>b. enclosing under an existing house (except where located in an overlay that makes such development assessable e.g. Flood overlay and Heritage overlay);</li> <li>c. 1 unenclosed patio or gazebo (maximum roofed area 16m<sup>2</sup> and maximum height 3m);</li> <li>d. a swimming pool and/or spa (of any size) and unenclosed ancillary shade structures. Any shade structures are to have a maximum roofed area 10m<sup>2</sup> and maximum height 3m;</li> <li>e. unenclosed roofed ground-level walkway (maximum 1.3m wide and maximum height of 2.5m above finished ground level to the underside of the ceiling) between the building components;</li> </ul>

- f. 1 shed (maximum roofed area 10m<sup>2</sup> and maximum height 3m);
- g. roof structures over existing decks, balconies (maximum height 9.5m above ground level);
- h. gatehouse (maximum roofed area 3m<sup>2</sup> and maximum height 3m);
- i. 1 single carport where:
  - i. maximum depth 6m, excluding eaves;
  - ii. maximum width 3m, excluding eaves;
- j. 1 double carport where:
  - i. maximum depth 6m, excluding eaves;
  - ii. maximum width 6m, excluding eaves;
  - iii. minimum side boundary setback 1.5m;
  - iv. minimum front boundary setback 2m;
  - v. maximum crossover width 4.5m;
  - vi. where on a lot with a street frontage width of 15m or greater, and the total building footprint of the dwelling and carport does not exceed 50%.

Note—Unless specified, the above building works are still subject to the siting provisions of the *Building Regulation 2021*.

Note—For the purpose of this provision, the setbacks of the *Building Regulation 2021* are to be read as taken to the wall, not the outermost projection.

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

Building work if in the Traditional building character overlay ~~or the Pre-1911 building overlay~~, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay.

If for a dual occupancy, dwelling house or multiple dwelling, involving one or more of the following:

- a. an enclosed extension under an existing building to the extent of the core of the building along the front and side boundaries and 1m behind the front exterior wall of the upper level where there is no verandah (refer to Figure a), other than a dwelling in the Local character significance sub-category;
- b. an enclosed extension at the rear ~~where on a site with one street frontage if:~~
  - i. the height of any extension, within the original building's footprint, is no higher than the roof plane of the building constructed in 1946 or earlier as shown in Figure b;
  - ii. the core of the addition or extension is no wider than the core of the existing building constructed in 1946 or earlier, excluding minor side extensions under 6m<sup>2</sup> behind the highest and rearmost ridge of the building's roof constructed in 1946 or earlier;
  - iii. preceded by lawful demolition as either accepted development or approved in accordance with the Traditional building character (demolition) code;
- c. an external stair, ramp or lift;

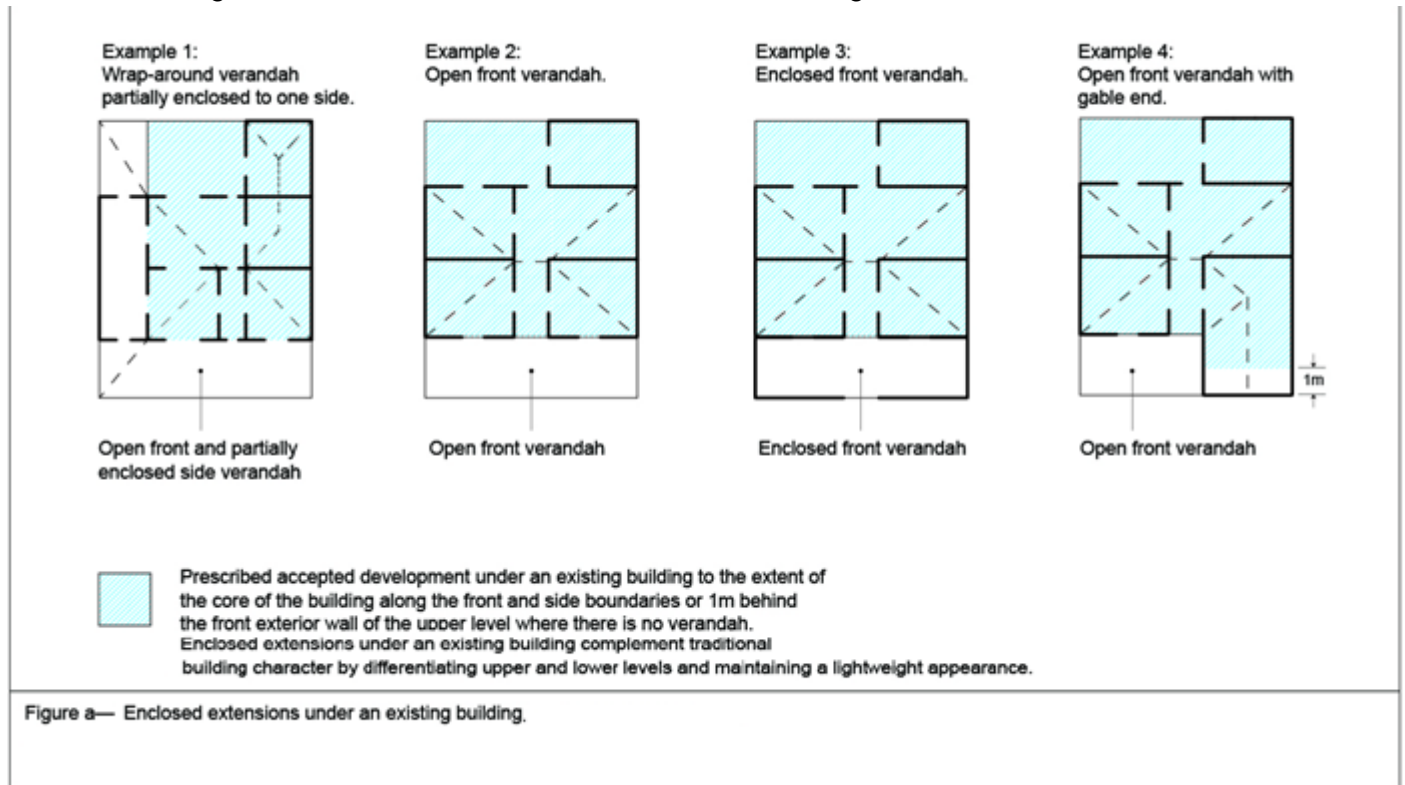
- d. internal building work;
- e. a carport, garage, shed or other outbuilding at the rear of the building;
- f. an open carport:
  - i. if located:
    - A. between the building and side boundary, and not forward of the dwelling house; or
    - B. between the building and front boundary, where a maximum total width of 6m3.5m, or 50% of the average width of the lot6m, excluding eaves, whichever is the lesserwhere on a lot with a street frontage width of 15m or greater;
  - ii. if not in the Sherwood—Graceville district neighbourhood plan area or the Local character significance sub-category of the Traditional building character overlay;
  - iii. if associated with a dwelling house in the West End estate precinct of the West End—Woolloongabba district neighbourhood plan, where also complying with the requirements in AO13.2, AO13.3 and AO13.4 in that neighbourhood plan code;
  - iv. if associated with a multiple dwelling in the Hillside character precinct of the Ithaca district neighbourhood plan, where also complying with the requirements in AO23.3 in that neighbourhood plan code;
- g. decks, verandahs, balconies and other shade structures at the rear of the building;
- h. an in-ground swimming pool and/or spa (of any size) and unenclosed ancillary shade structures (where not at the rear, any shade structures are to have a maximum roofed area 10m<sup>2</sup> and maximum height 3m)

Note—Where on a lot with more than one frontage, the rear of the building is that part of the site that is behind the building relative to the primary street frontage.

Note—The building core includes all enclosed living areas, excluding any enclosed verandahs.

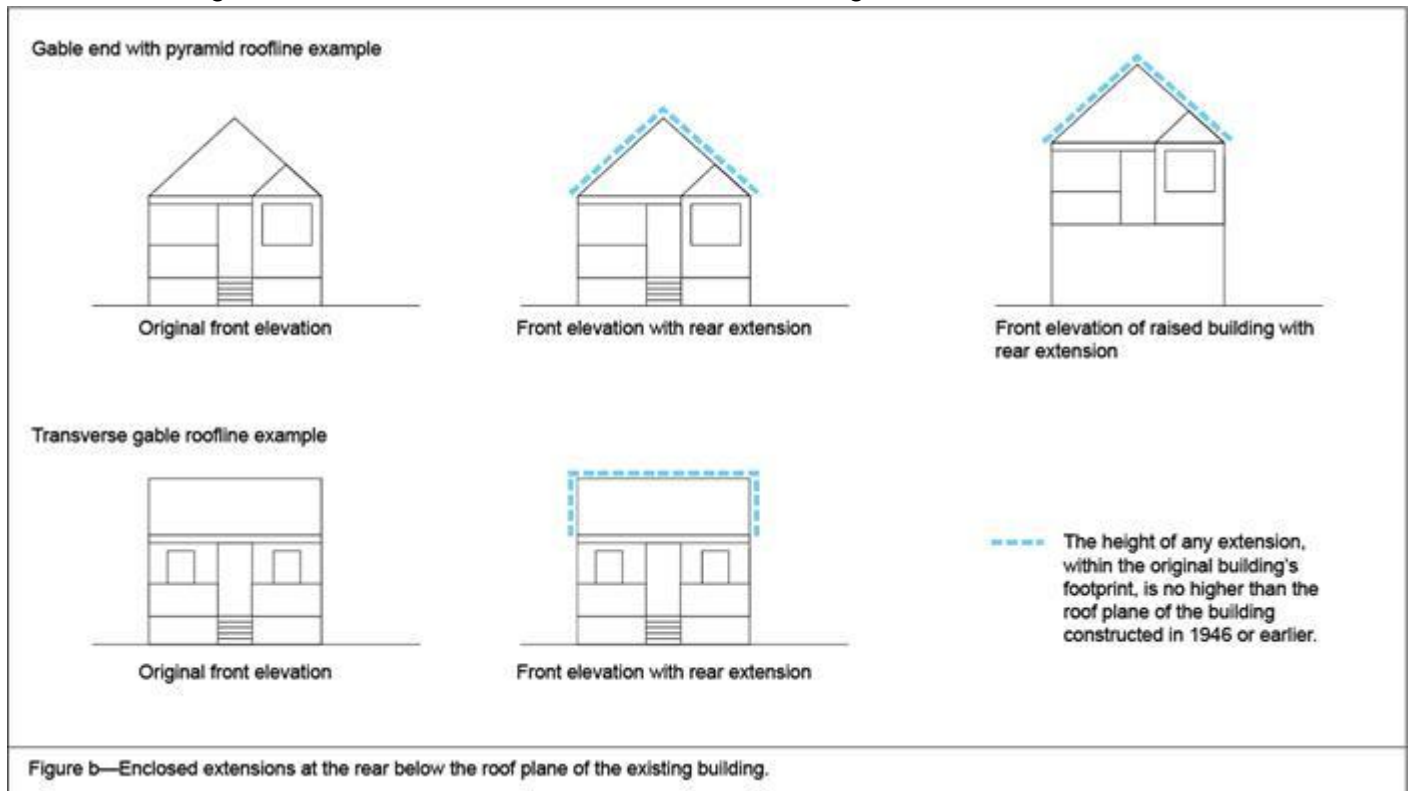
Note— For the purpose of this provision an open carport complies with the definition of an open carport as defined within the Queensland Development Code.

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.



[View the high resolution of Figure a—Enclosed extensions under an existing building](#)

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.



[View the high resolution of Figure b—Enclosed extensions at the rear below the roof plane of the existing building](#)

**Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Low density residential zone TOA**

**Table 5.5.1—Low density residential zone**

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Rooming accommodation	<b>Accepted development, subject to compliance with identified requirements</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	Not applicable
	If involving a new premises or an existing premises with an increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. complying with all acceptable outcomes:                         <ul style="list-style-type: none"> <li>i. in <del>section A</del>sections A1 and A2 of the Rooming accommodation code;</li> <li>ii. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;</li> <li>iii. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2</li> </ul> </li> </ul>	Not applicable
<b>Assessable development—Code assessment</b>		

	<p>If involving an existing premises with no increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. not complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	<p>Rooming accommodation code—purpose, overall outcomes and section AA1 outcomes only</p>
	<p>If involving a new premises or an existing premises with an increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. not complying with all acceptable outcomes: <ul style="list-style-type: none"> <li>i. in <del>section A</del>sections A1 and A2 of the Rooming accommodation code;</li> <li>ii. <del>AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;</del></li> <li>iii. <del>in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2</del></li> </ul> </li> </ul>	<p>Rooming accommodation code—purpose, overall outcomes and <del>section A</del>sections A1 and A2 outcomes only;</p> <p><del>Dwelling house code if not on a small lot—purpose, overall outcomes and outcomes PO2/AO2, PO3/AO3 and PO5/AO5 only; or Dwelling house (small lot) code if on a small lot—purpose, overall outcomes and all outcomes excluding PO1/AO1.1-AO1.2, PO12/AO12.1, PO15/AO15, PO16/AO16 and PO17/AO17.1-AO17.2</del></p>

Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Low-medium density residential zone TOA

Table 5.5.2—Low-medium density residential zone

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Rooming accommodation	<b>Accepted development, subject to compliance with identified requirements</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. complying with all acceptable outcomes in section <del>A of A1</del> of the Rooming accommodation code</li> </ul>	Not applicable
	If involving a new premises or an existing premises with an increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. complying with all acceptable outcomes:                         <ul style="list-style-type: none"> <li>i. in section <del>AA1 and section A2</del> of the Rooming accommodation code;</li> <li>ii. <del>AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;</del></li> <li>iii. <del>in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2</del></li> </ul> </li> </ul>	Not applicable
	<b>Assessable development—Code assessment</b>	
	If involving an existing premises with no increase in gross floor area, where:	Rooming accommodation code—purpose, overall outcomes and section <del>AA1</del> outcomes only

	<ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. not complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	
	<p>If involving a new premises or an existing premises with an increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. not complying with all acceptable outcomes: <ul style="list-style-type: none"> <li>i. in section AA1 and section A2 of the Rooming accommodation code;</li> <li>ii. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;</li> <li>iii. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2</li> </ul> </li> </ul>	<p>Rooming accommodation code—purpose, overall outcomes and section AA1 and section A2 outcomes only;</p> <p><del>Dwelling house code if not on a small lot—purpose, overall outcomes and outcomes PO2/AO2, PO3/AO3 and PO5/AO5 only; or Dwelling house (small lot) code if on a small lot—purpose, overall outcomes and all outcomes excluding PO1/AO1.1-AO1.2, PO12/AO12.1, PO15/AO15, PO16/AO16 and PO17/AO17.1-AO17.2</del></p>
	<p>If involving an existing premises with no increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 6 persons or more;</li> <li>b. not adjoining a dwelling house</li> </ul>	<p>Rooming accommodation code—purpose, overall outcomes and section B outcomes only Low-medium density residential zone code Prescribed secondary code</p>
	<p>If involving a new premises or an existing premises with an increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 6 persons or more;</li> <li>b. not adjoining a dwelling house;</li> <li>c. no greater than: <ul style="list-style-type: none"> <li>i. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or</li> </ul> </li> </ul>	<p>Multiple dwelling code Rooming accommodation code—purpose, overall outcomes and section B outcomes only Low-medium density residential zone code Prescribed secondary code</p>

	<p>ii. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or</p> <p>iii. 2 storeys and 9.5m in building height</p> <p>Editor's note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development 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.</p>	
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## Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Medium density residential zone TOA

### Table 5.5.3-Medium density residential zone

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Rooming accommodation	<b>Accepted development, subject to compliance with identified requirements</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	Not applicable
	<b>Assessable development—Code assessment</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. not complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	Rooming accommodation code—purpose, overall outcomes and section AA1 outcomes only
	If involving an existing premises with no increase in gross floor area, where accommodating 6 persons or more	Rooming accommodation code—purpose, overall outcomes and section B outcomes only Medium density residential zone code Prescribed secondary code
If involving a new premises or an existing premises with an increase in gross floor area, where accommodating 6 persons or more and no greater than: <ul style="list-style-type: none"> <li>a. the building height specified in a relevant neighbourhood plan;</li> <li>b. where a neighbourhood plan does not specify building height, 5 storeys</li> </ul>	Multiple dwelling code Rooming accommodation code—purpose, overall outcomes and section B outcomes only Medium density residential zone code Prescribed secondary code	

## Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ High density residential zone TOA

### Table 5.5.4—High density residential zone

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Rooming accommodation	<b>Accepted development, subject to compliance with identified requirements</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	Not applicable
	<b>Assessable development—Code assessment</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. not complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	Rooming accommodation code—purpose, overall outcomes and section AA1 outcomes only
	If involving an existing premises with no increase in gross floor area, where accommodating 6 persons or more	Rooming accommodation code—purpose, overall outcomes and section B outcomes only High density residential zone code Prescribed secondary code
If involving a new premises or an existing premises with an increase in gross floor area where accommodating 6 persons or more and no greater than: <ul style="list-style-type: none"> <li>a. the building height specified in a relevant neighbourhood plan;</li> <li>b. where a neighbourhood plan does not specify building height:</li> </ul>	Multiple dwelling code Rooming accommodation code—purpose, overall outcomes and section B outcomes only High density residential zone code Prescribed secondary code	

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	<ul style="list-style-type: none"><li>i. 8 storeys in the Up to 8 storeys zone precinct; or</li><li>ii. 15 storeys in the Up to 15 storeys zone precinct</li></ul>	
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**Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Character residential zone TOA**

**Table 5.5.5—Character residential zone**

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Rooming accommodation	<b>Accepted development, subject to compliance with identified requirements</b>	
	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	Not applicable
	If involving a new premises or an existing premises with an increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. complying with all acceptable outcomes:                         <ul style="list-style-type: none"> <li>i. in section A sections A1 and A2 of the Rooming accommodation code;</li> <li>ii. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;</li> <li>iii. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2</li> </ul> </li> </ul>	Not applicable
<b>Assessable development—Code assessment</b>		

	<p>If involving an existing premises with no increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. not complying with all acceptable outcomes in section AA1 of the Rooming accommodation code</li> </ul>	<p>Rooming accommodation code—purpose, overall outcomes and section AA1 outcomes only</p>
	<p>If involving a new premises or an existing premises with an increase in gross floor area, where:</p> <ul style="list-style-type: none"> <li>a. accommodating 5 persons or less;</li> <li>b. no more than 1 dwelling on the lot;</li> <li>c. not complying with all acceptable outcomes: <ul style="list-style-type: none"> <li>i. in section A sections A1 and A2 of the Rooming accommodation code;</li> <li>ii. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot; or</li> <li>iii. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2</li> </ul> </li> </ul>	<p>Rooming accommodation code—purpose, overall outcomes and section A sections A1 and A2 outcomes only;</p> <p>Dwelling house code if not on a small lot—purpose, overall outcomes and outcomes PO2/AO2, PO3/AO3 and PO5/AO5 only; or Dwelling house (small lot) code if on a small lot—purpose, overall outcomes and all outcomes excluding PO1/AO1.1-AO1.2, PO12/AO12.1, PO15/AO15, PO16/AO16 and PO17/AO17.1-AO17.2</p>

Part 5 Tables of assessment \ 5.7 Categories of development and assessment—Building work

Table 5.7.1—Building work

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Low density residential zone	<b>Assessable development—Code assessment</b>	
	If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted development <small>Editor's note—Boarding houses are registered as residential services with the Office of Fair Trading.</small>	Demolition of rooming accommodation code Low density residential zone code
	<u>If rooming accommodation, where:</u> a. <u>accommodating 5 persons or less;</u> b. <u>not complying with all acceptable outcomes in sections A1 and A2 of the Rooming accommodation code</u>	<u>Rooming accommodation code</u> <u>Low density residential zone code</u>
Low-medium density residential zone	<b>Assessable development—Code assessment</b>	
	If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted development <small>Editor's note—Boarding houses are registered as residential services with the Office of Fair Trading.</small>	Demolition of rooming accommodation code Low–medium density residential zone code
	<u>If rooming accommodation, where:</u> a. <u>accommodating 5 persons or less;</u> b. <u>not complying with all acceptable outcomes in sections A1 and A2 of the Rooming accommodation code</u>	<u>Rooming accommodation code</u> <u>Low–medium density residential zone code</u>
Medium density residential zone	<b>Assessable development—Code assessment</b>	
	If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house,	Demolition of rooming accommodation code Medium density residential zone code

	<p>where not described in section 5.3.4 as accepted development Editor's note—Boarding houses are registered as residential services with the Office of Fair Trading.</p>	
	<p><u>If rooming accommodation, where:</u> a. <u>accommodating 5 persons or less;</u> b. <u>not complying with all acceptable outcomes in sections A1 and A2 of the Rooming accommodation code</u></p>	<p><u>Rooming accommodation code</u> <u>Medium density residential zone code</u></p>
<p>High density residential zone</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted development Editor's note—Boarding houses are registered as residential services with the Office of Fair Trading.</p>	<p>Demolition of rooming accommodation code High density residential zone code</p>
	<p><u>If rooming accommodation, where:</u> a. <u>accommodating 5 persons or less;</u> b. <u>not complying with all acceptable outcomes in sections A1 and A2 of the Rooming accommodation code</u></p>	<p><u>Rooming accommodation code</u> <u>High density residential zone code</u></p>
<p>Character residential zone</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted development Editor's note—Boarding houses are registered as residential services with the Office of Fair Trading.</p>	<p>Demolition of rooming accommodation code Character residential zone code</p>
	<p><u>If rooming accommodation, where:</u> a. <u>accommodating 5 persons or less;</u> b. <u>not complying with all acceptable outcomes in sections A1 and A2 of the Rooming accommodation code</u></p>	<p><u>Rooming accommodation code</u> <u>Character residential zone code</u></p>

**Part 5 Tables of assessment \ 5.8 Categories of development and assessment—Operational work**

**Table 5.8.1—Operational work**

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Any zone	<b>Assessable development—Code assessment</b>	
	If filling or excavation, where resulting in a retaining wall greater than 1m or an increase in depth or height of the ground level or finished design level by 1 vertical metre or more	Filling and excavation code Operational work code
	If filling or excavation for an artificial stormwater channel	Filling and excavation code Operational work code The applicable zone code
	If other operational work preceding a ROL or MCU which is assessable development	Operational work code Prescribed secondary code
	If prescribed tidal work	Prescribed tidal work code Prescribed secondary code The applicable zone code
	<b>Assessable development—Impact assessment</b>	
	If extracting gravel, rock, sand or soil from the place where it occurs naturally	The planning scheme including: Extractive industry code
	<b>Accepted development</b>	
	<b>Any other operational work not listed in this table.</b>	
	<u>Low density residential zone</u>	<b>Assessable development—Code assessment</b>
<u>If resulting in a change to impervious area associated with rooming accommodation, where:</u> <ul style="list-style-type: none"> <li>a. <u>accommodating 5 persons or less;</u></li> <li>b. <u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ul> <u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u>		<u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u>

	<ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul>			
<p><u>Low-medium density residential zone</u></p>	<p><b><u>Assessable development—Code assessment</u></b></p> <table border="1"> <tr> <td data-bbox="371 389 940 963"> <p><u>If resulting in a change to impervious area associated with rooming accommodation, where:</u></p> <ol style="list-style-type: none"> <li><u>accommodating 5 persons or less;</u></li> <li><u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ol> <p><u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul> </td> <td data-bbox="940 389 1513 963"> <p><u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u></p> </td> </tr> </table>		<p><u>If resulting in a change to impervious area associated with rooming accommodation, where:</u></p> <ol style="list-style-type: none"> <li><u>accommodating 5 persons or less;</u></li> <li><u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ol> <p><u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul>	<p><u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u></p>
<p><u>If resulting in a change to impervious area associated with rooming accommodation, where:</u></p> <ol style="list-style-type: none"> <li><u>accommodating 5 persons or less;</u></li> <li><u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ol> <p><u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul>	<p><u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u></p>			
<p><u>Character residential zone</u></p>	<p><b><u>Assessable development—Code assessment</u></b></p> <table border="1"> <tr> <td data-bbox="371 1025 940 1599"> <p><u>If resulting in a change to impervious area associated with rooming accommodation, where:</u></p> <ol style="list-style-type: none"> <li><u>accommodating 5 persons or less;</u></li> <li><u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ol> <p><u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul> </td> <td data-bbox="940 1025 1513 1599"> <p><u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u></p> </td> </tr> </table>		<p><u>If resulting in a change to impervious area associated with rooming accommodation, where:</u></p> <ol style="list-style-type: none"> <li><u>accommodating 5 persons or less;</u></li> <li><u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ol> <p><u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul>	<p><u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u></p>
<p><u>If resulting in a change to impervious area associated with rooming accommodation, where:</u></p> <ol style="list-style-type: none"> <li><u>accommodating 5 persons or less;</u></li> <li><u>not complying with AO9, AO10 and AO11 of the Rooming accommodation code</u></li> </ol> <p><u>Note—Impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li>• <u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li>• <u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul>	<p><u>Rooming accommodation code</u> <u>Filling and excavation code</u> <u>Operational work code</u></p>			
<p><b><u>Accepted development</u></b></p>				
<p><u>Any other operational work not listed in this table.</u></p>				

Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \  
Table 5.10.16—Pre-1911 building overlay

Table 5.10.16—Pre-1911 building overlay

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

<p><u>Building work for demolition of a part of a pre-1911 building, if in any other zone</u></p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>- Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p><u>Pre-1911 building overlay code</u></p>
<p>Building work for the demolition of a pre-1911 building if in any other zone</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>If <u>complying with acceptable outcome AO4</u> <del>in</del> <u>development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound or capable of relocation</u> Note—Comparative analysis of an existing dwelling constructed prior to 1911 against the <del>Pre-1911</del> <u>current timber framing standards is not considered to demonstrate that a building</u> <del>overlay code is</del> <u>'structurally unsound'</u>. Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Pre-1911 building overlay code</p>
	<p><b>Assessable development—Impact assessment</b></p>	
	<p>If <u>the development involves a building which a Registered Professional Engineer Queensland has not complying with acceptable outcome AO4</u> <del>in</del> <u>certified as structurally unsound and not reasonably capable of being made structurally sound or capable of relocation</u> Note—Comparative analysis of an existing dwelling constructed prior to 1911 against the <del>Pre-1911</del> <u>current timber framing standards is not considered to demonstrate that a building</u> <del>overlay code is</del> <u>'structurally unsound'</u>.</p>	<p>The planning scheme including: Pre-1911 building overlay code</p>

Part 8 Overlays \ 8.2 Overlay codes \ 8.2.8 Commercial character building (demolition) overlay code

Table 8.2.8.3—Performance outcomes and acceptable outcomes

**Reason for change:** To strengthen the requirements for the protection and retention of commercial character buildings and traditional building character.

<p><b>PO1</b> The building <del>must</del> <u>is demonstrated, by an engineering report prepared by a Registered Professional Engineer Queensland, to be structurally unsound and not be reasonably capable of structural repair being made structurally sound.</u></p>	<p><b>AO1</b> <del>No</del> <u>The building acceptable outcome is demonstrated, by an engineering report prepared by a Registered Professional Engineer Queensland, to be structurally unsound and not reasonably capable of being made structurally sound prescribed.</u></p>
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Part 8 Overlays \ 8.2 Overlay codes \ 8.2.16 Pre-1911 building overlay code

8.2.16.1 Application

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

Note—Where this code includes overall outcomes, performance outcomes or acceptable outcomes that relate to pre-1911 traditional building character, guidance is provided in the Traditional building character planning scheme policy.

Editor's note—Where this code includes performance outcomes or acceptable outcomes that relate to buildings constructed prior to 1911, guidance on determining the age of a building is provided in the Practice note: Determining the construction date of a building.

8.2.16.2 Purpose

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development ensures that a building constructed prior to 1911 is protected and retained.
  - b. Development involving demolition of a part of a building constructed prior to 1911 maintains the integral components of the building built prior to 1911 and ensures pre-1911 traditional building character remains dominant.
  - c. Development ensures that removal or demolition only occurs where a building constructed prior to 1911 is structurally unsound.

Table 8.2.16.3—Performance outcomes and acceptable outcomes

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

<p><b>PO1</b> The building <u>mustis demonstrated by an engineering report prepared by a Registered Professional Engineer Queensland to be structurally unsound and not bereasonably capable of structural repairbeing made structurally sound.</u> <u>Note—For the purpose of this code, comparative analysis of an existing dwelling constructed in 1911 or earlier against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound'.</u></p>	<p><b>AO1</b> <u>The buildingNo acceptable outcome is demonstrated by an engineering report prepared by a Registered Professional Engineer Queensland to be structurally unsound and not reasonably capable of being made structurally soundprescribed.</u> <u>Note—For the purpose of this code, comparative analysis of an existing dwelling constructed in 1911 or earlier against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound'.</u></p>
<p><b>If involving demolition of a part of a building in the Emerging community zone, Low density residential zone, Low–medium density residential zone, Character residential zone, Environmental management zone, Rural zone or Community facilities zone or where located within the City west neighbourhood plan area or the Spring Hill neighbourhood plan area</b></p>	
<p><b>PO2</b></p>	<p><b>AO2</b></p>

<p>The building does not lose <del>an integral component such as roof shape and pitch or verandahs</del> components that <del>contributes</del> contribute to its <del>pre-1911</del> traditional building character.</p> <p><del>Note—For the purpose of this code, guidance on integral components of pre-1911 buildings is provided in the Traditional building character planning scheme policy.</del></p> <p><del>Note—The extent of any partial demolition is to be identified in plan and elevation drawings.</del></p>	<p>The <del>part</del> parts of the building constructed prior to 1911 <del>is</del> are retained.</p>
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**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

<p><b>PO4</b></p> <p>The building <del>must not</del> is certified by an engineering report prepared by a Registered Professional Engineer Queensland to be <del>structurally unsound and not reasonably capable of structural repair</del> being made structurally sound or <del>capable of</del> relocation.</p> <p><del>Note—For the purpose of this code, comparative analysis of an existing dwelling constructed prior to 1911 against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound'.</del></p>	<p><b>AO4</b></p> <p>The building <del>No acceptable outcome</del> is demonstrated by an engineering report prepared by a Registered Professional Engineer Queensland to be: <del>prescribed.</del></p> <ol style="list-style-type: none"> <li>a. <del>structurally unsound;</del></li> <li>b. <del>not reasonably capable of being made structurally sound or capable of relocation.</del></li> </ol> <p><del>Note—For the purpose of this code, comparative analysis of an existing dwelling constructed prior to 1911 against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound'.</del></p>
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## Part 8 Overlays \ 8.2 Overlay codes \ 8.2.21 Traditional building character (demolition) overlay code

### 8.2.21.1 Application

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier, including pre-1911 buildings, and traditional building character.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to traditional character of buildings constructed prior to 1911 or constructed in 1946 or earlier, traditional building character or streetscape, guidance is provided in the Traditional building character planning scheme policy.

Editor's note— The Traditional building character overlay includes buildings constructed in 1946 or earlier and may include pre-1911 buildings. When determining the age of a building guidance is provided in the Practice note: Determining the construction date of a building.

### 8.2.21.2 Purpose

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier, including pre-1911 buildings, and traditional building character.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development protects residential buildings constructed in 1946 or earlier that individually or collectively contribute to giving the areas in the Traditional building character overlay their traditional character and traditional building character.
  - b. Development protects buildings constructed prior to 1911 by limiting demolition or removal to only where a building is structurally unsound.
  - c. Non-residential character buildings that provide or have provided in the past, services to the community, are protected where they contribute to the traditional character of the locality and form part of a character streetscape comprising character buildings constructed in 1946 or earlier nearby in the street and within the Traditional building character overlay.
  - d. Development protects a residential building or a part of a building constructed in 1946 or earlier where it forms a part of a character streetscape comprising residential dwellings constructed in 1946 or earlier nearby in the street within the Traditional building character overlay.
  - e. Development involving demolition of a part of a building constructed prior to 1911 maintains the integral components of the building built prior to 1911.
  - f. Development retains a residential building constructed in 1946 or earlier that reflects the traditional building character other than 'timber and tin' architecture.
  - g. Development ensures that a dwelling house moved onto, or repositioned within, a small lot is maintains its prominence in the streetscape, consistent with the requirements for houses on a small lot.
  - h. Development permits demolition or removal of post-1946 residential buildings or structurally unsound buildings.
  - i. Development ensures that, in conjunction with the Traditional building character (design) overlay code, residential buildings constructed in 1946 or earlier in the Traditional building character overlay are retained and redevelopment complements the traditional building character of buildings constructed in 1946 or earlier.

**Table 8.2.21.3—Performance outcomes and acceptable outcomes**

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

<p><b>PO1</b> Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where:</p> <ul style="list-style-type: none"> <li>a. forward of the highest and rearmost ridge of the roof; <del>or</del></li> <li>b. on the side elevation of the building where on a corner lot;</li> <li>c. <u>affecting the view of the original structure from the street.</u></li> </ul> <p>Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required. Note—The extent of any partial demolition is to be identified in the plan and elevation drawings. Note—Guidance is provided in the Traditional building character planning scheme policy.</p>	<p><b>AO1.1</b> Development ensures that the building <del>does not lose</del> <u>retains integral components.</u> Note—For the purpose of this code, guidance on integral components <del>such as feature roof forms and side verandahs</del> is provided in the Traditional building character planning scheme policy.</p> <p><b>AO1.2</b> Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay.</p>
<p><b>PO2</b> <u>Development involving partial demolition or refurbishment of a residential building constructed in 1946 or earlier, as part of refurbishment or extension work, does not diminish the traditional building character elements of the building.</u> Note—The extent of any partial demolition is to be identified in the plan and elevation drawings.</p>	<p><b>AO2</b> <u>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.</u></p>

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

<p><b>PO2</b> <b>PO3</b> Development ensures that the building <del>does not lose</del> <u>retains</u> integral components <del>such as roof shape and pitch or verandahs</del> that contribute to its <u>pre-1911</u> traditional building character. Note—The extent of any partial demolition is to be identified in the plan and elevation drawings. Note—For the purpose of this code, guidance on integral components of pre-1911 buildings is provided in the Traditional building character planning scheme policy.</p>	<p><b>AO2</b> <b>AO3</b> Development retains the parts of the building constructed prior to 1911.</p>
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**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

<p><b>PO3PO4</b> Development ensures that:</p> <ol style="list-style-type: none"> <li>significant elements that contribute to the character of buildings constructed in 1946 or earlier are retained if they can be seen from the primary street frontage;</li> <li>the proposed partial demolition does not affect the view of the original structure from the street.</li> </ol> <p>Note—Elements include roof form, external walls, building core, verandahs, external openings and decorative detailing. Note—The extent of any partial demolition is to be identified in the plan and elevation drawings.</p>	<p><b>AO3AO4.1</b> Development retains the building in its original form, proportions and external components, including:</p> <ol style="list-style-type: none"> <li>the front walls and the roof form and side walls beyond, <b>at least</b> as far back as the ridge of the rearmost gable in a gable roof house or the primary ridge for a hipped roof house;</li> <li>original doors and windows and their size, proportions and materials;</li> <li>side and front verandahs including balustrading and decorative details.</li> </ol> <p><b>AO3AO4.2</b> 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.</p>
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**Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area**

<p><b>PO4</b> Development involving partial demolition or refurbishment of a residential building constructed in 1946 or earlier as part of refurbishment or extension work does not diminish the traditional building character elements of the building.</p>	<p><b>AO4</b> 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.</p>
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**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 or the Local character significance sub-category**

<p><b>PO5</b> Development involves a building which:</p> <ol style="list-style-type: none"> <li>does not represent traditional building character; or</li> <li><u>an engineering report prepared by a Registered Professional Engineer Queensland certifies that the building is structurally unsound and not reasonably capable of structural repair being made structurally sound;</u> or</li> </ol>	<p><b>AO5</b> Development involves a building which:</p> <ol style="list-style-type: none"> <li>has been substantially altered or does not have the appearance of being constructed in 1946 or earlier; or</li> <li><u>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</u></li> </ol>
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<p>c. does not contribute to the traditional building character of that part of the street within the Traditional building character overlay.</p> <p><u>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'.</u></p> <p><u>Note—Guidance on traditional building character and streetscape is provided in the Traditional building character planning scheme policy.</u></p>	<p>c. if demolished will not result in the loss of traditional building character; or</p> <p>d. is in a <b>sectionpart</b> of the street within the Traditional building character overlay that has no traditional character.</p> <p><u>Note— For—Guidance on traditional building styles and appearance is provided in 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'.</u><u>Traditional building character planning scheme policy.</u></p>
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**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

<p><b>PO6</b> Development involves a building which <b>a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of structural repairbeing made structurally sound.</b></p> <p><u>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'.</u></p>	<p><b>AO6</b> <b>Development involves a building which a Registered Professional Engineer Queensland certifiesNo acceptable outcome is structurally unsound and not reasonably capable of being made structurally soundprescribed.</b></p> <p><u>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'.</u></p>
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**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

<p><b>Additional performance</b> <b>Performance outcomes and acceptable outcomes if in the Local character significance sub-category</b></p>	
<p><b>PO7</b> Development involves a building which:</p> <p>a. does not represent traditional building character; or</p> <p>b. <b>an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of structural repairbeing made structurally sound;</b> or</p> <p>c. is not a building constructed in 1946 or earlier.</p> <p><u>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'.</u></p>	<p><b>AO7.1</b> Development involves a building which has been substantially and irreversibly altered or does not have the appearance of being constructed in 1946 or earlier.</p> <p><b>AO7.2</b> Development involves a building which:</p> <p>a. has an appearance that cannot practically be reinstated to that of a building constructed pre-1911 or in 1946 or earlier; or</p> <p><u>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:</u></p> <ul style="list-style-type: none"> <li>• opening up enclosed front and/or side verandahs;</li> <li>• removing enclosures under the front section of the building;</li> <li>• removing fibro, stucco or metal cladding to underlying weatherboards or chamferboards;</li> </ul>

	<ul style="list-style-type: none"> <li>• replacing aluminium windows with timber windows;</li> <li>• reinstating verandah elements.             <ul style="list-style-type: none"> <li>b. <del>an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound; or</del></li> <li>c. is located in the Hawthorne centre precinct of the Bulimba district neighbourhood plan and is not a character non-residential building.</li> </ul> </li> </ul>
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**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**

<p><b>PO8</b> Development involves a building which <del>a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably</del> capable of being <del>made</del> structurally <del>repaired</del> sound. <i>Note—For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.</i></p>	<p><b>AO8</b> <del>Development involves a building which a Registered Professional Engineer Queensland certifies</del> <del>No acceptable outcome is structurally unsound and not reasonably capable of being made structurally sound</del> <del>prescribed.</del> <i>Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.</i></p>
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<p><b>PO9</b> Development involving the repositioning of a residential building or structure that straddles more than one lot, onto one small lot:</p> <ul style="list-style-type: none"> <li>a. does not detract from:             <ul style="list-style-type: none"> <li>i. the traditional setting of the dwelling houses constructed in 1946 or earlier <del>nearby</del> in the street within the Traditional building character overlay;</li> <li>ii. the traditional scale of the components of the street within the Traditional building overlay;</li> </ul> </li> <li>b. does not impact on the amenity or privacy of adjoining residents;</li> <li>c. provides adequate open space, screening and noise attenuation from the street.</li> </ul> <p><i>Note—Guidance on the term traditional setting is provided in the Traditional building character planning scheme policy.</i></p>	<p><b>AO9</b> 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 <i>Building Act 1975</i>.</p>
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<b>PO10</b>	<b>AO10.1</b>
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Development ensures that the siting and orientation of a residential building on a lot:

- is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street;
- does not diminish the streetscape character components of the original street to which the building was orientated within the Traditional building character overlay;
- does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character.

Note—Guidance on the term streetscape is provided in the Traditional building character planning scheme policy.

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.

#### **AO10.2**

Development retains the residential building, excluding eaves, stairs and car accommodation, within 20% of the average front setback of a neighbouring dwelling house the nearest residential buildings constructed in 1946 or earlier fronting the same street.

**Part 8 Overlays \ 8.2 Overlay codes \ 8.2.22 Traditional building character (design) overlay code**

**8.2.22.1 Application**

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

Editor's note ~~A useful Council's Traditional Housing: Alterations and Extensions Design Guide is a guide to renovating and extending character buildings is the Council brochure Looking After the Queensland House.~~

**8.2.22.2 Purpose**

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development reflects or strengthens the traditional character and traditional building character through compatible form, scale, materials and detailing.
  - b. Development retains and complements a precinct of houses constructed in 1946 or earlier.
  - c. Development involving an existing residential building constructed in 1946 or earlier retains the prominence of the original building.
  - d. Development involving building alterations and extensions ensures pre-1911 traditional character is retained.

**Table 8.2.22.3—Performance outcomes and acceptable outcomes**

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

<p><b>PO1</b> Development <del>retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier and retains the prominence of a building constructed in 1946 or earlier in its original traditional setting.</del> <u>Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier and retains the prominence of a building constructed in 1946 or earlier in its original traditional setting.</u> <small>Note—Guidance on the traditional setting is provided in the <u>Traditional building character planning scheme policy.</u></small></p>	<p><b>AO1.1</b> Development ensures that any building <u>that is to be retained and is</u> constructed in 1946 or earlier <del>which is retained:</del>                      a. is sited at the front of the site at the street frontage;                      b. <u>locates any side extensions behind the highest and rearmost ridge of the building's roofline.</u></p>
	<p><b>AO1.2</b> Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street.</p>

	<p>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.</p>
<p><b>PO2</b> Development for a <u>garage car parking structure</u> does not dominate the street frontage or gardens, <u>maintains views to the house</u> and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street. <u>Refer to Figure a.</u></p>	<p><b>AO2.1</b> 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.</p> <p><b>AO2.2</b> 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 lot.</p> <p><b>AO2.3</b> <u>Development for an open carport located forward of the front façade of the dwelling house is a maximum total width of 3.5m, or 6m, excluding eaves, where on a lot with a street frontage width of 15m or greater.</u></p>

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

<p><b>PO3</b> 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. <u>Note—Guidance on traditional building scale is provided in the Traditional building character planning scheme policy.</u></p>	<p><b>AO3</b> 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.</p>
<p><b>PO4</b> Development has:</p> <ul style="list-style-type: none"> <li>a. a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street;</li> <li>b. <u>the upper level of a dwelling house appears as the dominant storey, with the ground storey:</u> <ul style="list-style-type: none"> <li>i. <u>recessed and cast into shadow by the upper storey; or</u></li> </ul> </li> </ul>	<p><b>AO4.1</b> Development includes a solid core with attached or integrated lightweight verandah or balcony structure, <u>with a minimum width of 2m</u>, addressing the street.</p> <p><b>AO4.2</b> Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower <u>levels storeys</u>.</p> <p><b>AO4.3</b></p>

<p>ii. <b>distinguished through a change of material, detail or elements.</b></p> <p><u>Note—Guidance on traditional building form is provided in the Traditional building character planning scheme policy.</u></p>	<p>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.</p> <p><b>AO4.4</b> Development <b>ensures the ground storey</b> for a dwelling house <b>does not provide for is set back:</b></p> <ol style="list-style-type: none"> <li><b>the full depth of any upper storey verandah or balcony; or</b></li> <li><b>1m behind the ground storey to project forward front exterior wall</b> of the upper floor storey where there is no verandah or balcony structure.</li> </ol>
<p><b>PO5</b> Development provides external elements and detailing which:</p> <ol style="list-style-type: none"> <li>reflect traditional elements and detailing and materials;</li> <li>reduce building bulk;</li> <li>form a transition with the external landscape.</li> </ol> <p><u>Note—Guidance on traditional elements, detailing and materials is provided in the Traditional building character planning scheme policy.</u></p>	<p><b>A05</b> Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which:</p> <ol style="list-style-type: none"> <li>reflect those of dwelling houses constructed in 1946 or earlier nearby in the street;</li> <li>are sufficient to cast shadows;</li> <li>provide three-dimensional effects.</li> </ol> <p>Refer to Figure d.</p>
<p><b>PO13PO8</b> Development involving an extension or addition to a dwelling house constructed in 1946 or earlier:</p> <ol style="list-style-type: none"> <li>does not compromise the traditional character of the house;</li> <li>retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the <b>primary street</b> and <b>within the building's original footprint</b>, does not dominate the original roof form.</li> </ol>	<p><b>AO13AO8</b> Development involving an extension or addition is:</p> <ol style="list-style-type: none"> <li>not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage;</li> <li>smaller in scale and bulk than the existing character building;</li> <li>in the form of a pavilion with a separate roof form and an enclosed link to the original house.</li> </ol> <p>Refer to Figure f.</p>
<p><b>PO8PO9</b> Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of residential buildings constructed in 1946 or earlier nearby in the street.</p>	<p><b>AO8AO9</b> 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</p>

	that continue the rhythm and maintain that stepping. Refer to Figure e.
<p><b>PO9PO10</b></p> <p>Development ensures that:</p> <ul style="list-style-type: none"> <li>a. low-set houses remain of a low-set appearance;</li> <li>b. if raising a building, the height increase does not alter the overall effect of the floor area to the street level.</li> </ul>	<p><b>AO9AO10</b></p> <p>Development maintains the height relationship of an existing floor area to street level.</p>
<p><b>PO10PO11</b></p> <p>Development for a building is designed with appropriate detailing for the period of the building.</p> <p><small>Note—Guidance on traditional elements, detailing and materials is provided in the Traditional building character planning scheme policy.</small></p>	<p><b>AO10AO11.1</b></p> <p>Development ensures that a verandah incorporates historically appropriate detailing for the period of the building.</p> <p><small>Editor's note—A good example Note—Guidance on traditional elements, detailing and materials is located at 212 Given Terrace provided in the Traditional building character planning scheme policy.</small></p> <p><b>AO10AO11.2</b></p> <p>Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.</p>
<p><b>PO11PO12</b></p> <p>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.</p> <p><small>Note—Guidance on traditional elements, detailing and materials is provided in the Traditional building character planning scheme policy.</small></p>	<p><b>AO11AO12.1</b></p> <p>Development involving an alteration or extension is located:</p> <ul style="list-style-type: none"> <li>a. at the rear of the premises; or</li> <li>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.</li> </ul> <p><b>AO11AO12.2</b></p> <p>Development ensures that traditional construction materials, <u>elements</u> and <u>methods</u> <u>detailing</u> 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.</p>
<p><b>PO12PO13</b></p> <p>Development ensures that:</p> <ul style="list-style-type: none"> <li>a. the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside</li> </ul>	<p><b>AO12AO13.1</b></p> <p>Development has a minimum area of private open space:</p> <ul style="list-style-type: none"> <li>a. of 100m<sup>2</sup> or 30% of the site, whichever is the greater;</li> <li>b. with a minimum dimension of 3m.</li> </ul>

<p>for open space rather than built structures;</p> <p>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;</p> <p>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;</p> <p>d. rear boundary setbacks provide sufficient clearance to enable useable private open space;</p> <p>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.</p>	<p><b>AO12AO13.2</b> Development has a minimum rear boundary setback of 6m.</p>
	<p><b>AO12AO13.3</b> Development ensures that:</p> <ul style="list-style-type: none"> <li>a. mature trees in backyard areas are retained;</li> <li>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.</li> </ul>
	<p><b>AO12AO13.4</b> Development is designed to integrate the retention of existing trees within the front setback.</p>
<p><b>PO14</b> Development involving building-in underneath a dwelling house constructed in 1946 or earlier:</p> <ul style="list-style-type: none"> <li>a. retains the original form and features of the dwelling house;</li> <li>b. recesses the lower level street elevation behind the upper level of the street elevation.</li> </ul> <p><u>Note—Guidance on traditional building form is provided in the Traditional building character planning scheme policy.</u></p>	<p><b>AO14.1</b> Development has a maximum building height of 2 storeys.</p>
	<p><b>AO14.2</b> Development involving building-in underneath a dwelling house constructed in 1946 or earlier, ensures the lower <b>facade</b> <del>façade</del>:</p> <ul style="list-style-type: none"> <li>a. incorporates a batten frieze to minimise the visual impact of new built-in areas underneath;</li> <li>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;</li> <li>c. is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street.</li> </ul>
	<p><b>AO14.3</b> 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.</p>
	<p><b>AO14.4</b></p>

	Development for a dwelling house provides access to the first floor by external stairs on the front elevation.
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**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character

<p><b>PO16</b> 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.</p>	<p><b>AO16.1</b> Development for a car parking structure which is:</p> <ul style="list-style-type: none"> <li>a. located forward of the front <b>facadefaçade</b> of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors;</li> <li>b. a double-car width car parking structure, whether located at the side or underneath the house, is:                             <ul style="list-style-type: none"> <li>i. a maximum total width of 6m;</li> <li>ii. if there is no verandah, recessed a minimum of 1m behind the front <b>facadefaçade</b> of the house;</li> <li>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.</li> </ul> </li> </ul>
	<p><b>AO16.2</b> Development involving a driveway or parking area:</p> <ul style="list-style-type: none"> <li>a. uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping;</li> <li>b. does not use large expanses of bitumen and concrete.</li> </ul>
	<p><b>AO16.3</b> Development ensures that the maximum driveway crossover width is 3.5m.</p>

**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

<b>Additional performance</b>	<b>Performance outcomes and acceptable outcomes if in the Local character significance sub-category</b>
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<b>PO19</b>	<b>AO19</b>
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<p>Development for a <b>garagecar parking structure</b> does not dominate the appearance or landscape setting of the dwelling house when viewed from the street.</p>	<p>Development for a <b>garagecar parking structure</b> where located forward of the front <b>facadefacade</b> of a dwelling house consists of a carport with a maximum width of 3.5m and:</p> <ol style="list-style-type: none"> <li>is open on all sides;</li> <li>has no gates or roller doors;</li> <li>has a roof line which complements and enhances the traditional character of the dwelling house and the streetscape;</li> <li>has a maximum driveway crossover width of 3.5m.</li> </ol>
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**Reason for change:** To improve design outcomes to ensure new buildings, alterations and extensions reflects or strengthens traditional character and traditional building character.

<p><b>PO22</b> Development involving building-in underneath a residential building constructed in 1946 or earlier:</p> <ol style="list-style-type: none"> <li>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;</li> <li>recesses new ground storey enclosures in line with the main building core.</li> </ol> <p><u>Note—Guidance on traditional building form is provided in the <a href="#">Traditional building character planning scheme policy</a>.</u></p>	<p><b>AO22</b> Development involving building-in underneath a residential building constructed in 1946 or earlier:</p> <ol style="list-style-type: none"> <li>is set back either:             <ol style="list-style-type: none"> <li>for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or</li> <li>1m from the upper level of the front exterior wall where there is no verandah;</li> </ol> </li> <li>is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath;</li> <li>uses timber or concrete stumps on those areas of the house that are visible from the street.</li> </ol>
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Figure a—An example where car parking structures dominate the appearance of the house when viewed from the street

View the high resolution of Figure a ~~An~~ An example where garages car parking structures dominate the appearance of the house when viewed from the street

## Part 9 Development codes \ 9.3 Use codes \ 9.3.3 Centre or mixed use code

### 9.3.3.1 Application

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

Note—Development for a multiple dwelling or the multiple dwelling component of a mixed use development is also assessed against the Multiple dwelling code and any prescribed secondary code. For assessment benchmarks relating to deep planting the requirements of the Multiple dwelling code apply whether or not the multiple dwelling or multiple dwelling component is located on the ground plane.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention guidelines planning scheme policy;
- the Independent design advisory panel, guidance is provided in the Independent design advisory panel planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- subtropical landscaping, tree planting and maintenance, deep planting, sustainable soil solutions and landscape concept plans, guidance is provided in the Landscape design planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure planning, guidance is provided in the Structure planning planning scheme policy;
- transport, access, parking or servicing provisions, guidance is provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

### 9.3.3.2 Purpose

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

2. The purpose of the code will be achieved through the following overall outcomes:
  1. Development involving a new use in an existing building is appropriate for its location and does not negatively impact on the amenity of the local area or adjoining residents.
  2. Development is tailored to the location of the site considering its intensity of activity, range of uses and proximity to higher capacity public transport services, government services, community facilities and other infrastructure and presents

- a coordinated and integrated building, open space and innovative landscaping response to the street and adjoining public spaces.
3. Development involving new premises contributes to the economic activity and vitality of the location and is appropriate to its relative catchment and expected hours of operation.
  4. Development ensures that the site area and frontage is sufficient for the scale and form of development and is sufficient to manage the impacts to a lower intensity use or a sensitive use in and adjoining the development.
  5. Development contributes to the overall structure and integration of the site with the local area and:
    - i. does not isolate or negatively impact on the development potential of adjoining sites;
    - ii. provides opportunities for the integration of pedestrian and cyclist access and parking across adjoining sites, to enhance permeability, legibility, safety, convenience and comfort for all users;
    - iii. where in the Emerging community zone, offers small-scale, low-impact local convenience services within a neighbourhood centre that meets only the needs of residents anticipated or currently living within the surrounding area unless a neighbourhood plan specifies otherwise.
  6. Development provides physical and visual connections to high-frequency transport nodes, contributing to the overall pedestrian network to support an enduring pedestrian-oriented environment.
  7. Development intensity, bulk, scale and form is:
    - i. consistent with the intended function, spatial arrangement and type of centre or corridor, as expressed in the zone, zone precinct and neighbourhood plan outcomes;
    - ii. articulated and detailed to achieve a positive streetscape outcome.
  8. Development provides adaptable and flexible space, particularly on the lower levels of a building, to support use and activity changes over time.
  9. Development for a building exhibits subtropical design elements and a visually appealing street edge that continues local character form such as traditional strip shopfronts, where appropriate, to contribute to Brisbane's sustainability, character and identity.
  10. Development ensures that the design of buildings reflects an intense urban form while providing open space and landscaping appropriate to the use and scale of the development, and which positively contributes to the streetscape character and local identity.
  11. Development provides a range of public, communal and private open spaces on site to support both public usage and building occupant needs which are distinct and afforded the appropriate level of access and privacy.
  12. Development provides ~~high-quality~~ on-site subtropical landscaping that ~~reduces urban heat island effects:~~
    - i. supports and contributes to ~~the Brisbane's~~ subtropical landscape character and microclimate by planting a diverse mix of the locality and site with species at all vegetation layers;
    - ii. provides deep-planting areas for the establishment and protection of trees of all sizes;

- iii. positively contributes to the microclimate of the neighbourhood and site by mitigating the impacts from and assisting in reducing urban heat island effects;
- 13. Development contributes to Brisbane's subtropical landscape character by providing deep planting areas that positively contribute to residential amenity by:
  - i. facilitating tree planting that achieves successful establishment, optimum growth and long-term survival;
  - ii. protecting existing significant vegetation and establishment of large, subtropical shade trees.
- 14. Development provides car parking which is legible and clearly distinct for the different user groups of a mixed use development such as customers and staff, residents and visitors.
- 15. Development provides safe, convenient and accessible on-site vehicle parking that does not adversely impact on the quality and amenity of an adjoining streetscape, public space or residents.
- 16. Development provides an active frontage and integrated streetscape interface that creates a pedestrian-scaled, comfortable, attractive, sheltered and safe public realm, and supports pedestrian activity on Brisbane's subtropical streets.
- 17. Development uses side boundary setbacks and built form height transitions in or adjoining a low density residential area to manage the interface with those areas and reflect the amenity, privacy, form and character of those areas.
- 18. Development manages visual, air, odour and noise impacts through appropriate use mix, siting and building design, to achieve a level of amenity consistent with the zone, zone precinct and neighbourhood plan outcomes, and recognising that residential amenity in a centre and mixed use area will not be to the same level that might be expected in residential zones and areas.
- 19. Development for a sensitive use is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.
- 20. Development, particularly on landmark sites, retains and supports site features, such as views, heritage, significant vegetation and significant corner sites, and provides character and design elements to strengthen local identity and city distinctiveness.
- 21. Development for an adult store is not accommodated in the Neighbourhood centre zone or Mixed use zone, or where in proximity to an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.

**Table 9.3.3.3.A—Performance outcomes and acceptable outcomes**

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO24</b> Development ensures that the front boundary setbacks: a. positively define the street edge;</p>	<p><b>AO24</b> Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones</p>
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<ul style="list-style-type: none"> <li>b. relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent;</li> <li>c. provide for connections between footpaths, public spaces and private entries where level differences are proposed;</li> <li>d. provide for the queuing of patrons at entertainment venues;</li> <li>e. consider waiting areas at bus stops, taxi ranks and display windows;</li> <li>f. where a residential use and outside the core of a centre, takes on a more residential interface with the street;</li> <li>g. where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition;</li> <li>h. provide for deep-planting planting areas and landscaping where a built to the front boundary edge is not required.</li> </ul>	<p>category or the Mixed use zone are in compliance with:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</li> </ul>
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<p><b>PO25</b> Development ensures that the rear boundary and secondary street setbacks:</p> <ul style="list-style-type: none"> <li>a. provide for deep-planting planting areas;</li> <li>b. support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed;</li> <li>c. maximise the opportunity to retain and protect existing mature vegetation;</li> <li>d. enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.</li> </ul>	<p><b>AO25</b> Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</li> </ul>
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**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO43</b> Development for a plaza:</p> <ul style="list-style-type: none"> <li>a. promotes pedestrian and cyclist movement;</li> <li>b. links with transport interchanges;</li> <li>c. provides opportunities for the flexible use of the space by the community;</li> </ul>	<p><b>AO43.1</b> Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <ul style="list-style-type: none"> <li>a. is provided in the location identified;</li> <li>b. is of a regular shape and has a minimum frontage to a road of 10m;</li> </ul>
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<p>d. provides an edge which contributes to the plaza’s character and activation.</p>	<p>c. has a minimum size of 400m<sup>2</sup>;  d. is integrated with surrounding development;  e. has a minimum dimension of 20m;  f. is located at the level of the ground storey of adjoining buildings;  g. is suitable for pedestrian and cyclist access;  h. includes a minimum of 50% hard-paved area;  i. includes a minimum of 20% deep planting area to accommodate subtropical shade trees;  j. is a minimum 75% open to the sky.</p>
	<p><b>AO43.2</b>  Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.</p>
	<p><b>AO43.3</b>  Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.</p>
	<p><b>AO43.4</b>  Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.</p>
	<p><b>AO43.5</b>  Development for a plaza:  a. is publicly accessible during the hours of operation of the use;  b. provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility;  c. has a dominant ground level that is less than 1m above or below the dominant adjacent street level;  d. is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.</p>

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO56</b></p>	<p><b>AO56.1</b>  Development locates deep-planting areas:</p>
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<p>Development incorporates deep planting which:</p> <ul style="list-style-type: none"> <li>a. supports the retention and protection of existing significant vegetation and large subtropical shade trees;</li> <li>b. provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;</li> <li>c. is grouped with deep planting areas on adjacent sites to maximise contiguous areas of deep planting;</li> <li>d. is open to the sky with access to light and rainfall and into the natural ground with no underground development;</li> <li>e. is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;</li> <li>f. is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;</li> <li>g. balances hard stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</li> </ul>	<ul style="list-style-type: none"> <li>a. to retain and protect existing significant vegetation and large subtropical shade trees;</li> <li>b. to buffer adjacent residential areas;</li> <li>c. to support building height transitions, where required;</li> <li>d. to provide an entry statement;</li> <li>e. to shade publicly accessible areas, private outdoor and communal open space.</li> </ul>
	<p><b>AO56.2</b> Development:</p> <ul style="list-style-type: none"> <li>a. provides for a minimum 10% of the site area for deep planting;</li> <li>b. ensures that each deep planting area has a minimum area of 25m<sup>2</sup> and a minimum dimension of 4m in any direction.</li> </ul>
	<p><b>AO56.3</b> Development provides deep planting areas that are:</p> <ul style="list-style-type: none"> <li>a. exclusively for landscaping;</li> <li>b. not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;</li> <li>c. able to accommodate trees planted in natural ground with no development underneath;</li> <li>d. 100% open to the sky;</li> <li>e. able to be accessed for maintenance purposes.</li> </ul>
	<p><b>AO56.4</b> Development provides trees in deep planting areas which:</p> <ul style="list-style-type: none"> <li>a. are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</li> <li>b. are subtropical tree species consistent with the Planting species planning scheme policy.</li> </ul> <p><small>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.</small></p> <p><small>Note—Tree height and canopy spread will be dependent on species.</small></p>
	<p><b>AO56.5</b></p>

	<p>Development provides a minimum of 25% of all trees as advanced stock.</p>
<p><b>PO56</b> Development provides and locates deep planting areas that:</p> <ol style="list-style-type: none"> <li>supports the retention and protection of existing significant vegetation and large subtropical shade trees;</li> <li>provide for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;</li> <li>are grouped with deep planting areas on adjacent sites to maximise contiguous areas of deep planting;</li> <li>are able to support vegetation that at maturity will provide effective shading or screening to buildings, outdoor spaces or adjoining uses;</li> <li>balance hard-stand areas and will support vegetation to provide shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</li> </ol> <p><small>Note—The Multiple dwelling code provides the assessment benchmarks for deep planting where a mixed use development includes a multiple dwelling or multiple dwelling component.</small></p>	<p><b>AO56.1</b> Development locates deep planting areas:</p> <ol style="list-style-type: none"> <li>to retain and protect existing significant vegetation and large subtropical shade trees;</li> <li>to buffer adjacent residential areas;</li> <li>to support building height transitions, where required;</li> <li>to provide an entry statement;</li> <li>to shade publicly accessible areas, private outdoor and communal open space.</li> </ol> <p><b>AO56.2</b> Development provides a minimum 10% of the total site area for deep planting.</p>
<p><b>PO57</b> Development incorporates deep planting areas that:</p> <ol style="list-style-type: none"> <li>are of sufficient dimension, surface area and soil volume to support the retention of existing vegetation or the successful establishment, optimum growth and long-term survival of new trees planted;</li> <li>are open to the sky with access to light and rainfall and into the natural ground with no underground development;</li> <li>reduce impervious area to mitigate the urban heat island effects and improve onsite stormwater mitigation;</li> <li>are capable and supported to grow vegetation and at maturity provide effective shading or screening to buildings, outdoor spaces or adjoining uses.</li> </ol>	<p><b>AO57.1</b> Development provides deep planting areas that:</p> <ol style="list-style-type: none"> <li>have a minimum area of 25m<sup>2</sup> and a minimum dimension of 4m in any direction;</li> <li>able to accommodate trees planted in natural ground;</li> <li>100% open to the sky;</li> <li>able to be accessed by building occupants and for maintenance purposes from common property only.</li> </ol> <p><b>AO57.2</b> Development provides deep planting areas that are exclusively for landscaping and do not contain vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure.</p>

<p><b>PO58</b> Development landscapes deep planting areas to include:</p> <ol style="list-style-type: none"> <li>existing significant vegetation and large subtropical shade trees where present on site identified to be retained; or</li> <li>the establishment of large subtropical shade trees that at maturity are complementary in scale and height to the built form.</li> </ol>	<p><b>AO58.1</b> Development provides trees in deep planting areas which:</p> <ol style="list-style-type: none"> <li>are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</li> <li>are subtropical tree species consistent with the Planting species planning scheme policy.</li> </ol> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Note—Tree height and canopy spread will be dependent on species.</p> <p><b>AO58.2</b> Development provides a minimum of 25% of all trees as advanced stock.</p>
<p><b>PO57PO59</b> Development for an open air car park is landscaped to:</p> <ol style="list-style-type: none"> <li>contribute positively to the landscape character of the centre or mixed use area;</li> <li>reinforce and support pedestrian movement;</li> <li>provide a comfortable environment for pedestrians;</li> <li>reduce glare and heat;</li> <li>reduce impervious areas;</li> <li>establish shade cover within a period of 5 years.</li> </ol>	<p><b>AO57AO59.1</b> Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements.</p> <p><b>AO57AO59.2</b> Development for a ground level open-air car park is designed with trees planted:</p> <ol style="list-style-type: none"> <li>in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or</li> <li>at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces;</li> <li>at a minimum rate of 1 shade tree for every 6 car parking spaces.</li> </ol> <p><b>AO57AO59.3</b> Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.</p> <p><b>AO57AO59.4</b></p>

	Development uses landscaping to delineate safe pedestrian movement through open-air car parks.
<p><b>PO58PO60</b></p> <p>Development which is not located on an active frontage provides landscaping on the street frontage to:</p> <ol style="list-style-type: none"> <li>contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces;</li> <li>provide shade and pedestrian comfort and visual amenity;</li> <li>contribute to the subtropical character of the streetscape and public realm;</li> <li>not impede the establishment of active frontages where required;</li> <li>maintain views from the street to the building and frontage and consider personal safety.</li> </ol>	<p><b>AO58AO60</b></p> <p>Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:</p> <ol style="list-style-type: none"> <li>a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or</li> <li>a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use.</li> </ol> <p>Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.</p>
<p><b>PO59PO61</b></p> <p>Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p><b>AO59AO61</b></p> <p>Development ensures that any reflective glass material has:</p> <ol style="list-style-type: none"> <li>a level of light reflectivity not greater than 20%;</li> <li>a level of heat transmission not less than 20%.</li> </ol>
<p><b>PO60PO62</b></p> <p>Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.</p>	<p><b>AO60AO62</b></p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>
<p><b>PO61PO63</b></p> <p>Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area.</p> <p>Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.</p>	<p><b>AO61AO63</b></p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>
<p><b>PO62PO64</b></p>	<p><b>AO62AO64.1</b></p> <p>Development for a car park:</p>

<p>Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.</p>	<ul style="list-style-type: none"> <li>a. provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling;</li> <li>b. is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.</li> </ul>
<p><b>PO63PO65</b></p> <p>Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> <li>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> <li>c. provide for refuse and recycling including source separation;</li> <li>d. are of a design which allows low-frequency service collection;</li> <li>e. minimise ongoing building management cost for occupants.</li> </ul>	<p><b>AO62AO64.2</b></p> <p>Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.</p> <hr/> <p><b>AO63AO65.1</b></p> <p>Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.</p> <hr/> <p><b>AO63AO65.2</b></p> <p>Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.</p>
<p><b>PO64PO66</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.</p>	<p><b>AO64AO66</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> <li>b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>c. promoting safety and minimising opportunities for graffiti and vandalism</li> </ul>

	<p>through exterior building design and orientation of buildings and use of active frontages;</p> <ul style="list-style-type: none"> <li>d. ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit;</li> <li>e. including way-finding cues;</li> <li>f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</li> </ul> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.</p>
<p><b>PO65PO67</b></p> <p>Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.</p>	<p><b>AO65AO67</b></p> <p>Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p> <ul style="list-style-type: none"> <li>a. deny access to potential canvas using access control techniques;</li> <li>b. reduce potential canvases using canvas-reduction techniques;</li> <li>c. ensure graffiti can be readily and quickly removed through easy maintenance selection techniques.</li> </ul> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>
<p><b>PO66PO68</b></p> <p>Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.</p>	<p><b>AO66AO68</b></p> <p>Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.</p>
<p><b>PO67PO69</b></p> <p>Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p><b>AO67AO69.1</b></p> <p>Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p> <p><b>AO67AO69.2</b></p> <p>Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>
<p><b>PO68PO70</b></p>	<p><b>AO68AO70.1</b></p>

<p>Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> <li>a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</li> <li>b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood;</li> <li>d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</li> <li>e. if a corner land dedication is required:             <ul style="list-style-type: none"> <li>i. accommodating a deep-planted feature tree within the dedication area;</li> <li>ii. providing a building envelope which acknowledges and respects the presence of the large feature tree canopy.</li> </ul> </li> </ul> <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> <li>a. building entries on both street frontages;</li> <li>b. a single main entry at the corner.</li> </ul>
	<p><b>AO68AO70.2</b></p> <p>Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> <li>a. complies with any dimensions identified in the neighbourhood plan;</li> <li>b. accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy;</li> <li>c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.</li> </ul> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>
	<p><b>AO67AO70.3</b></p> <p>Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>
<p><b>PO69PO71</b></p> <p>Development on a landmark site provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> <li>a. exhibiting subtropical architectural excellence through design, treatment and articulation;</li> <li>b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node,</li> </ul>	<p><b>AO69AO71.1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. emphasises a landmark site identified in a neighbourhood plan and its setting;</li> <li>b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;</li> <li>c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;</li> </ul>

<p>an intersection or major connection point in the city;</p> <p>d. respecting the prominence of any adjoining or nearby heritage place or local landmark;</p> <p>e. if a corner land dedication is required:</p> <ul style="list-style-type: none"> <li>i. accommodating a deep-planted large feature tree within the dedication area;</li> <li>ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy;</li> <li>iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience.</li> </ul> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<ul style="list-style-type: none"> <li>d. provides an interesting and varied skyline and silhouette;</li> <li>e. uses high-quality and durable materials and finishes;</li> <li>f. integrates landscaping, building entries and the public realm at the ground plane.</li> </ul> <p>Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> <p><b>AO69AO71.2</b></p> <p>Development provides a corner land dedication adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> <li>a. complies with any dimensions identified in a neighbourhood plan;</li> <li>b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</li> <li>c. is embellished in compliance with the Infrastructure design planning scheme policy.</li> </ul> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>
<p><b>PO70PO72</b></p> <p>Development of a landscape buffer is provided in particular locations to facilitate:</p> <ul style="list-style-type: none"> <li>a. visual privacy to and between sites;</li> <li>b. visual amenity;</li> <li>c. shading and occupant amenity;</li> <li>d. local habitat.</li> </ul>	<p><b>AO70AO72</b></p> <p>Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of:</p> <ul style="list-style-type: none"> <li>a. 3 tiers of planting;</li> <li>b. a combination of rounded canopy and columnar trees;</li> <li>c. a maximum spacing of 1 tree for every 6m;</li> <li>d. trees capable of growing to a minimum height of 8m;</li> <li>e. shrubs and ground covers.</li> </ul> <p>Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.</p>

## Part 9 Development codes \ 9.3 Use codes \ 9.3.7 Dwelling house code

### 9.3.7.2 Purpose

**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.
  - b. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
  - c. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
  - d. Development ensures that a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
  - e. Development ~~ensures that the siting of a dwelling house and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.~~
  - f. ~~Development~~ for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, ensures that the siting of all buildings, including boundary setbacks and the location and extent of built to boundary walls, achieves the prescribed outcomes for:
    - i. subtropical landscaping, functional backyards and private open space;
    - ii. amenity and privacy for residents of the dwelling and adjoining lots;
    - iii. separation of buildings to ensure significant access to natural light and ventilation for habitable and outdoor spaces.
  - g. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, ensures that site cover results in building bulk and scale that:
    - i. positively contributes to the intended form and character of the local area and street context;
    - ii. allows for a significant proportion of the site to be available for green open space, including landscaping and private open space.
  - h. Development for a dwelling house, excluding a secondary dwelling, auxiliary residence or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
    - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct ~~of or~~ the ~~Low-medium density residential zone, 2 2~~ or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone ~~; or~~
    - ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

- i. Development for a secondary dwelling, auxiliary residence or domestic outbuilding is of a height that is consistent with the following:
  - i. 1 storey where detached from the primary dwelling; or
  - ii. 1 storey where the building height of the primary dwelling is 1 storey; or
  - iii. 2 storeys only where substantially attached to the primary dwelling and the building height of the primary dwelling is 2 storeys or greater.
- j. Development for a secondary dwelling or auxiliary residence is sited and designed to appear visually related and subordinate to the primary dwelling on the same site.

**Table 9.3.7.3.A—Performance outcomes and acceptable outcomes**

**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

<p><b>PO1</b> Development ensures that a building other than <u>the primary dwelling component of</u> a dwelling house on the site:</p> <ul style="list-style-type: none"> <li>a.</li> <li>b. is used for a domestic residential purpose, in conjunction with and subordinate to the <u>primary dwelling house</u> on the same site;</li> <li>c. <del>is smaller in size and scale than the dwelling house;</del></li> <li>d. <del>has the appearance of a building ancillary to the dwelling house;</del></li> <li>e.</li> <li>f. is occupied by no more than 1 household.</li> </ul>	<p><b>AO1.1</b> Development comprises not more than one <u>primary dwelling house</u> and one secondary dwelling <u>or auxiliary residence</u>, each occupied by one household.</p> <hr/> <p><b>AO1.2</b> <del>Any development for a secondary dwelling is:</del></p> <ul style="list-style-type: none"> <li>a. <del>a maximum of 80m<sup>2</sup> in gross floor area;</del></li> <li>b. <del>located within 20m of the dwelling house.</del></li> </ul>
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**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

<p><b>PO4</b> Development ensures that residents' vehicles are accommodated on site.</p>	<p><b>AO4</b> Development provides a minimum number of on-site parking spaces comprising:</p> <ul style="list-style-type: none"> <li>a. 1 car parking space for the dwelling house;</li> <li>b. 1 car parking space for any secondary dwelling <u>or auxiliary residence</u> on the same site.</li> </ul>
<p><b>PO5</b> Development ensures that the location and design of a dwelling house, secondary dwelling, <u>auxiliary residence</u> or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.</p>	<p><b>AO5</b> Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p>

<p><b>PO6</b> Development for a dwelling house, secondary dwelling, <u>auxiliary residence</u> or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.</p>	<p><b>AO6</b> Development for a dwelling house, secondary dwelling, <u>auxiliary residence</u> or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>
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**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

**Additional performance and acceptable outcomes if for a secondary dwelling or auxiliary residence**

<p><b>PO9</b> <u>Development is of a size and scale that:</u></p> <ol style="list-style-type: none"> <li><u>reflects its role to be used in conjunction with and subordinate to a dwelling house on the same site;</u></li> <li><u>is smaller in building footprint than the primary dwelling;</u></li> <li><u>has the appearance of a building ancillary to the dwelling house;</u></li> <li><u>provides for an even distribution of open space and building footprint.</u></li> </ol>	<p><b>AO9.1</b> <u>Development has a maximum total internal floor area of 80m<sup>2</sup> or equivalent to 10% of the site area, whichever is the lesser.</u> Note—In interpreting AO9.1, the term 'total internal floor area' for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, including both habitable and non-habitable rooms.</p> <p><b>AO9.2</b> <u>Development has a maximum of 2 bedrooms, 1 kitchen and 1 internal living space.</u> Note—Any room, other than a bathroom or kitchen, is counted as either a bedroom or internal living space.</p> <p><b>AO9.3</b> <u>Development results in a maximum site cover of 50%.</u> Note—The site cover of the development includes the portion of the site covered by the primary dwelling, secondary dwelling, auxiliary residence or domestic outbuilding.</p>
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<p><b>PO10</b> <u>Development has a building height that:</u></p> <ol style="list-style-type: none"> <li><u>is consistent with the building height of the primary dwelling;</u></li> <li><u>is single storey where detached from the primary dwelling;</u></li> <li><u>minimises impacts on adjoining dwelling houses and their associated private open space by:</u></li> </ol>	<p><b>AO10.1</b> <u>Development, where detached from the primary dwelling or attached to a primary dwelling with a building height of one storey, has a maximum building height of:</u></p> <ol style="list-style-type: none"> <li><u>1 storey;</u></li> <li><u>3m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 4.5m above ground level.</u></li> </ol>
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<ul style="list-style-type: none"> <li>i. <u>maintaining privacy and access to sunlight and daylight;</u></li> <li>ii. <u>ensuring building size and bulk does not create overbearing development for adjoining dwellings and their private open space.</u></li> </ul>	<p><b>AO10.2</b> <u>Development, where attached to a primary dwelling with a building height of two storeys or greater, has a maximum building height of:</u></p> <ul style="list-style-type: none"> <li>a. <u>2 storeys;</u></li> <li>b. <u>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.</u></li> </ul>
<p><b>PO11</b> <u>Development is sited and designed:</u></p> <ul style="list-style-type: none"> <li>a. <u>to appear visually related to the primary dwelling;</u></li> <li>b. <u>not to be a dominant feature when viewed from the street;</u></li> <li>c. <u>to ensure building size and bulk does not create overbearing development for adjoining dwelling and their private open space.</u></li> </ul>	<p><b>AO11.1</b> <u>Development is:</u></p> <ul style="list-style-type: none"> <li>a. <u>located within 10m of the primary dwelling in the Low density residential zone, Character residential zone or Low-medium density residential zone;</u> <u>or</u></li> <li>b. <u>located within 20m of the primary dwelling in any other zone.</u></li> </ul> <p><small>Note—Distance between a primary dwelling and a secondary dwelling or auxiliary residence is measured from the outermost projection.</small></p> <p><b>AO11.2</b> <u>Development, where detached from the primary dwelling, is:</u></p> <ul style="list-style-type: none"> <li>a. <u>located to the side or rear of the primary dwelling;</u></li> <li>b. <u>screened from view from the street, with the exception of a covered entry structure.</u></li> </ul> <p><small>Note—Screening can be provided through a combination of landscaping, trees, covered car accommodation or part of the primary dwelling.</small> <small>Note—To aid in wayfinding and emergency services access, the covered entry structure associated with a secondary dwelling or auxiliary residence may be visible from the street.</small></p> <p><b>AO11.3</b> <u>Development, whether detached or attached:</u></p> <ul style="list-style-type: none"> <li>a. <u>where positioned to the side of the primary dwelling, is located a minimum of 3m behind the front wall of the primary dwelling;</u></li> <li>b. <u>where positioned above or below the primary dwelling, is not located:</u> <ul style="list-style-type: none"> <li>i. <u>more than 1m forward of the front building line of the primary dwelling where located on the upper storey; or</u></li> <li>ii. <u>forward of the building line of the primary dwelling in all other circumstances.</u></li> </ul> </li> </ul>

<p><b>PO12</b> Development provides vehicle access and car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p><b>AO12.1</b> Development does not result in the creation of additional driveway crossovers, unless located on a corner lot or dual frontage lot.</p> <p><b>AO12.2</b> Development provides consolidated car parking for the primary dwelling and secondary dwelling or auxiliary residence, unless located on a corner lot or dual frontage lot.</p>
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**Reason for change:** To respond to potential adverse residential built form outcomes resulting from changes to regulated use definitions and administrative terms contained in the *Planning Regulation 2017*, and to ensure that secondary dwellings and auxiliary residences positively integrate into a low density suburban setting.

<p><b>Additional performance and acceptable outcomes if for a dwelling house involving:</b></p> <ul style="list-style-type: none"> <li>a. an auxiliary residence located above or below a primary dwelling; or</li> <li>b. a primary dwelling and an auxiliary residence sharing a common space below, such as a basement or carpark.</li> </ul> <p><small>Note—Building classifications are defined in the National Construction Code. The above configuration may be defined as a Class 2 building under the National Construction Code.</small></p>
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<p><b>PO13</b> Development provides an even distribution of open space and building footprint in order to:</p> <ul style="list-style-type: none"> <li>a. support and protect residential amenity for occupants and adjoining properties;</li> <li>b. provide significant opportunities for access to sunlight and breezes;</li> <li>c. facilitate modulation and articulation of the building form;</li> <li>d. provide sufficient space for trees, other planted landscape areas and functional private open space;</li> <li>e. contribute to subtropical landscape character;</li> <li>f. respond to the topography of the site, street and surrounding properties to reduce the appearance of building bulk.</li> </ul> <p><small>Note—In interpreting PO13, the term 'site cover' means the maximum area covered by all buildings and structures roofed with impervious materials.</small></p>	<p><b>AO13</b> Development results in a maximum site cover of 50%.</p> <p><small>Note—In interpreting AO13, the term 'site cover' means the maximum area covered by all buildings and structures roofed with impervious materials.</small></p>
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<p><b>PO14</b> Development provides minimum road setbacks that:</p> <ul style="list-style-type: none"> <li>a. defines the street edge and are consistent with the intended streetscape and setback pattern;</li> </ul>	<p><b>AO14</b> Development provides minimum road setbacks that:</p> <ul style="list-style-type: none"> <li>a. for a detached dwelling, garage or a carport is:</li> </ul>
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- b. creates a clear threshold and transition from public to private space;
- c. assist in achieving visual privacy to dwellings from the street;
- d. support the location of balconies for casual surveillance of the street and modulation of the façade;
- e. allow for built form and façade articulation that positively contributes to the streetscape;
- f. facilitate landscaping appropriate to soften the built form of the development from the street;
- g. ensure covered car accommodation:
  - i. sensitively integrates and is not a dominant feature of the development;
  - ii. is located to have minimal impact on sightlines and casual surveillance of the street or public spaces;
  - iii. is located to avoid additional driveway car parking encroaching into the verge.

Note—In interpreting PO14, the term 'setback' means:

- a. for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot; or
- b. for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.

- i. 6m; or
  - ii. where there are existing detached dwellings on both adjoining lots and at least one of the detached dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is:
    - A. not more than 2m - a distance between the two buildings; or
    - B. more than 2m - the average of the road setbacks of the adjacent buildings;
- b. for a corner lot is:
- i. as for (a)(i); or
  - ii. where the lot has an average depth of 24 m or less:
    - A. for the nominated road frontage – as in Figure b;
    - B. for the other road frontage - as for (a)(i);
    - C. no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages;
- c. for open carports, may be less than required by (a) if:
- i. the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback;
  - ii. there is no alternative on-site location for a garage or carport that:
    - A. complies with (a);

	<ul style="list-style-type: none"> <li>B. <u>will allow vehicular access having a minimum width of 2.5m;</u></li> <li>C. <u>has a maximum gradient of 1 in 5;</u></li> <li>d. <u>for structures are as for (a), (b), and (c) except for:</u> <ul style="list-style-type: none"> <li>i. <u>swimming pools, where the minimum distance from the water to the road frontage is:</u> <ul style="list-style-type: none"> <li>A. <u>where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or</u></li> <li>B. <u>where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement;</u></li> </ul> </li> <li>ii. <u>screens, fences, retaining walls or a combination of screens, fences or retaining walls not more than 2m in height;</u></li> <li>iii. <u>roofed gatehouses and arches having:</u> <ul style="list-style-type: none"> <li>A. <u>a maximum area of 4m<sup>2</sup>;</u></li> <li>B. <u>not more than 2m wide elevation to street;</u></li> <li>C. <u>not more than 3m in height.</u></li> </ul> </li> </ul> </li> </ul> <p><u>Note—In interpreting AO14, the term 'setback' means:</u></p> <ul style="list-style-type: none"> <li>a. <u>for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot; or</u></li> <li>b. <u>for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.</u></li> </ul>
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**PO15**  
Development provides side boundary setbacks that:

**AO15**  
Development provides a side boundary setback that:

- a. avoid unduly impacting on the anticipated future development of adjoining sites;
- b. minimise the impacts of development on the amenity and privacy of future and existing adjoining premises;
- c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening;
- d. ensure access to natural light, sunlight and breezes for the dwelling and adjoining premises;
- e. are consistent with the rhythm and pattern of the streetscape that is generally characterised by well-spaced separate buildings.

Note—In interpreting PO15, the term 'setback' means:

- a. for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot; or
- b. for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.

- a. for a part of the building or structure is:
  - i. where the height of that part is 4.5m or less - 1.5m;
  - ii. where the height of that part is greater than 4.5m but not more than 7.5m - 2m;
  - iii. where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m;
- b. for a rectangular or near rectangular narrow lot with a 15m or less frontage is:
  - i. where the height is not more than 7.5m – in accordance with Figure c;
  - ii. where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m;
- c. for structures may be exempted from (a) and (b) where:
  - i. the structure is not a deck, patio, pergola, verandah, gazebo or the like other than one permitted under (c)(v); or
  - ii. the structure is not used for entertainment, recreational purposes or the like; or
  - iii. a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height; or
  - iv. a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high; or
  - v. subject to (ii), it is a pergola or other structure which is:
    - A. not enclosed by walls or roofed;
    - B. not more than 2.4m in height at the boundary;
    - C. primarily ornamental or for horticultural purposes;

- d. subject to (c), for class 10a buildings or parts may be within the boundary clearances nominated in (a) and (b) where:
- i. the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m;
  - ii. the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary;
  - iii. the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.

Note—In interpreting AO15, the term 'setback' means:

- a. for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot; or
- b. for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.

### **PO16**

Development provides rear boundary setbacks that:

- a. facilitate functional uncovered open space and landscaped areas;
- b. support the separation of buildings and open space areas to provide visual and acoustic privacy without reliance on screening;
- c. ensure access to natural light, sunlight and breezes for the dwelling and adjoining premises;
- d. provide sufficient space for deep planting areas in backyards;
- e. maximise the opportunity to retain and protect significant vegetation or establish subtropical shade trees in deep planting areas.

Note—In interpreting AO16, the term 'setback' means:

- a. for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot; or

### **AO16**

Development provides a rear boundary setback that:

- a. for a part of the building or structure is:
  - i. where the height of that part is 4.5m or less - 1.5m;
  - ii. where the height of that part is greater than 4.5m but not more than 7.5m - 2m;
  - iii. where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m;
- b. for a rectangular or near rectangular narrow lot with a 15m or less frontage is:
  - i. where the height is not more than 7.5m – in accordance with Figure c;
  - ii. where the height is more than 7.5m – 2m plus 0.5m for every

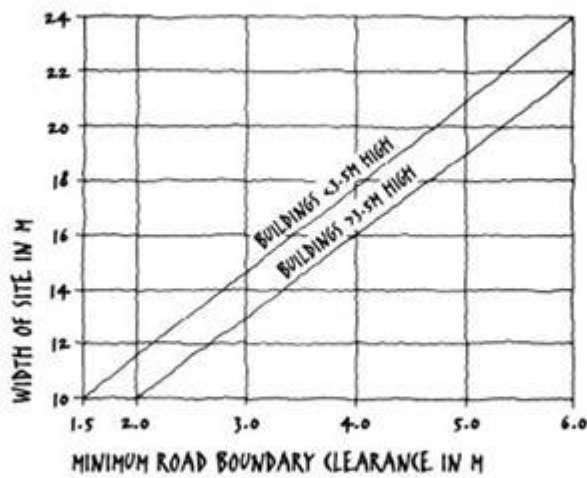
b. for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.

- 3m or part of 3m by which the height exceeds 7.5m;
- c. for structures may be exempted from (a) and (b) where:
- i. the structure is not a deck, patio, pergola, verandah, gazebo or the like other than one permitted under (c)(v); or
  - ii. the structure is not used for entertainment, recreational purposes or the like; or
  - iii. a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height; or
  - iv. a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high; or
  - v. subject to (ii), it is a pergola or other structure which is:
    - A. not enclosed by walls or roofed;
    - B. not more than 2.4m in height at the boundary;
    - C. primarily ornamental or for horticultural purposes;
- d. subject to (c), for class 10a buildings or parts may be within the boundary clearances nominated in (a) and (b) where:
- i. the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m;
  - ii. the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary;
  - iii. the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a

**habitable room of an adjoining dwelling.**

Note—In interpreting AO16, the term 'setback' means:

- a. for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot; or
- b. for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.



**Figure b—Minimum nominated road frontage setback for corner lots with an average depth of 24m or less**

View the high resolution of Figure b—Minimum nominated road frontage setback for corner lots with an average depth of 24m or less

Road Frontage in metres	Side and Rear Boundary Clearances	
	Height in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	09.00	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

**Figure c—Minimum side or rear boundary setback for a rectangular or near rectangular narrow lot with a 15m or less frontage**

View the high resolution of Figure c—Minimum side or rear boundary setback for a rectangular or near rectangular narrow lot with a 15m or less frontage

## Part 9 Development codes \ 9.3 Use codes \ 9.3.8 Dwelling house (small lot) code

### 9.3.8.2 Purpose

**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.
  - b. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
  - c. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.
  - d. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, ensures that the siting of all buildings, including boundary setbacks and the location and extent of built to boundary walls, achieves the prescribed outcomes for:
    - i. subtropical landscaping, functional backyards and private open space;
    - ii. amenity and privacy for residents of the dwelling and adjoining lots;
    - iii. separation of buildings to ensure significant access to natural light and ventilation for habitable and outdoor spaces.
  - e. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, ensures that site cover results in building bulk and scale that:
    - i. positively contributes to the intended form and character of the local area and street context;
    - ii. allows for a significant proportion of the site to be available for green open space, including landscaping and private open space.
  - f. Development for a dwelling house, including incorporates design a secondary dwelling, auxiliary residence or domestic outbuilding, provides a positive streetscape interface and siting presentation by achieving:
    - i. an identifiable pedestrian entry to provide an appropriate level the dwelling;
    - ii. substantial visual engagement between the street and dwelling through the use of ~~privacy for occupants of adjoining dwelling houses~~ windows in the front building façade.
  - g. Development effor a dwelling house provides sufficient and safe vehicle access and parking for residents.
  - h. Development for a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, locates and designs parking and manoeuvring areas in a manner that results in:
    - i. adequate space for new street trees and retention of existing street trees;
    - ii. the provision of landscaping and open space;
    - iii. safety and amenity for residents on site and the safety and efficiency of the external road network;
    - iv. retention of on-street car parking spaces.

- i. Development ensures that a dwelling house, including a secondary dwelling, auxiliary residence or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
- j. Development ~~ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.~~
- k. ~~Development~~ for a dwelling house, ~~including~~excluding a secondary dwelling, auxiliary residence or domestic outbuilding, is of a height that is appropriate to the strategic and local context ~~and meets community expectations~~. Development has a building height that is ~~predominantly~~:
  - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct ~~of or~~ the ~~Low-medium density residential zone, 2 2~~ or 3 storey mix zone precinct of the Low-medium density residential zone, ~~Rural~~ Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;
  - ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.
- l. Development for a secondary dwelling, auxiliary residence or domestic outbuilding is of a height that is consistent with the following:
  - i. 1 storey where the building height of the primary dwelling is 1 storey; or
  - ii. 2 storeys only where the building height of the primary dwelling is 2 storeys or greater.
- m. Development for a secondary dwelling or auxiliary residence is sited and designed to appear visually related and subordinate to the primary dwelling on the same site.

**Table 9.3.8.3.A—Performance outcomes and acceptable outcomes**

**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting

<p><b>PO1</b> Development ensures that a building other than <u>the primary dwelling component of</u> a dwelling house on <del>a</del> <u>the</u> site:</p> <ul style="list-style-type: none"> <li>a.</li> <li>b. is used for a domestic residential purpose, in conjunction with and subordinate to the <u>primary</u> dwelling <del>house</del> on the same site;</li> <li>c. <del>is smaller in size and scale than the dwelling house;</del></li> <li>d. <del>has the appearance of a building ancillary to the dwelling house;</del></li> <li>e.</li> <li>f. is occupied by no more than 1 household.</li> </ul>	<p><b>AO1.1</b> Development comprises not more than one <u>primary</u> dwelling <del>house</del> and one secondary dwelling <u>or auxiliary residence</u>, each occupied by one household.</p> <hr/> <p><b>AO1.2</b> <del>Development for a secondary dwelling is:</del></p> <ul style="list-style-type: none"> <li>a. <del>a maximum of 80m<sup>2</sup> in gross floor area;</del></li> <li>b. <del>located within 20m of the dwelling house.</del></li> </ul>
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**Reason for change:** To improve design outcomes and introduce flexible setbacks for small lot dwelling houses to ensure they positively integrate into a low density suburban setting and align with outcomes for small scale rooming accommodation.

**PO5**

Development provides ~~a front boundary setback that is consistent with and complements the~~ front boundary setbacks ~~prevailing that:~~

- a. ~~define the street edge and are consistent with the intended streetscape and setback pattern;~~
- b. ~~create a clear threshold and transition from public to private space;~~
- c. ~~assist in achieving visual privacy to dwellings from the street;~~
- d. ~~support the location of balconies for casual surveillance of the street and local area modulation of the façade;~~
- e. ~~allow for built form and façade articulation that positively contributes to the streetscape;~~
- f. ~~facilitate landscaping appropriate to soften the built form of the development from the street;~~
- g. ~~ensure covered car accommodation:~~
  - i. ~~sensitively integrates and is not a dominant feature of the development;~~
  - ii. ~~is located to have minimal impact on sightlines and casual surveillance of the street or public spaces;~~
  - iii. ~~is located to avoid additional driveway car parking encroaching into the verge.~~

**AO5**

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. 1.5m, where 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 covered car accommodation~~; or
- d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).

Editor's note—For the purposes of determining compliance with AO5 reference is to be made to section 1.7.6.

**PO6**

Development provides side boundary setbacks that:

- a. ~~does not impact avoid unduly impacting on the anticipated future development of adjoining sites;~~
- b. ~~minimise the impacts of development on the amenity and privacy of residents in future and existing adjoining dwelling houses premises;~~

**AO6**

Development results in a minimum side boundary setback that is:

- a. 1m for habitable spaces; or
- b. 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of:
  - i. 15m, where located in the Low-medium density residential zone, Medium density

<p>c. <u>provides for support the separation of buildings to provide visual and acoustic privacy without reliance on screening;</u></p> <p>d. <u>ensure access to natural light, sunlight and breezes for the dwelling and adjoining premises;</u></p> <p>e. <u>are consistent with the rhythm and pattern of the streetscape that is generally characterised by well-spaced separate buildings.</u></p>	<p><del>residential zone or High density residential zone; or</del></p> <p>ii. <del>9m, where in the Low density residential zone or the Character residential zone; or</del></p> <p>c. <del>0m where:</del></p> <p>i. <del>matching the extent of an existing built to boundary wall on the adjoining property; or</del></p> <p>ii. <del>the adjoining property is 300m<sup>2</sup> or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or</del></p> <p>iii. <del>on a lot with an average width of 7.5m or less where the adjoining property is 300m<sup>2</sup> 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</del></p> <p>iv. <del>on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or</del></p> <p>d. located within an approved building envelope for the site to the extent of any inconsistency with (a), <del>(b) or (c).</del></p> <p><del>Note—AO6(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times.</del></p> <p><del>Editor's note—For the purposes of determining compliance with AO6 reference is to be made to section 1.7.6.</del></p> <p><del>Editor's note—For the purpose of satisfying AO6(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</del></p>
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**P07**  
Development provides ~~a~~ rear boundary ~~setback~~setbacks that:

**A07**  
Development results in a minimum rear boundary setback that is:

<p>a. <del>provides for</del>facilitate functional <del>uncovered</del> open space and <del>landscaping</del>landscaped areas;</p> <p>b. <del>does not impact</del>support the separation of buildings and private open space areas to provide visual and acoustic privacy without reliance on the amenity and privacy of residents in adjoining dwelling houses<del>screening</del>;</p> <p>c. <del>provides for</del>ensure access to natural light, sunlight and breezes for the dwelling and adjoining premises;</p> <p>d. provide sufficient space for deep planting areas in backyards;</p> <p>e. maximise the opportunity to retain and protect significant vegetation or establish subtropical shade trees.</p>	<p>a. 6m, where on a lot with an average depth of more than <del>25m</del>35m; or</p> <p>b. where on a lot with an average depth of more than 25m but less than or equal to 35m:</p> <p>i. for a part of a building or structure up to 4.5m high:</p> <p>A. 6m; or</p> <p>B. 3m, where the development provides uncovered private open space of minimum dimensions 4m by 6m adjacent to one side boundary that receives at least 3 hours solar access on the winter solstice (21 June) for at least 50% of the private open space;</p> <p>ii. 6m, for a part of a building or structure over 4.5m high; or</p> <p>c. where on a lot with an average depth of 25m or less:</p> <p>i. <del>3m</del>, for a part of a building or structure up to 4.5m high:</p> <p>A. 3m; or</p> <p>B. 1.5m, where the development provides uncovered private open space of minimum dimensions 4m by 6m adjacent to one side boundary that receives at least 3 hours solar access on the winter solstice (21 June) for at least 50% of the private open space;</p> <p>ii. 4.5m, for a part of a building or structure over 4.5m high; or</p> <p>d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (b)(c).</p> <p>Editor's note—For the purposes of determining compliance with AO7 reference is to be made to section 1.7.6.</p>
<p><b>PO8</b></p>	<p><b>AO8</b></p>

<p>Development provides an even distribution of open space and building footprint, <u>in order to: support and protect residential amenity for occupants and adjoining properties; provide significant opportunities for access to sunlight and breezes; facilitate a balance modulation and articulation of indoor the building form; provide sufficient space for trees, other planted landscape areas and outdoor recreation and adequate functional private open space; contribute to subtropical landscape character; respond to the topography of the site, street and surrounding properties to reduce the appearance of building bulk.</u></p>	<p>Development results in a maximum site cover of: <u>50%.</u></p> <ul style="list-style-type: none"> <li>a. <u>50% where the lot is 400m<sup>2</sup> or more; or</u></li> <li>b. <u>60% where the lot is 300m<sup>2</sup> or more and less than 400m<sup>2</sup>; or</u></li> <li>c. <u>70% where the lot is 200m<sup>2</sup> or more and less than 300m<sup>2</sup>; or</u></li> <li>d. <u>80% where the lot is less than 200m<sup>2</sup>.</u></li> </ul> <p>Editor's note—For the purposes of determining compliance with AO8 reference is to be made to section 1.7.6.</p>
<p><b>PO9</b> Development <u>involving any that involves</u> built to boundary <u>wall walls:</u></p> <ul style="list-style-type: none"> <li>a. <u>does not impact on the amenity or privacy of residents or adjoining residents;</u></li> <li>b. <u>reflects the rhythm and pattern of the streetscape that is generally characterised by well-spaced separate buildings;</u></li> <li>c. <u>responds to existing or approved adjoining development;</u></li> <li>d. <u>maximises the opportunity to retain significant vegetation and protect or establish subtropical shade trees;</u></li> <li>e. <u>ensures pedestrian access, clear of the building, to the rear of the dwelling.</u></li> </ul> <p><u>Note—In interpreting PO9, a built to boundary wall is a wall or structure located less than 750mm from a boundary.</u></p>	<p><b>AO9.1</b> Development ensures that <u>built to boundary walls, where located along a front boundary, are:</u></p> <ul style="list-style-type: none"> <li>a. <u>for non-habitable spaces;</u></li> <li>b. <u>not located along the primary front boundary;</u></li> <li>c. <u>only located along a secondary front boundary that is:</u> <ul style="list-style-type: none"> <li>i. <u>opposite to the primary street frontage;</u></li> <li>ii. <u>on a road reserve that is 8m or less wide and a minor road;</u></li> </ul> </li> <li>d. <u>a maximum height of 3m.</u></li> </ul> <p><u>Note—In interpreting AO9.1, a built to boundary wall is:</u></p> <ul style="list-style-type: none"> <li>a. <u>for non-habitable rooms a wall or spaces only where the adjoining lot is more structure located less than 300m<sup>2</sup>;</u></li> <li>b. <u>not located within 1m of 750mm from a window of a habitable room in an adjoining dwelling house boundary.;</u></li> <li>c. <u>not located within the front or rear boundary setbacks;</u></li> <li>d. <u>low maintenance and constructed of pre-finished materials.</u></li> </ul> <p><u>Refer to Figure c and Figure d.</u></p> <p><u>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.</u></p> <p><b>AO9.2</b></p>

Development ensures that built to boundary walls, where located along a side boundary, have a maximum cumulative length that do not exceed:

- a. the length of an abutting approved or lawfully constructed built to boundary wall on an adjoining lot; or
- b. where located in the Low density residential zone or Character residential zone:
  - i. 9m, for non-habitable spaces; or
  - ii. 15m, for a site:
    - A. with an average lot width of 7.5m or less;
    - B. adjoining a lot with an average lot width of 7.5m or less;
    - C. not located in the Character zone precinct of the Character residential zone; or
- c. where located in the Low-medium density residential zone or the Medium density residential zone:
  - i. 15m, for non-habitable spaces; or
  - ii. 15m, for a site with an average lot width of 7.5m or less; or
  - iii. 25m, for a site:
    - A. with an average lot width of 7.5m or less;
    - B. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone.

Note—In interpreting AO9.2, a built to boundary wall is a wall or structure located less than 750mm from a boundary.

### **AO9.3**

Development ensures that built to boundary walls, where located along a side boundary, have a maximum wall height that does not exceed:

- a. the height of an abutting approved or lawfully constructed built to boundary wall on an adjoining lot; or
- b. 3.5m, where located in the Low density residential zone or Character residential zone; or
- c. where located in the Low-medium density residential zone or the Medium density residential zone:
  - i. 3.5m; or
  - ii. 7.5m, for a site:
    - A. with an average lot width of 7.5m or less;
    - B. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone.

Note—In interpreting AO9.3, a built to boundary wall is a wall or structure located less than 750mm from a boundary.

#### **AO9-2.4**

Development does not include any ensures that built to boundary walls in the Character zone precinct of the Character residential zone other than are:

- a. matching not located within the extent front or rear boundary setbacks, except where permitted by AO9.1;
- b. not located on more than one side boundary, except where located in the Low-medium density residential zone or the Medium density residential zone;
- c. not located within 1m of a window of a habitable room in an existing adjoining dwelling house;
- d. low maintenance and constructed of pre-finished materials.

Refer to Figure c and Figure d.

Note—In interpreting AO9.4, a built to boundary wall on adjoining premises; or

on is 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 wall or structure located less than AO6(b) but only for non-habitable

	<p>spaces, 750mm from a maximum height of 3m and a maximum length of 9m.</p> <p>Editor's note — For the purposes of satisfying AO9.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance boundary.</p>
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**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

<p><b>PO10</b> Development results in a building lengthform and bulk of length that:</p> <ol style="list-style-type: none"> <li>provides for a domestic scale which minimises overbearing high level of natural light and ventilation for residents;</li> <li>does not adversely impact on adjoining dwelling houses premises access to breezes, sunlight and their private daylight to open space and habitable rooms;</li> <li>accommodates for dual aspect rooms within dwellings;</li> <li>accommodates for planting and landscaping to soften the built form.</li> </ol>	<p><b>AO10</b> Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling, auxiliary residence and domestic outbuilding that does not exceed 25m.</p> <p>Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.</p>
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**Reason for change:** To improve design outcomes and introduce flexible setbacks for small lot dwelling houses to ensure they positively integrate into a low density suburban setting and align with outcomes for small scale rooming accommodation.

<p><b>PO11</b> Development ensures that a dwelling house is orientated designed to address the street and other public spaces and provides:</p> <ol style="list-style-type: none"> <li>an entry to each dwelling that is identifiable from the street;</li> <li>variation, articulation and visual interest on street facing façades;</li> <li>windows and doors of a sufficient number and dimension to facilitate casual surveillance of the street and provide visual interest or other public spaces.</li> </ol> <p>Note—This performance outcome is not applicable for a rear lot.</p>	<p><b>AO11.1</b> Development results in the dwelling house having windows front door to habitable rooms or balconies on the facades facing each dwelling being covered and visible from the street frontage.</p> <p>Note—This acceptable outcome is not applicable for a rear lot.</p> <p><b>AO11.2</b> Development provides transparent habitable room windows in the building façade on each storey, that overlook all adjacent street frontages and public spaces, that result in:</p> <ol style="list-style-type: none"> <li>one window per 3m of building width;</li> <li>minimum 1m<sup>2</sup> area per window;</li> <li>sill heights of no more than 1.5m above floor level.</li> </ol> <p>Note—Habitable room windows can include windows within doors, for example bifold doors with inset windows, that meet the above requirements.</p>
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**PO12**

Development ensures that vehicle access and parking is accommodated on site with and:

- a. provides 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. where the location and dimensions does not result in the loss of existing street trees or loss of area to accommodate on-street parking and street trees;
- d. 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 or auxiliary residence 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 AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.

**AO12.2**

Development provides vehicular~~vehicle~~ crossings that:

- a. have a maximum crossover width ~~of 4m~~ (excluding apron tapers) of:
  - i. 2.5m, where the street frontage is less than 10m;
  - ii. 4m, where the street frontage is 10m or greater;
- 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).

**AO12.3**

Development provides on-site car parking in a location where an associated vehicle crossover to the street:

- a. retains space for on-street parking in front of the property;
- b. retains existing street trees in the verge in front of the property;
- c. provides sufficient space for the planting of new street trees in front of the development.

**PO13**

Development provides covered 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 covered car accommodation only; or

- b. more than 7.5m has up to double-width **covered** car accommodation.

Editor's note—Double-width **covered** car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width **covered** car accommodation.

#### **AO13.2**

Development involving tandem car parking is constructed in accordance with Figure e.

#### **AO13.3**

Development involving double-width car parking **is has a**:

- 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;
- 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—AO13.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.

#### **AO13.4**

Development involving **covered** 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 **covered** car accommodation.

	<p>Refer to Figure f. Note—This acceptable outcome supersedes the street frontage setback requirements in AO5</p>
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**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

<p><b>PO15</b> Development for a dwelling house, secondary dwelling, <u>auxiliary residence</u> 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. <small>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.</small></p>	<p><b>AO15</b> Development for a dwelling house, secondary dwelling, <u>auxiliary residence</u> or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>
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<p><b>PO16</b> Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.</p>	<p><b>AO16</b> Development for a dwelling house <del>or,</del> secondary dwelling <u>or auxiliary residence</u>, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.</p>
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**Reason for change:** To improve design outcomes for secondary dwellings and auxiliary residences to ensure they positively integrate into a low density suburban setting.

**Additional performance and acceptable outcomes if for a secondary dwelling or auxiliary residence**

<p><b>PO18</b> <u>Development is of a size and scale that:</u></p> <ol style="list-style-type: none"> <li>a. <u>reflects its role to be used in conjunction with and subordinate to the primary dwelling;</u></li> <li>b. <u>is smaller in building footprint than the primary dwelling;</u></li> <li>c. <u>has the appearance of a building ancillary to the primary dwelling;</u></li> <li>d. <u>provides for an even distribution of open space and building footprint.</u></li> </ol>	<p><b>AO18.1</b> <u>Development has a maximum total internal floor area of 45m<sup>2</sup> or equivalent to 10% of the site area, whichever is the lesser.</u> <small>Note—In interpreting AO18.1, the term 'total internal floor area' for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, including both habitable and non-habitable rooms, such as storage areas.</small></p> <p><b>AO18.2</b> <u>Development has a maximum of 2 bedrooms, 1 kitchen and 1 internal living space.</u> <small>Note—Any room, other than a bathroom or kitchen, is counted as either a bedroom or internal living space.</small></p>
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	<p><b>AO18.3</b> Development results in a maximum site cover of 50%. Note—The site cover of the development includes the portion of the site covered by the primary dwelling, secondary dwelling, auxiliary residence or domestic outbuilding.</p>
<p><b>PO19</b> Development is sited and designed:</p> <ol style="list-style-type: none"> <li>a. to appear visually related to the primary dwelling;</li> <li>b. not to be a dominant feature when viewed from the street;</li> <li>c. to ensure building size and bulk does not create overbearing development for adjoining dwellings and their private open space;</li> <li>d. to deliver an attached and integrated built form.</li> </ol>	<p><b>AO19.1</b> Development is attached to a primary dwelling on the same site. Note—A primary dwelling and secondary dwelling or auxiliary residence are considered attached where habitable rooms in each dwelling share a wall or ceiling/floor.</p> <p><b>AO19.2</b> Development:</p> <ol style="list-style-type: none"> <li>a. where positioned to the side of the primary dwelling, is located a minimum of 3m behind the front wall of the primary dwelling;</li> <li>b. where positioned above or below the primary dwelling, is not located:             <ol style="list-style-type: none"> <li>i. more than 1m forward of the front building line of the primary dwelling, where located on the upper storey; or</li> <li>ii. forward of the building line of the primary dwelling, in all other circumstances.</li> </ol> </li> </ol>
<p><b>PO20</b> Development has a building height that:</p> <ol style="list-style-type: none"> <li>a. is consistent with the building height of the primary dwelling;</li> <li>b. is single storey, where detached from the primary dwelling;</li> <li>c. minimises impacts on adjoining dwelling houses and their associated private open space by:             <ol style="list-style-type: none"> <li>i. maintaining privacy and access to sunlight and daylight;</li> <li>ii. ensuring building size and bulk does not create overbearing development for adjoining dwellings and their private open space.</li> </ol> </li> </ol>	<p><b>AO20.1</b> Development, where attached to a primary dwelling with a building height of 1 storey, has a maximum building height of:</p> <ol style="list-style-type: none"> <li>a. 1 storey;</li> <li>b. 3m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 4.5m above ground level.</li> </ol> <p><b>AO20.2</b> Development, where attached to a primary dwelling with a building height of 2 storeys or greater, has a maximum building height of:</p> <ol style="list-style-type: none"> <li>a. 2 storeys;</li> <li>b. 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.</li> </ol>
<p><b>PO21</b></p>	<p><b>AO21.1</b></p>

<p><u>Development provides vehicle access and car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</u></p>	<p><u>Development does not result in the creation of additional driveway crossovers, unless located on a corner lot or dual frontage lot.</u></p>
	<p><b>AO21.2</b> <u>Development provides consolidated car parking for the primary dwelling and secondary dwelling or auxiliary residence, unless located on a corner lot or dual frontage lot.</u></p>

## Part 9 Development codes \ 9.3 Use codes \ 9.3.14 Multiple dwelling code

### 9.3.14.1 Application

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

3. This code is used in conjunction with other codes on the basis of the zone determining the base code. This is particularly relevant to the application of this code where development is located in a zone in the centre zones category or the Mixed use zone. In that instance and by way of example, the zone code and the centre or mixed use code determine the basis of development and this code prevails to the extent of the multiple dwelling component of that development and how it integrates with the built form outcomes of the centres zone category or the Mixed use zone. The requirements for deep planting prevail for any development that includes a multiple dwelling or multiple dwelling component, whether or not the multiple dwelling or multiple dwelling component is located on the ground plane.

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention guidelines planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- subtropical landscaping, tree planting and maintenance, deep planting, sustainable soil solutions and landscape concept plans, guidance is provided in the Landscape design planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure planning, guidance is provided in the Structure planning planning scheme policy;
- provisions for transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

### 9.3.14.2 Purpose

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development. To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained.

2. The purpose of the code will be achieved through the following overall outcomes:

- a. Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours.
- b. Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
- c. Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street.
- d. Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites.
- e. Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to:
  - i. the location and street context of the site;
  - ii. its proximity to an activity centre, higher capacity public transport services, or other community facilities;
  - iii. the capacity of infrastructure.
- f. Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport.
- g. Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones.
- h. Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following:
  - i. 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone;
  - ii. 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone;
  - iii. 5 storeys in the Medium density residential zone;
  - iv. 3 storeys in the Up to 3 storeys zone precinct of the Low–medium density residential zone;
  - v. 2 or 3 storeys in the 2 or 3 storey mix zone precinct of the Low–medium density residential zone;
  - vi. 2 storeys in the 2 storey zone precinct of the Low–medium density residential zone;
  - vii. 2 storeys in the Infill housing zone precinct of the Character residential zone.
- i. Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane’s high-quality subtropical streetscapes and public spaces.
- j. Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas.
- k. Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.
- l. Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide:

- i. an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network;
  - ii. a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living.
- m. Development of adaptable housing meets the needs of the community now and into the future.
- n. Development provides open space consistent with the following:
  - i. communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents;
  - ii. large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive;
  - iii. small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.
- o. Development provides on-site subtropical landscaping that:
  - i. supports and contributes to Brisbane's subtropical landscape character by planting a diverse mix of species at all vegetation layers;
  - ii. provides deep planting areas for the establishment and protection of trees of all sizes;
  - iii. contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists by mitigating the impacts from and assisting in reducing urban heat island effects, with deep planting areas;
  - iv. supports outdoor living including the creation of passive and active recreation opportunities.
- p. Development contributes to Brisbane's subtropical landscape character by providing 10% of total site area for the protection deep planting that positively contributes to residential amenity by:
  - i. facilitating tree planting that achieves successful establishment, optimum growth and establishment of large, subtropical shade trees long-term survival;
  - ii. protecting existing significant vegetation.
- q. Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on:
  - i. the amenity and safety of residents or visitors to the site and adjoining premises;
  - ii. the quality and amenity of the streetscape;
  - iii. the provision of quality onsite landscaping and deep planting areas;
  - iv. the safety and efficiency of both the internal layout and the external road network.
- r. Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.
- s. Development ensures that building location and design minimises residents' exposure to air and noise pollution.
- t. Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

- u. Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site.
- v. Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.

**Table 9.3.14.3.A—Performance outcomes and acceptable outcomes**

**Reason for change:** To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained. To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO1</b> Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> <li>a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope;</li> <li>b. deliver useable communal open space areas and private open spaces;</li> <li>c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish <b>large</b> subtropical shade trees <b>of all sizes</b>;</li> <li>d. achieve safe and convenient vehicle access to the site;</li> <li>e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers;</li> <li>f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape;</li> <li>g. minimise the impact of new driveways on the streetscape.</li> </ul>	<p><b>AO1</b> Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</li> </ul> <p><small>Note—The site frontage is measured at the property line on the primary road boundary.</small></p>
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**Reason for change:** To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained. To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO3</b> Development height, bulk and scale, siting and layout ensures that:</p> <ul style="list-style-type: none"> <li>a. building height is consistent with the intended form and character of the</li> </ul>	<p><b>AO3</b> Development is contained within the building envelope for the site created by applying:</p> <ul style="list-style-type: none"> <li>a. the maximum building height in Table 9.3.14.3.B;</li> </ul>
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<p>local area including the predominant height of existing or approved buildings in the street;</p> <p>b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;</p> <p>c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;</p> <p>d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</p> <p>e. the development is consistent with the setback pattern and contributes to the character of the streetscape;</p> <p>f. adequate landscape buffering is achieved, <u>including to the retention public realm and provision of large subtropical shade trees in adjoining premises;</u></p> <p>g. deep planting areas:</p> <p>i. <u>maximise the opportunity to retain and protect existing significant vegetation where present on site;</u></p> <p>ii. <u>provide for successful establishment, optimum growth and long-term survival of trees of all sizes.</u></p>	<p>b. front, rear and side boundary setback requirements in Table 9.3.14.3.C;</p> <p>c. car parking boundary setback requirements in Table 9.3.14.3.E;</p> <p>d. building separation requirements in Table 9.3.14.3.F;</p> <p>e. building height transitions specified in Table 9.3.14.3.I where applicable;</p> <p>f. the acceptable outcomes for deep planting and landscaping areas.</p> <p>Refer to Figure b and Figure c.</p> <p>Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</p>
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**Reason for change:** To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained. To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO7</b> Development provides side and rear boundary setbacks that:</p> <p>a. consider future development;</p>	<p><b>AO7.1</b> Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> <p>a. a neighbourhood plan; or</p>
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- b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;
- c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;
- d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;
- e. facilitate deep planting areas that:
  - i. maximise the opportunity to retain and protect existing significant vegetation where present on site;
  - ii. provide for successful establishment, optimum growth and ~~protect or establish large subtropical shade~~ long-term survival of trees in deep-planting areas of all sizes.

- b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C.

Refer to Figure d.

#### **A07.2**

Development ensures that any built to boundary walls located in a zone in the residential zones category are:

- a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone;
- b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone;
- c. for non-habitable rooms or spaces only;
- d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone;
- e. not located within the front or rear setback;
- f. where on the side boundaries of a corner lot, located towards the front of the development and separated;
- g. a maximum height of 3m;
- h. low maintenance or constructed of prefinished materials.

Refer to Figure e.

#### **A07.3**

Development ensures built to boundary walls:

- a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or
- b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or

- c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.

**Reason for change:** To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained. To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO8</b> Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ul style="list-style-type: none"> <li>a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;</li> <li>b. facilitates modulation and articulation of the building form;</li> <li>c. supports residential amenity for occupants and adjoining properties;</li> <li>d. supports private outdoor subtropical living;</li> <li>e. provides for well-located and functional communal open space areas;</li> <li>f. provides for deep planting areas <del>to retain that:</del> <ul style="list-style-type: none"> <li>i. <u>retain and protect</u> significant vegetation <u>where present on site</u>;</li> <li>ii. <u>facilitate successful establishment, optimum growth and protect or establish large subtropical shade long-term survival of</u> trees <u>of all sizes</u>.</li> </ul> </li> </ul>	<p><b>AO8</b> Development has:</p> <ul style="list-style-type: none"> <li>a. a building footprint within the building envelope;</li> <li>b. a maximum site cover that:             <ul style="list-style-type: none"> <li>i. complies with the requirements set out in a neighbourhood plan; or</li> <li>ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan:                 <ul style="list-style-type: none"> <li>A. where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or</li> <li>B. where in the High density residential zone, is 40%.</li> </ul> </li> </ul> </li> </ul>
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**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development

<p><b>PO12</b> Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> <li>a. safe, secure and convenient access to the site for residents and visitors;</li> <li>b. a sufficiently scaled and sheltered entry and meeting space;</li> <li>c. clear building signage and numbering for emergency access;</li> <li>d. lighting to ensure the safety of residents and visitors whilst not</li> </ul>	<p><b>AO12.1</b> Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable <del>and,</del> visible from the public street or internal driveway <u>and includes an adjoining area of subtropical landscaping</u>.</p> <p><b>AO12.2</b> Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian</p>
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<p>causing undue nuisance to adjoining premises;</p> <p>e. conveniently located mailboxes;</p> <p>f. individual entrances to ground storey dwellings <del>provide</del><u>providing</u> for:</p> <p>i. a varied streetscape;</p> <p>ii. <u>subtropical landscaping that improves the amenity of residents.</u></p>	<p>entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes:</p> <p>a. entry and waiting space off the footpath;</p> <p>b. shelter;</p> <p>c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>d. mailboxes;</p> <p>e. <u>an adjoining area of subtropical landscaping.</u></p> <p>Refer to Figure s.</p>
	<p><b>AO12.3</b></p> <p>Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <p>a. any steps are set back a minimum of 1m and are perpendicular to the front boundary;</p> <p>b. retaining walls step to the street level and provide a transition from private outdoor space and the street;</p> <p>c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>d. street numbering is provided to support visitor and emergency access;</p> <p>e. <u>an adjoining area of subtropical landscaping is provided.</u></p> <p>Refer to Figure t.</p>

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development

<p><del>PO28</del><u>PO27</u></p> <p>Development provides <u>landscaping a subtropical landscape setting</u> that <del>must</del>:</p> <p>a. <del>provide shade to pedestrian pathways;</del></p>	<p><del>AO28</del><u>AO27.1</u></p> <p>Development provides <u>landscaping a subtropical landscape setting</u> within <del>the site along</del> the frontage of the site that consists of:</p>
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- b. ~~maintained sightlines~~ achieves an integrated and support personal safety by allowing for connected landscape between the overlooking of the street private and public spaces from the site and balconies realm;
- c. ~~present an integrated landscape,~~ improves neighbourhood and streetscape character and amenity;
- d. ~~contribute positively to amenity~~ retains existing significant vegetation and the subtropical microclimate of incorporates it into the site, streetscape and public spaces development design;
- e. ~~reduce~~ reduces the appearance of building bulk and ~~softens~~ softens built form, driveways and hardstand areas from the street and adjoining properties;
- f. ~~contribute~~ delivers a dense and appropriate mix of plants at all vegetation layers;
- g. ~~contributes positively to amenity and the subtropical microclimate of the site,~~ streetscape and public realm;
- h. ~~maintains sightlines and supports personal safety by allowing for the overlooking of the street and public realm from the site and balconies;~~
- i. ~~contributes~~ to privacy and amenity between residences dwellings and adjoining premises;
- j. ~~provide~~ mitigates urban heat island impacts by providing natural shade to mitigate heat island impacts the development including open space and pedestrian pathways.

Note—This is demonstrated by an overall site—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy.  
 Note—Guidance about—Existing significant vegetation should be retained. Guidance on the identification, documentation and retention of existing trees significant vegetation is provided by in the Vegetation planning scheme policy.

- a. a minimum of 1 area of deep planting area with a dimension the minimum dimensions of:
  - i. 25% of the primary street frontage or 4m, whichever is greater;
  - ii. 4m;
- b. ~~shade and/or rounded canopy~~ trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;
- c. a minimum of 50% of frontage length planted for with a minimum width of 2m of three tier planting, excluding the driveway crossover and pedestrian access.

Note—Guidance about—A landscape concept plan is required to demonstrate compliance with this acceptable outcome. Guidance on the requirements for a landscape concept plan are provided in the Landscape design planning scheme policy.

Note—Existing significant vegetation should be retained. Guidance on the identification, documentation and retention of existing trees significant vegetation is provided by in the Vegetation planning scheme policy.

Note—Deep planting areas proposed within the frontage of the site must comply with AO32.

Note—Shade cover is to be measured at 12pm on 21 December.

Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.

### AO28 AO27.2

Development provides landscaping a landscape buffer along side boundaries as follows:

- a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls;
- b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.

Editor's note—Requirements for landscape buffers are identified in the Landscape work code.

### AO27.3

Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.

Note—Shade cover is to be measured at 12pm on 21 December.

**Reason for change:** To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained. To improve the

subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO28</b> Development ensures that all earthworks, hardscape landscape works, infrastructure utilities or services and built structures will not adversely impact trees, including:</p> <ol style="list-style-type: none"> <li>the long-term survival of significant vegetation to be retained;</li> <li>the successful establishment, optimum growth and long-term survival of new trees planted.</li> </ol> <p><i>Note</i>—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy. <i>Note</i>—Existing significant vegetation should be retained. Guidance on the identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy. <i>Note</i>—Any earthworks, hardscape landscape works, infrastructure utilities or services and built structures located in the tree protection zone of significant vegetation to be retained requires a qualified arborist to provide written certification that the nature of the development activities will not adversely impact on the long-term survival of the tree in accordance with the Vegetation planning scheme policy.</p>	<p><b>AO28</b> Development ensures that all earthworks, hardscape landscape works, infrastructure utilities or services and built structures are located outside of:</p> <ol style="list-style-type: none"> <li>the tree protection zone for significant vegetation to be retained;</li> <li>the required surface area and soil volume of new trees to be planted.</li> </ol> <p><i>Note</i>—A landscape concept plan is required to demonstrate compliance with this acceptable outcome. Guidance on the requirements for a landscape concept plan are provided in the Landscape design planning scheme policy. <i>Note</i>—Existing significant vegetation should be retained. Guidance on the identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy. <i>Note</i>—Tree protection zones are to be calculated in accordance with the Vegetation planning scheme policy. <i>Note</i>—The required surface area and soil volume requirements for new trees to be planted are to be calculated in accordance with the Landscape design planning scheme policy.</p>
<p><b>PO29</b> Development ensures that existing landscape character and amenity is maintained through the retention and protection of existing significant vegetation where present on site.</p> <p><i>Note</i>—Existing significant vegetation is to be retained. Guidance on the identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy. <i>Note</i>—Compliance with this performance outcome requires any existing significant vegetation proposed to be removed to have written confirmation from a suitably qualified arborist that the removal or interference with the existing significant vegetation is warranted or unavoidable. <i>Note</i>—If any existing significant vegetation is removed, development provides compensatory planting in accordance with the Vegetation planning scheme policy.</p>	<p><b>AO29.1</b> Development on a site with an area of less than 7000m<sup>2</sup> protects all significant vegetation located in the front or rear boundary setbacks identified in Table 9.3.14.3.C.</p> <p><i>Note</i>—Existing significant vegetation is to be retained. Guidance on the identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy. <i>Note</i>—Where the existing significant vegetation proposed to be retained is greater than that in the Landscape design planning scheme policy, trees are retained in accordance with AO29.1.</p> <p><b>AO29.2</b> Development on a site with an area equal to 7000m<sup>2</sup> or greater retains and protects all significant vegetation.</p> <p><i>Note</i>—Existing significant vegetation is to be retained. Guidance on the identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy. <i>Note</i>—Where the existing significant vegetation proposed to be retained is greater than that in the Landscape design planning scheme policy, trees are retained in accordance with AO29.2.</p>
<p><b>PO27PO30</b> Development ensures significant vegetation balances and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance softens the bulk, scale and form of the building and provide built elements, provides a subtropical landscape setting, including provides natural shade to</p>	<p><b>AO27.1AO30</b> Development ensures that retains or establishes tree planting in accordance with the Landscape design planning scheme policy.</p> <p><i>Note</i>—Where the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of existing significant vegetation, including large subtropical shade trees proposed to be retained equates to less than that in the Landscape design planning scheme policy, compensatory trees are planted.</p>

<p><del>mitigate and mitigates</del> heat island effects through:</p> <ol style="list-style-type: none"> <li><del>the retention and protection of any existing significant vegetation where present on site;</del></li> <li><del>successful establishment, optimum growth and long-term survival of new trees planted;</del></li> <li><del>tiered understory vegetation that contributes positively to a subtropical landscape setting.</del></li> </ol> <p>Note—<del>Guidance about</del>—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy. Note—<del>Existing significant vegetation should be retained.</del> Guidance on the identification, documentation and retention of <del>existing trees</del> significant vegetation is provided by <del>in</del> the Vegetation planning scheme policy.</p>	<p>Note—<del>Invasive species listed as 'Undesirable plant species'</del>—Landscape design incorporates planting in accordance with the Planting species planning scheme policy <del>are not required to be retained unless the tree is a significant, mature and healthy shade tree.</del></p> <p>Note—<del>Guidance about</del>—Existing significant vegetation should be retained. Guidance on the identification, documentation and retention of <del>existing trees</del> significant vegetation is provided by <del>in</del> the Vegetation planning scheme policy.</p> <p><b>AO27.2</b> <del>Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity.</del></p> <p>Note—<del>Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</del></p> <p>Note—<del>Guidance about retention of existing trees is provided by the</del> Vegetation planning scheme policy.</p> <p><b>AO27.3</b> <del>Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.</del></p> <p>Note—<del>Shade cover is to be measured at 12pm on 21 December.</del></p>
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**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development. To strengthen the requirements for the protection and retention of existing significant vegetation to ensure that existing landscape character and amenity is maintained.

<p><b>PO31</b> <del>Development provides a minimum 10% of total site area for deep planting areas in accordance with Table 9.3.14.3.J to:</del></p> <ol style="list-style-type: none"> <li><del>protect significant vegetation where present on site and identified to be retained;</del></li> <li><del>provide an opportunity for the co-location of deep soil plants and subtropical shade trees within the site, street or on adjoining premises;</del></li> <li><del>facilitate tree planting that achieves successful establishment, optimum growth, and long-term survival.</del></li> </ol> <p><del>Refer to Figure y for further guidance.</del></p> <p>Note—<del>A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy.</del></p> <p>Note—<del>Sustainable soil solutions are provided in accordance with the Landscape design planning scheme policy.</del></p>	<p><b>AO31.1</b> <del>Development provides a minimum 10% of total site area for deep planting in the front or rear setback or along the street frontage where a corner lot:</del></p> <ol style="list-style-type: none"> <li><del>to protect significant vegetation where present on site and identified to be retained;</del></li> <li><del>to form a contiguous area with:</del> <ol style="list-style-type: none"> <li><del>existing deep soil plants and subtropical shade trees within the site or street; or</del></li> <li><del>a deep planting area on an adjoining premises; or</del></li> </ol> </li> <li><del>where unable to form a contiguous area:</del> <ol style="list-style-type: none"> <li><del>facilitate tree planting that achieves successful establishment, optimum growth, and long-term survival.</del></li> </ol> </li> </ol> <p>Note—<del>Deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</del></p> <p>Note—<del>The identification of deep planting areas on adjoining premises is demonstrated by a site context plan.</del></p>
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	<p>Note—A landscape concept plan is required to demonstrate compliance with this acceptable outcome. Guidance on the requirements for a landscape concept plan are provided in the Landscape design planning scheme policy.</p> <p><b>AO31.2</b> Development ensures that deep planting areas are exclusively for landscaping and do not contain:</p> <ol style="list-style-type: none"> <li>vehicle driveways, manoeuvring or hardstand areas or pedestrian paths;</li> <li>surface structures or infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</li> <li>sub-surface structures or infrastructure such as piping, bioretention pits or basement car parking structures.</li> </ol> <p>Note—A landscape concept plan is required to demonstrate compliance with this acceptable outcome. Guidance on the requirements for a landscape concept plan are provided in the Landscape design planning scheme policy.</p>
<p><b>PO29PO32</b> Development provides deep planting areas that:</p> <ol style="list-style-type: none"> <li>are of sufficient <u>size dimension, area and dimension soil volume</u> to contain large subtropical shade tree species;</li> <li>are maintained exclusively for landscaping, with no underground developments support the retention of existing significant vegetation or infrastructure the successful establishment, optimum growth and long-term survival of new trees planted;</li> <li>are open to the sky, with providing access to light and the infiltration of rainfall into the natural ground;</li> <li>are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;</li> <li>soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</li> </ol>	<p><b>AO29.1AO32</b> Development <del>locates</del> provides deep planting areas that are:</p> <ol style="list-style-type: none"> <li>to protect existing significant vegetation including large subtropical shade trees a minimum unobstructed dimension of 4m in any direction;</li> <li>able to provide an opportunity for the co-location of deep soil plants and large subtropical shade accommodate trees within the street or on adjoining premises planted in natural ground;</li> <li>within 100% open to the front or rear set back sky;</li> <li>able to soften the built form be accessed by building occupants and for the street and adjoining premises maintenance purposes from common property only.</li> </ol> <p>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres—A landscape concept plan is required, such as into demonstrate compliance with this acceptable outcome. Guidance on the requirements for a zone landscape concept plan are provided in the centre zones category or Mixed use zone Landscape design planning scheme policy.</p> <p><b>AO29.2</b> Development provides deep planting areas that are:</p> <ol style="list-style-type: none"> <li>a minimum of 10% of the site area;</li> </ol>

<p>f. <del>provides natural shade area to mitigate urban heat island effects and improve onsite stormwater mitigation;</del></p> <p>g. <del>provides informal recreation spaces that can be accessed for maintenance purposes;</del></p> <p>h. are easily accessible for building occupants;</p> <p>i. <del>is located</del></p> <p><del>Note—The dimension, surface area and soil volume to retain support the successful establishment, optimum growth and protect existing site features such as significant vegetation or grouped with deep-planted areas long-term survival of trees planted will be dependent on adjacent sites the size and species proposed to maximise contiguous areas be planted. The Landscape design planning scheme policy provides further guidance for the design of deep planting areas relevant to the size of tree proposed to be planted. Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy. Note—Existing significant vegetation should be retained. Guidance on the identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy.</del></p>	<p>b. <del>a minimum unobstructed dimension of 4m in any direction;</del></p> <p>c. <del>able to accommodate trees planted in natural ground;</del></p> <p>d. <del>100% open to the sky;</del></p> <p>e. <del>can be accessed for maintenance purposes.</del></p>
	<p><b>AO29.3</b></p> <p><del>Where there are no existing large subtropical shade trees on the site, development provides trees in the deep planting areas which:</del></p> <p>a. <del>are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting;</del></p> <p>b. <del>are subtropical tree species consistent with the Planting species planning scheme policy.</del></p> <p><del>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</del></p>
	<p><b>AO29.4</b></p> <p><del>Development ensures that deep planting areas are exclusively for landscaping and do not contain:</del></p> <p>a. <del>vehicle driveways, manoeuvring or hardstand areas and pedestrian paths;</del></p> <p>b. <del>surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</del></p> <p>c. <del>sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.</del></p>

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

<p><b>PO33</b></p> <p><del>Development landscapes deep planting areas to create a layered subtropical landscape setting that includes:</del></p> <p>a. <del>subtropical shade trees that at maturity are complementary in scale and height to the building form, respond to the site location and design needs and provide natural shade;</del></p>	<p><b>AO33</b></p> <p><del>Development landscapes deep planting areas with subtropical shade trees in accordance with the Landscape design planning scheme policy and:</del></p> <p>a. <del>includes a minimum of three tier planting;</del></p>
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<p>b. <u>tree species that are appropriate to the dimension, surface area and soil volume of the deep planting area;</u></p> <p>c. <u>tiered understory vegetation that achieves a subtropical landscape setting.</u></p> <p><u>Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy.</u></p> <p><u>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</u></p>	<p>b. <u>species in accordance with the Planting species planning scheme policy.</u></p> <p><u>Note—A landscape concept plan is required to demonstrate compliance with this acceptable outcome. Guidance on the requirements for a landscape concept plan are provided in the Landscape design planning scheme policy.</u></p>
<p><b>PO34</b></p> <p><u>Development that includes a sustainable soil solution in landscape design ensures that the solution:</u></p> <p>a. <u>is fit for purpose and ensures successful establishment, optimum growth and long-term survival of vegetation planted;</u></p> <p>b. <u>can be maintained.</u></p> <p><u>Note—Guidance for sustainable soil solutions is provided in the Landscape design planning scheme policy.</u></p>	<p><b>AO34</b></p> <p><u>Development that includes a sustainable soil solution in landscape design is delivered in accordance with the Landscape design planning scheme policy.</u></p>
<p><b>PO30PO35</b></p> <p>Development provides communal space that must be designed to provide <u>residents with:</u></p> <p>a. <u>residents with</u> passive and active recreation opportunities;</p> <p>b. <u>high quality amenity, including an appropriate mix of hard and soft landscape elements and features;</u></p> <p>c. a pleasant outlook <u>for residents</u> and <u>maximise</u> opportunities for shared views or access to viewing points;</p> <p>d. opportunity for a range of uses and flexible use.</p> <p><u>Note—Deep planting areas can be located within communal space on the ground plane however, the minimum site percentage calculations for communal space and deep planting must be calculated separately. Refer to Figure x for guidance.</u></p>	<p><b>AO30AO35.1</b></p> <p>Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from <u>deep planting areas and</u> private open space, and:</p> <p>a. is a minimum of 5% or 40m<sup>2</sup> of the site area, whichever is greater;</p> <p>b. is one consolidated useable space, or where exceeding 100m<sup>2</sup>, two separate useable areas within the site;</p> <p>c. is a minimum 50% open to the sky;</p> <p>d. is a minimum of 25% landscaping;</p> <p>e. is a minimum of 25% shaded by trees within 5 years;</p> <p>f. is a maximum 25% as internal dedicated created space;</p> <p>g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;</p> <p>h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.</p> <p><u>Note—Deep planting areas can be located within communal open space. However on the ground plane however, the minimum site percentage requirements calculations for communal open space and</u></p>

	<p>deep planting must be calculated separately. <a href="#">Refer to Figure x for guidance.</a></p> <p>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views.</p> <p>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p><b>AO30AO35.2</b></p> <p>Development ensures that communal outdoor space areas do not contain:</p> <ol style="list-style-type: none"> <li>vehicle driveways, manoeuvring or hardstand areas; or</li> <li>surface structures and infrastructure such as rainwater tanks, transformers and water boosters.</li> </ol> <p>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</p>
<p><b>PO34PO36</b></p> <p>Development must provide attractive and functional private open space for residents that:</p> <ol style="list-style-type: none"> <li>is appropriately sized and located to enhance amenity and liveability for residents;</li> <li>is designed to be functional for the use of the possible number of residents in each dwelling;</li> <li>is designed to contribute to the form and detail of the building.</li> </ol> <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p>	<p><b>AO31AO36.1</b></p> <p>Development provides private open space which comprises:</p> <ol style="list-style-type: none"> <li>for ground storey dwellings, a minimum area of 35m<sup>2</sup> with a minimum dimension of 3m;</li> <li>for dwellings above ground storey, a balcony with a minimum area of 12m<sup>2</sup> and a minimum dimension of 3m.</li> </ol> <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p> <p><b>AO31AO36.2</b></p> <p>Development provides for private open space areas that are:</p> <ol style="list-style-type: none"> <li>for the primary area, directly accessible from the internal primary living areas of the dwelling;</li> <li>provided with a screened area of 2m<sup>2</sup> minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.;</li> <li>provided with adjustable, moveable or operable privacy screening where appropriate.</li> </ol> <p><b>AO31AO36.3</b></p> <p>Development provides balconies that are located to the front or rear of a building</p>

	<p>except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.</p> <p><b>AO31AO36.4</b> Development ensures that private open space areas do not contain:</p> <ul style="list-style-type: none"> <li>a. vehicle driveways, manoeuvring or hardstand areas; or</li> <li>b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.</li> </ul> <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p> <p><b>AO31AO36.5</b> Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.</p> <p>Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>
<p><b>PO32PO37</b> Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> <li>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> <li>c. provide for refuse and recycling including source separation;</li> <li>d. are of a design that allows low-frequency service collection;</li> <li>e. minimise ongoing building management cost for occupants.</li> </ul> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p><b>AO32AO37</b> Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>
<p><b>PO33PO38</b> Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive</p>	<p><b>AO33AO38.1</b> Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry.</p>

<p>streetscape character and interface being established.</p>	<p>Note—This excludes driveway splays to the kerb.</p>
	<p><b>AO33AO38.2</b> Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.</p>
<p><b>PO34PO39</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> <li>a. does not dominate the street frontage of the development;</li> <li>b. does not impact on the safety and efficiency of the road networks;</li> <li>c. does not detract from the quality of adjoining streetscape or public spaces;</li> <li>d. is safe and convenient for residents, visitors and service providers;</li> <li>e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: <ul style="list-style-type: none"> <li>i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites;</li> <li>ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</li> </ul> </li> </ul>	<p><b>AO33AO38.3</b> Development, where above-ground or partially above-ground car parking, is located so that:</p> <ul style="list-style-type: none"> <li>a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries;</li> <li>b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped.</li> </ul> <p>Refer to Figure v.</p>
	<p><b>AO34AO39.1</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located:</p> <ul style="list-style-type: none"> <li>a. below ground; or</li> <li>b. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking;</li> <li>c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E;</li> <li>d. landscaped and screened from view of the street, other public areas and adjoining properties;</li> <li>e. not in conflict with required vehicle queuing distances.</li> </ul> <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p> <p><b>AO34AO39.2</b></p>

<p>iii. setback distances to mitigate impacts;</p> <p>iv. the location of active frontages and public spaces.</p> <p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p>
	<p><b>AO34AO39.3</b></p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ol style="list-style-type: none"> <li>a. the maximum combined height of basement structure, retaining walls and fencing is 2m;</li> <li>b. structures and fences are finished with low-maintenance and pre-finished materials.</li> </ol> <p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p>
	<p><b>AO34AO39.4</b></p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ol style="list-style-type: none"> <li>a. clearly signposted;</li> <li>b. not located behind a security barrier;</li> <li>c. not located on both sides of the driveway;</li> <li>d. separated from the street frontage boundary by a 4m wide deep planting area.</li> </ol>
	<p><b>AO34AO39.5</b></p> <p>Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q.</p> <p>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.</p>
<p><b>PO35PO40</b></p>	<p><b>AO35AO40.1</b></p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a</p>

<p>Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are:</p> <ul style="list-style-type: none"> <li>a. located to minimise noise and fumes disturbance on residents within and adjoining the site;</li> <li>b. acoustically and visually screened to:             <ul style="list-style-type: none"> <li>i. minimise the reflection of headlights into dwelling windows;</li> <li>ii. attenuate noise impacts;</li> </ul> </li> <li>c. landscaped to:             <ul style="list-style-type: none"> <li>i. soften the visual appearance of at grade hardstand areas;</li> <li>ii. enhance pedestrian safety;</li> <li>iii. improve visual amenity for the streetscape and urban area;</li> <li>iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</li> </ul> </li> </ul> <p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>hardstand or manoeuvring area situated at or above ground level is:</p> <ul style="list-style-type: none"> <li>a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents;</li> <li>b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.</li> </ul>
	<p><b>AO35AO40.2</b></p> <p>Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are:</p> <ul style="list-style-type: none"> <li>a. acoustically screened from adjoining dwellings to a minimum height of 1.8m;</li> <li>b. provided with a vegetated buffer next to any movement or parking areas:             <ul style="list-style-type: none"> <li>i. a minimum of 1m wide along the side boundary;</li> <li>ii. a minimum of 2m wide along the rear boundary;</li> <li>iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.</li> </ul> </li> </ul>
	<p><b>AO35AO40.3</b></p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:</p> <ul style="list-style-type: none"> <li>a. a minimum of 1 shade tree for every 6 car spaces;</li> <li>b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.</li> </ul>
	<p><b>AO35AO40.4</b></p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, provides:</p> <ul style="list-style-type: none"> <li>a. landscaping that is used to delineate safe pedestrian movement through car parks;</li> <li>b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.</li> </ul>
	<p><b>AO35AO40.5</b></p> <p>Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks.</p> <p>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</p>
<p><b>PO36PO41</b></p>	<p><b>AO36AO41</b></p>

<p>Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <ol style="list-style-type: none"> <li>building design that enables future adaptation to facilitate non-residential uses;</li> <li>provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points;</li> <li>enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform;</li> <li>creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.</li> </ol>	<p>Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p> <ol style="list-style-type: none"> <li>includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses;</li> <li>provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas;</li> <li>provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy;</li> <li>ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.</li> </ol>
<p><b><u>PO37PO42</u></b></p> <p>Development provides fencing and retaining walls that must:</p> <ol style="list-style-type: none"> <li>facilitate casual surveillance of the street and public space;</li> <li>enable use of private open space;</li> <li>assist in highlighting entrances to the property;</li> <li>provide a positive interface to the streetscape;</li> <li>protect the privacy and amenity for residents and dwellings adjoining the site.</li> </ol>	<p><b><u>AO37AO42.1</u></b></p> <p>Development ensures that, where fencing is provided:</p> <ol style="list-style-type: none"> <li>along any common boundary to a street or public space, it is a maximum of: <ol style="list-style-type: none"> <li>1.2m in height, where fence construction is solid or less than 50% transparent;</li> <li>1.5m in height, where fence construction is at least 50% transparent;</li> <li>1.8m in height and solid only where setback behind landscaping and the site is on an arterial road;</li> </ol> </li> <li>along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line;</li> </ol>

	<p>c. along any side boundary, where forward of the main building line to the front boundary, it is:</p> <ul style="list-style-type: none"> <li>i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or</li> <li>ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.</li> </ul> <p><b>AO37AO42.2</b> Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.</p> <p><b>AO37AO42.3</b> Development for a retaining wall is:</p> <ul style="list-style-type: none"> <li>a. stepped to minimise impact on the streetscape and pedestrian environment;</li> <li>b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.</li> </ul>
<p><b>PO38PO43</b> Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.</p>	<p><b>AO38AO43</b> Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.</p>
<p><b>PO39PO44</b> Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through:</p> <ul style="list-style-type: none"> <li>a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone</li> </ul>	<p><b>AO39AO44</b> Development is designed and sited in compliance with a structure plan prepared in accordance with the <a href="#">Structure{Link, 13370,Structure</a> planning planning scheme policy.</p>

<p>precincts, neighbourhood plans and overlays applicable to the site;</p> <ul style="list-style-type: none"> <li>b. retaining or respecting the character and environmental values of the site;</li> <li>c. reflecting local streetscape forms, features and character;</li> <li>d. contributing to the desired character and form of the locality;</li> <li>e. the establishment or extension of public streets and pathways;</li> <li>f. the provision of parks and other public spaces as appropriate to the scale of development;</li> <li>g. buildings that address existing streets;</li> <li>h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development.</li> </ul> <p>Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</p>	
<p><b>PO40PO45</b></p> <p>Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> <li>a. exhibiting subtropical architectural excellence through design, treatment and articulation;</li> <li>b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city;</li> <li>d. respecting the prominence of any adjoining or nearby heritage place or local landmark;</li> <li>e. providing a corner land dedication, if required, that:             <ul style="list-style-type: none"> <li>i. accommodates a deep-planted large feature tree within the dedication area;</li> <li>ii. provides a building envelope that acknowledges and</li> </ul> </li> </ul>	<p><b>AQ40AO45.1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. emphasises a landmark site identified in a neighbourhood plan and its setting;</li> <li>b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;</li> <li>c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;</li> <li>d. provides an interesting and varied skyline and silhouette;</li> <li>e. uses high-quality and durable materials and finishes;</li> <li>f. integrates landscaping, building entries and the public realm at the ground plane.</li> </ul> <p>Note—The Council’s Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> <p><b>AQ40AO45.2</b></p> <p>Development provides a corner land dedication adjacent to the existing verge area which:</p>

<p>integrates the presence of the large feature tree canopy;</p> <p>iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting.</p> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>a. complies with any dimensions identified in a neighbourhood plan;</p> <p>b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</p> <p>c. is embellished in compliance with the Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>
<p><b>PO41PO46</b></p> <p>Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p><b>AO41AO46.1</b></p> <p>Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p> <p><b>AO41AO46.2</b></p> <p>Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>
<p><b>PO42PO47</b></p> <p>Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <p>a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</p> <p>b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood;</p> <p>d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</p> <p>e. if a corner land dedication is required:</p>	<p><b>AO42AO47.1</b></p> <p>Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <p>a. building entries on both street frontages; or</p> <p>b. a single main entry at the corner.</p> <p><b>AO42AO47.2</b></p> <p>Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which:</p> <p>a. complies with any dimensions identified in the neighbourhood plan;</p> <p>b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy;</p> <p>c. is embellished in compliance with the road corridor design section of the</p>

<p>i. accommodating a deep-planted feature tree within the dedication area;</p> <p>ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy.</p> <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p> <p><b>AO42AO47.3</b></p> <p>Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>
<p><b>PO43PO48</b></p> <p>Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.</p>	<p><b>AO43AO48</b></p> <p>Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m<sup>2</sup> of site area.</p>
<p><b>PO44PO49</b></p> <p>Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.</p>	<p><b>AO44AO49</b></p> <p>Development in the Character residential zone:</p> <ol style="list-style-type: none"> <li>does not incorporate a built to boundary wall; or</li> <li>matching the extent of an existing built to boundary wall on the adjoining property; or</li> <li>incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object.</li> </ol> <p>Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>

**Reason for change:** To improve design outcomes for rooming accommodation

Table 9.3.14.3.B—Site requirements and building height ~~for a multiple dwelling, retirement facility or short-term accommodation~~

**Reason for change:** To improve design outcomes for rooming accommodation

Table 9.3.14.3.C—Boundary setbacks ~~for a multiple dwelling~~

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

**Table 9.3.14.3.J—Approaches to deep planting for multiple dwellings**

**Table 9.3.14.3.J—Approaches to deep planting for multiple dwellings**

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

<u>Deep planting implementation method</u>	<u>Percentage of total site area</u>		
	<u>Unencumbered deep planting area</u>	<u>Structural soil</u>	<u>Structural soil cells</u>
<u>No use of sustainable soil solution</u>	10%	█	█
<u>Use of structural soil where contiguous with an unencumbered deep planting area</u>	7%	3%	█
<u>Use of structural soil cell where contiguous with an unencumbered deep planting area</u>	6%	█	4%

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

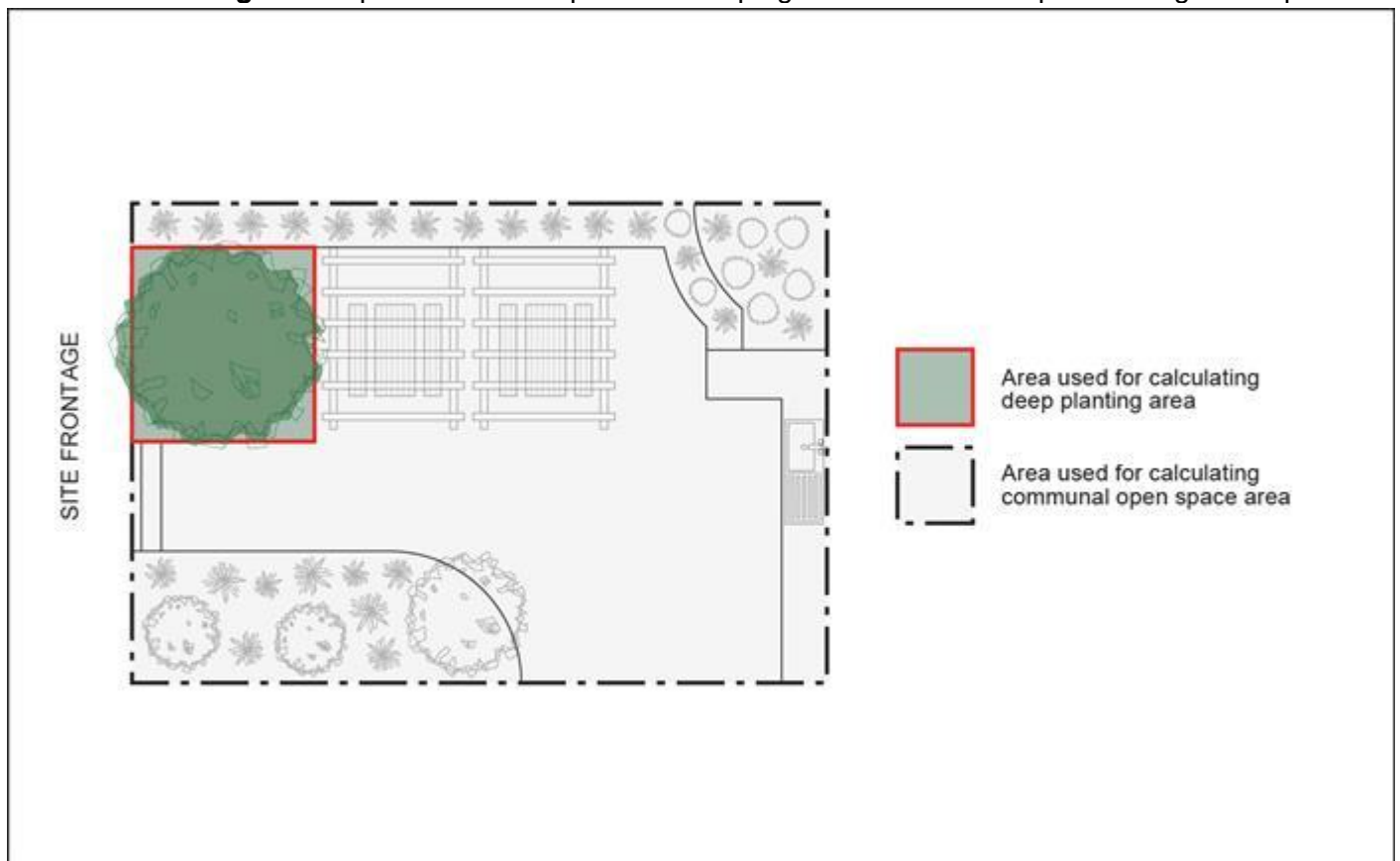


Figure x—Method for calculating deep planting and communal open space

[View the high resolution of Figure x—Method for calculating deep planting and communal open space](#)

**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

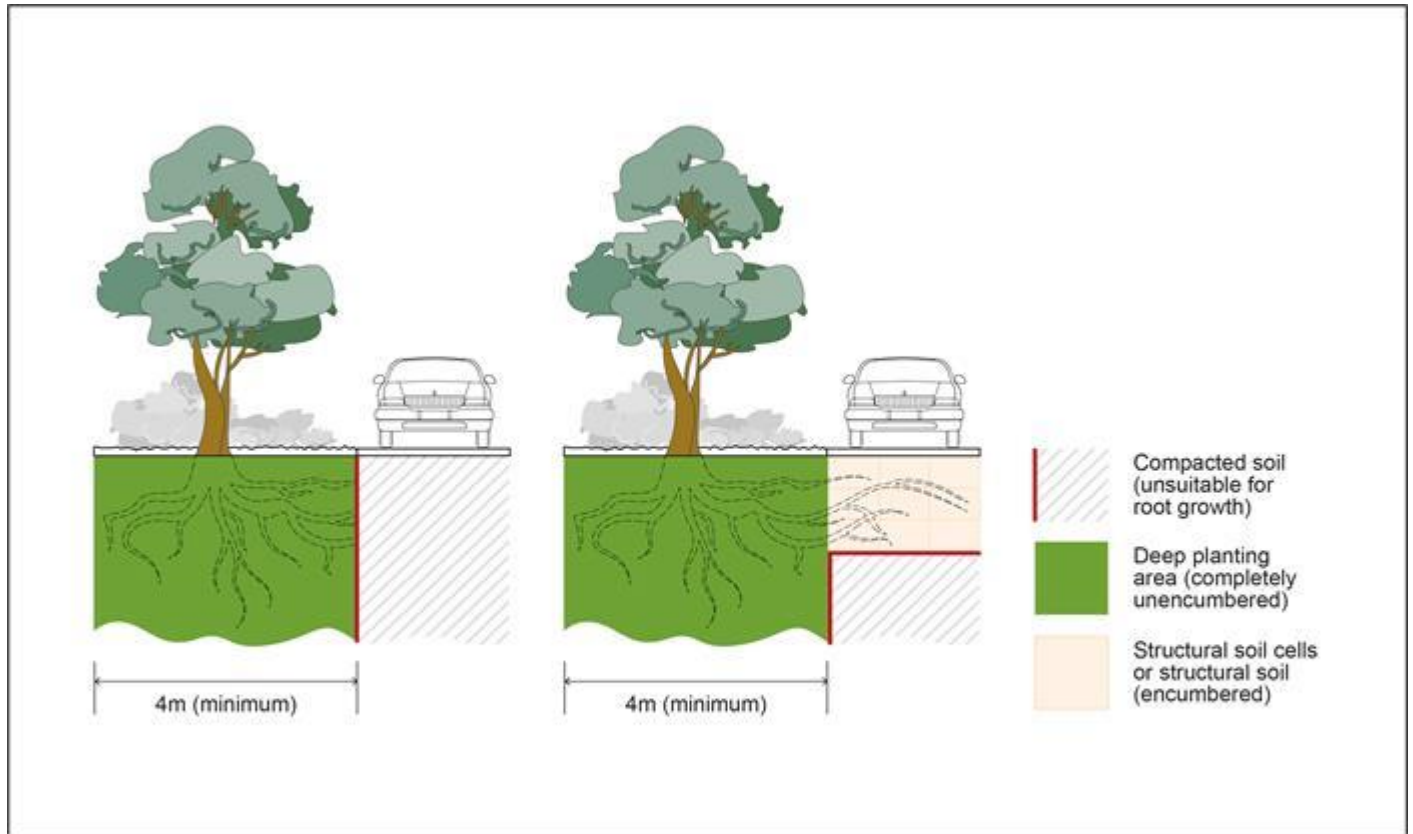


Figure y—Approaches to deep planting for multiple dwellings

[View the high resolution of Figure y—Approaches to deep planting for multiple dwellings](#)

## Part 9 Development codes \ 9.3 Use codes \ 9.3.19 Rooming accommodation code

### 9.3.19.1 Application

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

1. This code applies to assessing a material change of use if:
  - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
  - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), operational work (section 5.8) or a neighbourhood plan (section 5.9); or
  - c. impact assessable development for rooming accommodation or a use of a similar nature.

~~Note—If involving a new premises or an existing premises with an increase in gross floor area, where in the Low density residential zone, the Character residential zone or the Low-medium density residential zone (where a maximum of 5 occupants is proposed), the Dwelling house code or the Dwelling house (small lot) code are also applicable residential use codes.~~

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- Air quality assessment, guidance is provided in the Air quality planning scheme policy;
- subtropical landscaping, tree planting and maintenance, deep planting, sustainable soil solutions and landscape concept plans, guidance is provided in the Landscape design planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy.

### 9.3.19.2 Purpose

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development accommodating 6 persons or more is located in an area identified for higher residential density or within easy walking distance of high-frequency public transport, a higher education campus or teaching hospital.
  - b. Development located in the Low density residential zone or Character residential zone:
    - i. accommodates 5 persons or less;
    - ii. contains no more than 1 dwelling on each lot;

- iii. has the appearance of premises occupied by a single household and used for domestic residential purposes;
- iv. is consistent with the amenity and residential density expectations of the relevant zone.
- c. Development is designed to ensure each resident:
  - i. has access to shared facilities;
  - ii. does not occupy a self-contained unit;
  - iii. has facilities available for private use that:
    - A. may include sanitary facilities for personal hygiene;
    - B. may include a dry bar;
    - C. do not include a kitchen or laundry.
- d. Development accommodating 5 persons or less and located in the Low density residential zone, Character residential zone or 2 storey mix zone precinct or the 2 or 3 storey mix zone precinct of the Low-medium density residential zone:
  - i. has a lot size and frontage width that is sufficient for the scale and form of the rooming accommodation to deliver a comfortable living environment with minimal impacts on neighbours;
  - ii. ensures that the site cover results in building bulk and scale that:
    - A. positively contributes to the intended form and character of the local area and street context;
    - B. allows for a significant proportion of the site to be available for green open space, including deep planting, landscaping and uncovered communal open space;
  - iii. has a building height that is predominantly:
    - A. 1 or 2 storeys in the Low density residential zone, Character residential zone or 2 storey mix zone precinct or the 2 or 3 storey mix zone precinct of the Low-medium density residential zone;
    - B. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone;
  - iv. ensures that the siting of all buildings, including boundary setbacks and the location and extent of built to boundary walls, achieves the prescribed outcomes for:
    - A. subtropical landscaping and deep planting;
    - B. functional backyards and open spaces;
    - C. amenity and privacy for residents of the dwelling and adjoining lots;
    - D. separation of buildings to ensure significant access to natural light and ventilation for habitable and outdoor spaces;
  - v. protects and provides visual privacy for residents adjoining and within the site through appropriate separation of buildings and screening;
  - vi. provides functional open space that enhances residential amenity and provides for outdoor living to capitalise on Brisbane's subtropical climate;
  - vii. minimises impervious areas to:
    - A. ensure retention of soil moisture for vegetation, whilst limiting contribution to urban heat island effects and reducing stormwater runoff;

- B. ensure the protection and establishment of green open spaces, including deep planting and other planted landscape areas;
- viii. provides for on-site landscaping that:
  - A. supports and contributes to Brisbane's subtropical character;
  - B. positively contributes to the microclimate of the neighbourhood and site;
  - C. supports and encourages outdoor living;
  - D. allows for substantial subtropical planting areas;
  - E. assists in reducing urban heat island effects;
  - F. protects and establishes subtropical shade trees within deep planting areas;
- ix. locates and designs parking and manoeuvring areas in a manner that results in:
  - A. adequate space for new street trees and retention of existing street trees;
  - B. provision of quality onsite landscaping and deep planting areas;
  - C. safety and amenity for residents on site and the safety and efficiency of the external road network;
  - D. retention of on-street car parking spaces;
  - E. covered car accommodation that does not form a dominant proportion of the street frontage or locate forward of the predominant front building line of the remainder of the development;
- x. provides a positive streetscape interface and presentation by achieving:
  - A. an identifiable pedestrian entry to the dwelling;
  - B. substantial visual engagement between the street and dwelling through the use of windows, doors and balconies in the front building façade;
- xi. supports Brisbane's subtropical climate, lifestyle and character through functional and climatically responsive site layout and building design;
- xii. provides refuse and recycling storage and collection areas that are integrated into the built form and landscape design to mitigate any adverse visual or amenity impacts on residents, neighbouring properties and the public realm.
- e. Development provides on-site vehicle parking at a rate appropriate to the use, occupant demand and the location.
- f. Development minimises impacts on the amenity of neighbouring residential dwellings and other sensitive uses.
- g. Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

### Table 9.3.19.3.A—Performance outcomes and acceptable outcomes

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

**Section A1—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development:**

- a. accommodating 5 persons or less in a zone in the residential zones category;

- b. involving a new premises, an existing premises with an increase in gross floor area or an existing premises with no increase in gross floor area.

**PO1**

Development has a lot size and frontage width that is sufficient to:

- a. accommodate the scale and form considering site features such as heritage or character buildings, significant vegetation and slope;
- b. deliver useable communal open space areas;
- c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees;
- d. achieve safe and convenient vehicle access to the site;
- e. accommodate on-site parking and vehicle manoeuvring for residents and visitors;
- f. minimise the impact of new driveways on the streetscape and the availability of on-street parking;
- g. not adversely impact on the amenity and privacy of adjoining residents.

Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.

**AO1**

Development has a lot size and frontage width that meets the minimum requirements set out in:

- a. a neighbourhood plan; or
- b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.19.3.B.

Note—The lot frontage is measured at the property line on the primary road boundary.

**PO1PO2**

Development does not:

- a. detrimentally impact on the amenity of any adjacent dwelling or sensitive use;
- b. exceed anticipated residential density;
- c. exceed infrastructure demand assumptions.

**AO1AO2**

Development:

- a. in the Low density residential zone or the Character zone precinct of the Character residential zone accommodates no more than 5 persons on a lot at any one time;
- b. in any other zone accommodates not more than 5 persons in a dwelling at any one time.

**PO2PO3**

Development:

- a. in the Low density residential zone and the Character zone precinct of the Character residential zone maintains the pattern of single dwellings on individual lots;
- b. is consistent with the anticipated form, bulk and scale of residential development in the immediate vicinity;

**AO2AO3.1**

If in the Low density residential zone or the Character residential zone precinct of the Character residential zone, development accommodates no more than 1 dwelling on a lot.

Note—The Dwelling house code and Dwelling house (small lot) code enable a dwelling house and a secondary dwelling to be accommodated on a lot at one time. No other combination of 2 dwellings is accommodated.

**AO2AO3.2**

c. maintains the appearance of a residential use of premises occupied by 1 household.

Development involving a Class 1a building or a building that would be so defined if not for the rooming accommodation use, provides no more than:

- a. 1 meter box;
- b. 1 letter box;
- c. 3 bins.

Note—Building classifications are defined in the National Construction Code. A Class 1a building is a dwelling house, townhouse, row house or similar. Rooming accommodation of less than 300m<sup>2</sup> gross floor area is defined as a Class 1b building.

**PO4**

Development is designed to ensure each resident:

- a. has access to shared facilities;
- b. does not occupy a self-contained unit;
- c. has facilities available for private use that:
  - i. may include any combination of the following sanitary facilities for personal hygiene:
    - A. a shower; or
    - B. a bath; or
    - C. a toilet; or
    - D. a small single wash basin or sink, located within the bathroom;
  - ii. may include a dry bar that:
    - A. is limited to a small bench space;
    - B. may include space for a microwave and small bar size refrigerator;
    - C. does not include a sink or wash basin;
    - D. does not include permanent fixed appliances, an oven, stove or exhaust fan;
  - iii. do not include:
    - A. a kitchen; or
    - B. a laundry or facilities for washing clothes; or
    - C. an area for the preparation of meals,

**AO4**

Development provides each resident with:

- a. facilities available for private use that:
  - i. may include any combination of the following sanitary facilities for personal hygiene:
    - A. a shower; or
    - B. a bath; or
    - C. a toilet; or
    - D. a single wash basin or sink with a capacity no greater than 20L, located within the bathroom;
  - ii. may include a dry bar that:
    - A. is limited to a bench space of not more than 600mm by 600mm;
    - B. may include a space for a microwave and refrigerator no greater than 120L;
    - C. does not include a sink or wash basin;
    - D. does not include permanent fixed appliances, an oven, stove or exhaust fan;
  - iii. do not include:
    - A. a kitchen; or
    - B. a laundry or facilities for washing clothes; or
    - C. an area for the preparation of meals, with the exception of (a)(ii); or

<p>D. <u>with the exception of (c)(ii); or</u> <u>a sink or washbasin, with the exception of (c)(i)(D).</u></p>	<p>D. <u>a sink or washbasin, with the exception of (a)(i)(D);</u> b. <u>access to shared facilities, including a kitchen, laundry and communal open space.</u></p>
<p><b>PO3PO5</b> Development: a. accommodates residents' vehicles on site; b. does not result in overflow resident parking on the street.</p>	<p><b>AO3AO5</b> Development provides a minimum of 2 on-site parking spaces. Note—Vehicle parking may be provided in tandem. Note—This car parking rate is for development that accommodates 5 persons or less where in a zone in the residential zones category. Car parking rates for rooming accommodation in other circumstances are included in the Transport, access, parking and servicing planning scheme policy.</p>
<p><b>PO4PO6</b> Development provides a readily accessible refuse and recycling storage space that is not visible from the public realm or any adjacent dwelling or sensitive use.</p>	<p><b>AO4AO6</b> Development provides storage for 3 bins: a. located under or behind a structure or a building; or b. if located forward of the building line, within a storage space with a minimum dimension of 1.8m width and 0.7m depth; c. screened from view of adjacent streets or public spaces by a 1.5m high permanent screen. Note—Screening must be permanently fixed and durable and incorporate solid or translucent sheeting, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm.</p>
<p><b>PO5PO7</b> Development provides: a. acceptable standards of health, safety and amenity for residents; b. for the safe evacuation of occupants.</p>	<p><b>AO5AO7.1</b> Development provides: a. hygienic and adequately sized and configured kitchen, dining, sanitary and laundry facilities; b. adequately sized common areas and bedrooms; c. storage facilities; d. vermin control; e. adequate ventilation to habitable rooms; f. emergency telephone access. Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 5.7 - Residential Services Building Standard of the Queensland Development Code. These requirements are applicable to all rooming accommodation including otherwise exempted services.</p> <p><b>AO5AO7.2</b> Development provides: a. an early warning system; b. emergency lighting;</p>

	<p>c. safe and secure paths of travel to exits;</p> <p>d. emergency escape exits;</p> <p>e. protected exit paths;</p> <p>f. exit signage;</p> <p>g. portable fire extinguishers;</p> <p>h. fire hose reels;</p> <p>i. fire-fighting water supply;</p> <p>j. smoke hazard management;</p> <p>k. sprinkler systems.</p> <p>Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 2.1 - Fire Safety in Budget Accommodation Buildings of the Queensland Development Code. These requirements will vary depending on the proposed gross floor area.</p>
<p><b>PO6PO8</b></p> <p>Development 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 or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>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 to be made through an adjoining property.</p>	<p><b>AO6AO8</b></p> <p>Development 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 a written permission for the connection.</p>
<p><b>PO9</b></p> <p><u>Development minimises impervious areas to ensure:</u></p> <ol style="list-style-type: none"> <li><u>significant retention of soil moisture for vegetation growth;</u></li> <li><u>urban heat island effects are minimised;</u></li> <li><u>rainwater runoff from the development is reduced;</u></li> <li><u>the protection and establishment of green spaces, trees and other vegetation.</u></li> </ol> <p><u>Note—In interpreting PO9, impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li><u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li><u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul> <p><u>Note—A site landscape concept plan is required to demonstrate this outcome. For further guidance on preparing a landscape concept plan refer to the Landscape design planning scheme policy.</u></p>	<p><b>AO9</b></p> <p><u>Development results in a maximum total impervious area of 70% of the lot.</u></p> <p><u>Note—In interpreting AO9, impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting inground, including:</u></p> <ul style="list-style-type: none"> <li><u>roofed areas, manoeuvring areas, hardstand or swimming pools;</u></li> <li><u>other areas covered by tiles, bricks, compacted gravel or concrete.</u></li> </ul>
<p><b>PO10</b></p>	<p><b>AO10</b></p>

Development provides landscaping along the street frontage that:

- a. presents an integrated landscape, neighbourhood and streetscape character;
- b. contributes positively to amenity and the subtropical microclimate of the site, streetscape and public spaces;
- c. reduces the appearance of building bulk and softens built form, driveways and hardstand areas from the street and adjoining properties;
- d. provides natural shade to mitigate urban heat island impacts.

Note—A landscape concept plan is required to demonstrate compliance with this performance outcome. Guidance on the requirements for a landscape concept plan is provided in the Landscape design planning scheme policy.

Note—Guidance about suitable planting species is provided in the Planting species planning scheme policy.

Development provides planted landscape areas within the front boundary setback and adjacent to the street frontage, with a minimum area of:

- i. 30m<sup>2</sup> per lot with a frontage width less than 15m;
- ii. 40m<sup>2</sup> per lot with a frontage width of 15m or greater.

Note—The above landscape areas can contribute to the minimum deep planting proportion.

Note—The above landscape areas must be provided at the ground plane and cannot include, for example, landscaping on a roof or other structure.

### PO11

Development provides deep planting areas at a minimum of 10% of the site area that:

- a. are of sufficient size and dimension to contain subtropical shade trees;
- b. are maintained exclusively for landscaping, with no underground development or infrastructure;
- c. are open to the sky with access to light and rainfall into the natural ground;
- d. are planted with subtropical shade trees that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;
- e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;
- f. provides natural shade to mitigate urban heat island effects;
- g. is located to retain and protect existing site features such as significant vegetation or grouped with deep planting areas on adjacent sites to maximise contiguous areas of deep planting.

Note—A site landscape concept plan is required to demonstrate this outcome. For further guidance on preparing a landscape concept plan refer to the Landscape design planning scheme policy.

### AO11

Development provides deep planting areas that:

- a. achieve a minimum of 10% of the site area;
- b. have a minimum unobstructed dimension of 3m by 3m or 2.5m by 4m;
- c. include at least one deep planting area within a setback to a street frontage;
- d. are able to accommodate trees planted in natural ground;
- e. are 100% open to the sky;
- f. incorporates existing trees where possible;
- g. can be easily accessed and maintained.

Note—The dimension, surface area and soil volume to support the successful establishment, optimum growth and long-term survival of trees planted will be dependent on the size and species proposed to be planted. The Landscape design planning scheme policy provides further guidance for the design of deep planting areas relevant to the size of tree proposed to be planted.

Note—Guidance about identification, documentation and retention of significant vegetation is provided in the Vegetation planning scheme policy.

**Section A2—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development:**

- a. accommodating 5 persons or less in a zone in the residential zones category;
- b. involving a new premises or an existing premises with an increase in gross floor area.

**PO12**

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.

**AO12**

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—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.

**PO13**

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. where in Low density residential zone, Character residential zone or 2 storey mix zone precinct or the 2 or 3 storey mix zone precinct of the Low-medium density residential zone:
  - a. contains a 3 storey component only where necessary to enable a predominantly 2 storey

**AO13**

Development has a maximum building height that complies with:

- a. a neighbourhood plan; or
- b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.19.3.B.

<p>dwelling to address the local circumstances of topography (refer to Figure a);</p> <p>b. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</p> <p><u>Note—In interpreting PO13(b), the term ‘prevailing in the immediate vicinity’ means the building height of the majority (more than 50%) of all dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</u></p>	
<p><b>PO14</b> Development has a site cover that ensures the built form is of an appropriate bulk and scale that:</p> <ul style="list-style-type: none"> <li>a. supports and protects residential amenity for occupants and adjoining properties;</li> <li>b. provides significant opportunities for access to sunlight and breezes;</li> <li>c. facilitates modulation and articulation of the building form;</li> <li>d. provides sufficient space for deep planting areas, landscaping and functional open space;</li> <li>e. is consistent with the intended low rise, low density scale, recessive built form and dominant subtropical landscaped character;</li> <li>f. minimises the visual dominance of on-site covered car accommodation;</li> <li>g. responds to the topography of the site, street and surrounding properties to reduce the appearance of building bulk.</li> </ul>	<p><b>AO14</b> Development has a maximum site cover that:</p> <ul style="list-style-type: none"> <li>a. complies with the requirements set out in a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, is 50%.</li> </ul>
<p><b>PO15</b> Development provides front boundary setbacks that:</p> <ul style="list-style-type: none"> <li>a. define the street edge and is consistent with the intended streetscape and setback pattern;</li> <li>b. create a clear threshold and transition from public to private space;</li> <li>c. assist in achieving visual privacy to dwellings from the street;</li> </ul>	<p><b>AO15.1</b> Development, where not on a small lot, results in a minimum front boundary setback that is:</p> <ul style="list-style-type: none"> <li>a. 6m, on a lot that is not a corner lot;</li> <li>b. on a corner lot:             <ul style="list-style-type: none"> <li>A. 6m, on the primary street frontage;</li> <li>B. 3m, for any other road frontages.</li> </ul> </li> </ul> <p><b>AO15.2</b></p>

<p>d. support the location of balconies for casual surveillance of the street and modulation of the façade;</p> <p>e. allow for built form and façade articulation that positively contributes to the streetscape;</p> <p>f. facilitate landscaping appropriate to soften the built form of the development from the street;</p> <p>g. ensure covered car accommodation:</p> <ul style="list-style-type: none"> <li>i. sensitively integrates and is not a dominant feature of the development;</li> <li>ii. is located to have minimal impact on sightlines and casual surveillance of the street or public spaces;</li> <li>iii. is located to avoid additional driveway car parking encroaching into the verge.</li> </ul>	<p>Development, where on a small lot, results in a minimum street frontage setback that is:</p> <ul style="list-style-type: none"> <li>a. on the primary street frontage: <ul style="list-style-type: none"> <li>i. 6m, where all adjoining dwelling houses have a setback of 6m or more; or</li> <li>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</li> <li>iii. 3m, where there is no adjoining dwelling house;</li> </ul> </li> <li>b. 1.5m, where on a secondary street frontage;</li> <li>c. in addition to either (a) where the setback is less than 5.5m or (b) above, a minimum of 5.5m street frontage setback for covered car accommodation; or</li> <li>d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</li> </ul>
<p><b>PO16</b> Development provides side boundary setbacks that:</p> <ul style="list-style-type: none"> <li>a. avoid unduly impacting on the anticipated future development of adjoining sites;</li> <li>b. minimise the impacts of development on the amenity and privacy of future and existing adjoining premises;</li> <li>c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening;</li> <li>d. ensure access to natural light, sunlight and breezes for the dwelling and adjoining premises;</li> <li>e. are consistent with the rhythm and pattern of the streetscape that is generally characterised by well-spaced separate buildings;</li> <li>f. maximise the opportunity to retain significant vegetation and protect or establish subtropical shade trees in deep planting areas.</li> </ul>	<p><b>AO16.1</b> Development, where not on a small lot, results in a minimum side boundary setback that is:</p> <ul style="list-style-type: none"> <li>a. 1.5m, for a part of a building or structure up to 4.5m;</li> <li>b. 2m, for a part of a building or structure over 4.5m, but not more than 7.5m;</li> <li>c. 2m plus 0.5m for every 3m or part thereof exceeding 7.5m, for a part of a building or structure over 7.5m.</li> </ul> <p><b>AO16.2</b> Development, where on a small lot, results in a minimum side boundary setback that is:</p> <ul style="list-style-type: none"> <li>a. 1m; or</li> <li>b. located within an approved building envelope for the site to the extent of any inconsistency with (a).</li> </ul>
<p><b>PO17</b></p>	<p><b>AO17.1</b></p>

Development provides rear boundary setbacks that:

- a. facilitate functional uncovered open space and landscaped areas;
- b. support the separation of buildings and open space areas to provide visual and acoustic privacy without reliance on screening;
- c. ensure access to natural light, sunlight and breezes for the dwelling and adjoining premises;
- d. provide sufficient space for deep planting areas in backyards;
- e. maximise the opportunity to retain and protect significant vegetation or establish subtropical shade trees in deep planting areas.

Development, where not on a small lot, 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.

#### AO17.2

Development, where on a small lot, results in a minimum rear boundary setback that is:

- a. 6m, where on a lot with an average depth of more than 35m; or
- b. where on a lot with an average depth of more than 25m but less than or equal to 35m:
  - i. for a part of a building or structure up to 4.5m high:
    - A. 6m; or
    - B. 3m, where the development provides uncovered communal open space of minimum dimensions 4m by 6m adjacent to one side boundary that receives at least 3 hours solar access on the winter solstice (21 June) for at least 50% of the communal open space;
  - ii. 6m, for a part of a building or structure over 4.5m high; or
- c. where on a lot with an average depth of 25m or less:
  - i. for a part of a building or structure up to 4.5m high:
    - A. 3m; or
    - B. 1.5m, where the development provides uncovered communal open space of minimum dimensions 4m by 6m adjacent to one side boundary that receives at

	<p>least 3 hours solar access on the winter solstice (21 June) for at least 50% of the communal open space;</p> <p>ii. 4.5m, for a part of a building or structure over 4.5m high; or</p> <p>d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p> <p><small>Editor's note—In interpreting AO17.2, refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.</small></p>
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<p><b>PO18</b> Development that involves built to boundary walls:</p> <ol style="list-style-type: none"> <li>does not impact on the amenity or privacy of residents or adjoining residents;</li> <li>reflects the rhythm and pattern of the streetscape that is generally characterised by well-spaced separate buildings;</li> <li>responds to existing or approved adjoining development;</li> <li>maximises the opportunity to retain significant vegetation and protect or establish subtropical shade trees;</li> <li>ensures pedestrian access, clear of the building, to the rear of the dwelling.</li> </ol> <p><small>Note—In interpreting PO18, a built to boundary wall is a wall or structure located less than 750mm from a boundary.</small></p>	<p><b>AO18.1</b> Development ensures that built to boundary walls, where located along a front boundary, are:</p> <ol style="list-style-type: none"> <li>for non-habitable spaces;</li> <li>not located along the primary front boundary;</li> <li>only located along a secondary front boundary that is:             <ol style="list-style-type: none"> <li>opposite to the primary street frontage;</li> <li>on a road reserve that is 8m or less wide and a minor road;</li> </ol> </li> <li>a maximum height of 3m.</li> </ol> <p><small>Note—In interpreting AO18.1, a built to boundary wall is a wall or structure located less than 750mm from a boundary.</small></p>
	<p><b>AO18.2</b> Development ensures that built to boundary walls, where located along a side boundary, have a maximum cumulative length that do not exceed:</p> <ol style="list-style-type: none"> <li>the length of an abutting approved or lawfully constructed built to boundary wall on an adjoining lot; or</li> <li>where located in the Low density residential zone or Character residential zone:             <ol style="list-style-type: none"> <li>9m, for non-habitable spaces; or</li> <li>15m, for a lot:                 <ol style="list-style-type: none"> <li>with an average width of 7.5m or less;</li> </ol> </li> </ol> </li> </ol>

- B. adjoining a lot with an average lot width of 7.5m or less;
- C. not located in the Character zone precinct of the Character residential zone; or
- c. where located in the Low-medium density residential zone or the Medium density residential zone:
  - i. 15m, for non-habitable spaces; or
  - ii. 15m, for a lot with an average width of 7.5m or less; or
  - iii. 25m, for a lot:
    - A. with an average width of 7.5m or less;
    - B. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone.

Note—In interpreting AO18.2, a built to boundary wall is a wall or structure located less than 750mm from a boundary.

### **AO18.3**

Development ensures that built to boundary walls, where located along a side boundary, have a maximum wall height that does not exceed:

- a. the height of an abutting approved or lawfully constructed built to boundary wall on an adjoining lot; or
- b. 3.5m, where located in the Low density residential zone or Character residential zone; or
- c. where located in the Low-medium density residential zone or the Medium density residential zone:
  - i. 3.5m; or
  - ii. 7.5m, for a lot:
    - A. with an average width of 7.5m or less;
    - B. not located along a common boundary with a lot located in the Low density residential zone

	<p style="text-align: right;"><u>or Character residential zone.</u></p> <p><u>Note—In interpreting AO18.3, a built to boundary wall is a wall or structure located less than 750mm from a boundary.</u></p> <p><b>AO18.4</b> <u>Development ensures that built to boundary walls are:</u></p> <ol style="list-style-type: none"> <li>a. <u>not located within the front or rear boundary setbacks, except where permitted by AO9.1;</u></li> <li>b. <u>not located on more than one side boundary, except where located in the Low-medium density residential zone or the Medium density residential zone;</u></li> <li>c. <u>not located within 1m of a window of a habitable room in an adjoining dwelling house;</u></li> <li>d. <u>low maintenance and constructed of pre-finished materials.</u></li> </ol> <p><u>Refer to Figure b and Figure c.</u></p> <p><u>Note—In interpreting AO18.4, a built to boundary wall is a wall or structure located less than 750mm from a boundary.</u></p>
<p><b>PO19</b> <u>Development has a building form and length that:</u></p> <ol style="list-style-type: none"> <li>a. <u>provides for high level of natural light and ventilation for residents;</u></li> <li>b. <u>does not adversely impact on adjoining premises access to breezes, sunlight and daylight to open space and habitable rooms;</u></li> <li>c. <u>accommodates for dual aspect rooms within dwellings;</u></li> <li>d. <u>accommodates for deep planting and landscaping to soften the built form.</u></li> </ol>	<p><b>AO19</b> <u>Development results in a combined total length of the building or building components that does not exceed 25m.</u></p> <p><u>Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.</u></p>
<p><b>PO20</b> <u>Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</u></p>	<p><b>AO20.1</b> <u>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 d) incorporates windows, decks, balconies, terraces or roof decks that:</u></p> <ol style="list-style-type: none"> <li>a. <u>are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure e; or</u></li> <li>b. <u>where a window, have:</u></li> </ol>

	<ul style="list-style-type: none"> <li>i. <u>sill heights of 1.5m above the floor level of that storey; or</u></li> <li>ii. <u>are covered by fixed obscure glazing in any part of the window below 1.5m above the floor level of that storey; or</u></li> <li>iii. <u>have fixed external screens; or</u></li> <li>iv. <u>where at the ground storey, fencing to a height of 1.5m above ground storey floor level;</u></li> </ul> <p>c. <u>where a deck, balcony, terrace or roof deck, have fixed screening.</u></p> <p><b>AO20.2</b> <u>Development ensures that a roof deck or viewing platform:</u></p> <ul style="list-style-type: none"> <li>a. <u>is set back at least 1.5m from the side boundary;</u></li> <li>b. <u>has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.</u></li> </ul> <p><b>AO20.3</b> <u>Development incorporates screening devices that are:</u></p> <ul style="list-style-type: none"> <li>a. <u>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 f and Figure g);</u></li> <li>b. <u>offset a minimum of 0.3m from the face of the wall around any window.</u></li> </ul> <p><small>Note—Screening devices may be hinged to facilitate emergency egress only.</small></p>
<p><b>PO21</b> <u>Development is designed to address the street and other public spaces and provides:</u></p> <ul style="list-style-type: none"> <li>a. <u>an entry that is identifiable from the street;</u></li> <li>b. <u>variation, articulation and visual interest on street facing façades;</u></li> <li>c. <u>windows and doors of a sufficient number and dimension to facilitate casual surveillance of the street or other public spaces.</u></li> </ul>	<p><b>AO21.1</b> <u>Development results in the front door being covered and visible from the street frontage.</u></p> <p><small>Note—Where it is not possible for the front door to be visible from the street, the front door or covered entry structure should be clearly visible from the street or an accessway.</small></p> <p><b>AO21.2</b> <u>Development provides transparent habitable room windows in the building façade on each storey, that overlook all adjacent street frontages and public spaces, that result in:</u></p> <ul style="list-style-type: none"> <li>a. <u>one window per 3m of building width;</u></li> <li>b. <u>minimum 1m<sup>2</sup> area per window;</u></li> </ul>

	<p>c. <u>sill heights of no more than 1.5m above floor level.</u></p> <p><u>Note—Habitable room windows can include windows within doors, for example bifold doors with inset windows, that meet the above requirements.</u></p>
<p><b>PO22</b> <u>Development supports Brisbane's subtropical design aesthetic and lifestyle, to ensure the comfort and amenity of residents, through functional and climatically responsive building design to:</u></p> <ol style="list-style-type: none"> <li>a. <u>reduce the need for mechanical heating, cooling and lighting;</u></li> <li>b. <u>provide protection and relief from the subtropical climate;</u></li> <li>c. <u>mitigate the impact of the urban heat island effect;</u></li> <li>d. <u>maintain typical subtropical character, including roof form or window hood elements that provide visual depth and shadow casting through the façade.</u></li> </ol>	<p><b>AO22</b> <u>Development incorporates:</u></p> <ol style="list-style-type: none"> <li>a. <u>eaves to all external walls at a minimum depth of 450mm; or</u></li> <li>b. <u>window hoods to all windows at a minimum depth of 450mm;</u></li> </ol> <p><u>Refer to Figure h.</u></p> <p><u>Note—Eaves and window hoods are not required for built to boundary walls.</u></p>
<p><b>PO23</b> <u>Development provides uncovered and covered communal open spaces that:</u></p> <ol style="list-style-type: none"> <li>a. <u>maximise outdoor living opportunities that take advantage of Brisbane's subtropical climate;</u></li> <li>b. <u>are located to enhance amenity and liveability for residents;</u></li> <li>c. <u>are oriented to receive northern winter sunlight;</u></li> <li>d. <u>are designed to be functional for the size of dwelling and likely number of residents.</u></li> </ol>	<p><b>AO23.1</b> <u>Development provides:</u></p> <ol style="list-style-type: none"> <li>a. <u>uncovered communal open space with:</u> <ol style="list-style-type: none"> <li>i. <u>a minimum dimension of 3m by 3m for an individual area;</u></li> <li>ii. <u>a total minimum area of 35m<sup>2</sup>;</u></li> </ol> </li> <li>b. <u>covered communal open space with:</u> <ol style="list-style-type: none"> <li>i. <u>a minimum dimension of 3m by 3m for an individual area;</u></li> <li>ii. <u>a total minimum area of 12m<sup>2</sup>.</u></li> </ol> </li> </ol> <p><u>Note—The measurement of minimum communal open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting.</u></p> <p><b>AO23.2</b> <u>Development locates a minimum consolidated area of 9m<sup>2</sup> of communal open space areas where it will receive northern winter sunlight.</u></p>
<p><b>PO24</b> <u>Development provides on-site car parking that:</u></p> <ol style="list-style-type: none"> <li>a. <u>maximises opportunities for visual engagement and passive surveillance</u></li> </ol>	<p><b>AO24.1</b> <u>Development provides covered car accommodation that is a maximum of 6m wide, double-width, where fronting the street.</u></p> <p><b>AO24.2</b></p>

<p><u>between the dwelling and the street or public spaces;</u></p> <ol style="list-style-type: none"> <li>b. <u>minimises the extent of hardstand, parking and garage areas when viewed from the street;</u></li> <li>c. <u>does not form a dominant proportion of the street frontage.</u></li> </ol>	<p><u>Development involving double-width car parking has a:</u></p> <ol style="list-style-type: none"> <li>a. <u>6m maximum door width for a garage or total width where a carport or combination of both; or</u></li> <li>b. <u>may have a door on the front of a carport;</u></li> <li>c. <u>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:</u> <ol style="list-style-type: none"> <li>i. <u>upper storey, balcony or verandah of a 2 or more storey building; or</u></li> <li>ii. <u>eave of a single-storey building;</u></li> </ol> </li> <li>d. <u>for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.</u></li> </ol> <p><small>Note—AO24.2(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—AO24.2(d) overrides the provisions of AO24.2(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 AO24.2(c) where the balance of the building was setback 3m or more from the same side boundary.</small></p>
<p><b>PO25</b> <u>Development ensures that vehicle crossings are designed and located to:</u></p> <ol style="list-style-type: none"> <li>a. <u>retain or create space for on-street parking;</u></li> <li>b. <u>retain sufficient space on the verge to protect existing street trees;</u></li> <li>c. <u>provide for the planting of new street trees within the frontage of the lot;</u></li> <li>d. <u>minimise the impact of impervious surfaces on the character and amenity of the street;</u></li> <li>e. <u>be safe and convenient for residents, visitors and service providers.</u></li> </ol>	<p><b>AO25.1</b> <u>Development provides vehicle crossings that:</u></p> <ol style="list-style-type: none"> <li>a. <u>have a maximum crossover width of 4m (excluding apron tapers);</u></li> <li>b. <u>comply with standard drawing BSD-2022, or BSD-2021 for a rear lot;</u></li> <li>c. <u>comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).</u></li> </ol> <p><b>AO25.2</b> <u>Development locates vehicle crossings and driveways to:</u></p> <ol style="list-style-type: none"> <li>a. <u>retain space for on-street parking;</u></li> <li>b. <u>retain existing street trees;</u></li> <li>c. <u>provide sufficient space for the planting of new street trees in front of the development;</u></li> <li>d. <u>ensure all elements of the vehicle access are located within the frontage of the lot they serve, except where a vehicle access is proposed to provide access to multiple lots.</u></li> </ol>

**Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating:**

- a. 6 persons or more in a zone in the Residential residential zones category; or
- b. Anyany number of persons in any other zone.

**PO7PO26**

Development is located on a site within a walking catchment of:

- a. high-frequency public transport (services every 15 minutes or less); or
- b. an educational establishment where a higher education campus (e.g. university or technical institute); or
- c. a teaching hospital.

**AO7AO26.1**

Development is located in:

- a. a zone in the centre zones category; or
- b. the High density residential zone; or
- c. the Medium density residential zone; or
- d. the Low-medium density residential zone; or
- e. the Major health care zone precinct of the Community facilities zone; or
- f. the Mixed use zone; or
- g. the Major education and research facility zone precinct of the Specialised centre zone.

**AO7AO26.2**

Development is located within 800m walking distance of a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute).

**PO27**

Development is designed to ensure each resident:

- a. has access to shared facilities;
- b. does not occupy a self-contained unit;
- c. has facilities available for private use that:
  - i. may include any combination of the following sanitary facilities for personal hygiene:
    - A. a shower; or
    - B. a bath; or
    - C. a toilet; or
    - D. a small single wash basin or sink, located within the bathroom;
  - ii. may include a dry bar that:
    - A. is limited to a small bench space;

**AO27**

Development provides each resident with:

- a. facilities available for private use that:
  - i. may include any combination of the following sanitary facilities for personal hygiene:
    - A. a shower; or
    - B. a bath; or
    - C. a toilet; or
    - D. a single wash basin or sink with a capacity no greater than 20L, located within the bathroom;
  - ii. may include a dry bar that:
    - A. is limited to a bench space of not more than 600mm by 600mm;
    - B. may include a space for a microwave and

<p>B. <u>may include space for a microwave and small bar size refrigerator;</u></p> <p>C. <u>does not include a sink or wash basin;</u></p> <p>D. <u>does not include permanent fixed appliances, an oven, stove or exhaust fan;</u></p> <p>iii. <u>do not include:</u></p> <p>A. <u>a kitchen; or</u></p> <p>B. <u>a laundry or facilities for washing clothes; or</u></p> <p>C. <u>an area for the preparation of meals, with the exception of (c)(ii); or</u></p> <p>D. <u>a sink or washbasin, with the exception of (c)(i)(D).</u></p>	<p><u>refrigerator no greater than 120L;</u></p> <p>C. <u>does not include a sink or wash basin;</u></p> <p>D. <u>does not include permanent fixed appliances, an oven, stove or exhaust fan;</u></p> <p>iii. <u>do not include:</u></p> <p>A. <u>a kitchen; or</u></p> <p>B. <u>a laundry or facilities for washing clothes; or</u></p> <p>C. <u>an area for the preparation of meals, with the exception of (a)(ii); or</u></p> <p>D. <u>a sink or washbasin, with the exception of (a)(i)(D);</u></p> <p>b. <u>access to shared facilities, including a kitchen, laundry and communal open space.</u></p>
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<p><b>PO8PO28</b></p> <p>Development ensures that noise from the use does not exceed the following criteria:</p> <p>a. <math>L_{Aeq,adj,T}</math> emitted from rooming accommodation is not greater than the rating background level plus 3 at a sensitive use;</p> <p>Where T is:          Day (7am to 6pm): 11hr          Evening (6pm to 10pm): 4hr          Night (10pm to 6am): 9hr</p> <p>Note—Where <math>L_{Aeq,adj,T}</math> is the adjusted A-weighted equivalent continuous sound pressure level during measurement time T, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.          Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p>	<p><b>AO8AO28.1</b></p> <p>Development:</p> <p>a. is on a site <u>located</u> in one of the following zones:</p> <ul style="list-style-type: none"> <li>i. Principal centre zone;</li> <li>ii. Major centre zone;</li> <li>iii. District centre zone;</li> <li>iv. High density residential zone;</li> <li>v. Medium density residential zone;</li> <li>vi. Low-medium density residential zone;</li> </ul> <p>b. does not emit noise from communal recreation, dining or cooking areas that is clearly audible and disturbing within a nearby sensitive use.</p> <p><b>AO8AO28.2</b></p> <p>Development provides a 2m high acoustic fence along a boundary between on-site car parking areas and adjoining sensitive uses.</p> <p><b>AO8AO28.3</b></p> <p>Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses.</p>
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	<p>Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.</p>
<p><b>PO9PO29</b> Development protects the visual amenity of the immediate vicinity, public realm and any adjacent dwelling or sensitive use.</p>	<p><b>AO9AO29</b> Development including mechanical plant, refuse and recycling areas, vents and exhausts is not visible from:</p> <ol style="list-style-type: none"> <li>a. a street or public space;</li> <li>b. an adjacent dwelling or sensitive use.</li> </ol> <p>Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.</p>
<p><b>PO10PO30</b> Development is of a nature and scale which does not result in an odour or air emission that causes an unreasonable impact on the occupier of a nearby sensitive use. Note—The matters considered in assessing unreasonable impacts include the characteristics, nature, amount, intensity, frequency and duration of the emissions and whether the emissions could be reasonably expected in the area.</p>	<p><b>AO10AO30.1</b> Development where not in a zone in the centre zones category or the Mixed use zone:</p> <ol style="list-style-type: none"> <li>a. does not involve activities that generate air emissions, including odour, dust, fumes or smoke beyond the site;</li> <li>b. where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive use, and vents are separated by the following distances:             <ol style="list-style-type: none"> <li>i. a minimum of 6m horizontally from a sensitive use;</li> <li>ii. a minimum of 2m above a thoroughfare or roof with regular foot traffic.</li> </ol> </li> </ol> <p><b>AO10AO30.2</b> Development ensures that vents and exhausts for a below ground car park are separated by a minimum 15m from a sensitive use.</p>
<p><b>PO11PO31</b> Development is located to achieve the air quality (planning) criteria in Table 9.3.19.3.B.C and odour criteria in Table 9.3.19.3.C.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO11AO31</b> Development is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>
<p><b>PO12PO32</b> Development for outdoor lighting:</p> <ol style="list-style-type: none"> <li>a. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection;</li> </ol>	<p><b>AO12AO32</b> Development provides for outdoor lighting:</p> <ol style="list-style-type: none"> <li>a. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control</li> </ol>

<p>b. ensures that the external appearance of the premises is similar to adjoining premises with lighting that does not impact adversely on the amenity of the immediate vicinity and the public realm.</p>	<p>of the obtrusive effects of outdoor lighting; b. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.</p> <p>Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>
<p><b>PO13PO33</b> Development within the City core or City frame identified in Figure a in the Transport, access, parking and servicing code, provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.</p>	<p><b>AO13AO33</b> Development within the City core or City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for on-site parking spaces at parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>
<p><b>PO14PO34</b> Development outside the City core and City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for the number of on-site parking spaces that accommodate design peak car parking demands without overflow parking onto adjoining properties or adjacent streets.</p>	<p><b>AO14AO34</b> Development outside the City core and City frame identified in Figure a in the Transport, access, parking and servicing code, provides for on-site car parking in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

**Table 9.3.19.3.B—Lot requirements and building heights**

**Table 9.3.19.3.B—Lot requirements and building heights**

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

<u>Zone</u>	<u>Zone precinct</u>	<u>Maximum building height</u>			<u>Minimum lot requirements</u>	
		<u>Maximum overall height (m)</u>	<u>Maximum wall height, where on a small lot (m)<sup>(1)</sup></u>	<u>Storeys</u>	<u>Lot size (m<sup>2</sup>)</u>	<u>Frontage width (m)</u>

Low density residential	-	9.5	7.5	2 storeys; or 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.	400	10
Character residential	Character	9.5	7.5	2 storeys; or 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.	400	10
	Infill housing	9.5	7.5	2 storeys; or 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.	400	10
Low-medium density residential	2 storey mix	9.5	7.5	2 storeys; or 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.	400	10
	2 or 3 storey mix	9.5	7.5	2 storeys; or 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	400	10

				is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment.		
	Up to 3 storeys	11.5	9.5	3 storeys; or 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.	400	10

<sup>(9)</sup>Note—Where on a small lot, building height increases at no more than 30 degrees from the maximum wall height to the maximum overall height.

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Table 9.3.19.3.B.C—Air quality (planning) criteria

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

Table 9.3.19.3.C.D—Odour criteria

**Table 9.3.19.3.D—Odour criteria**

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

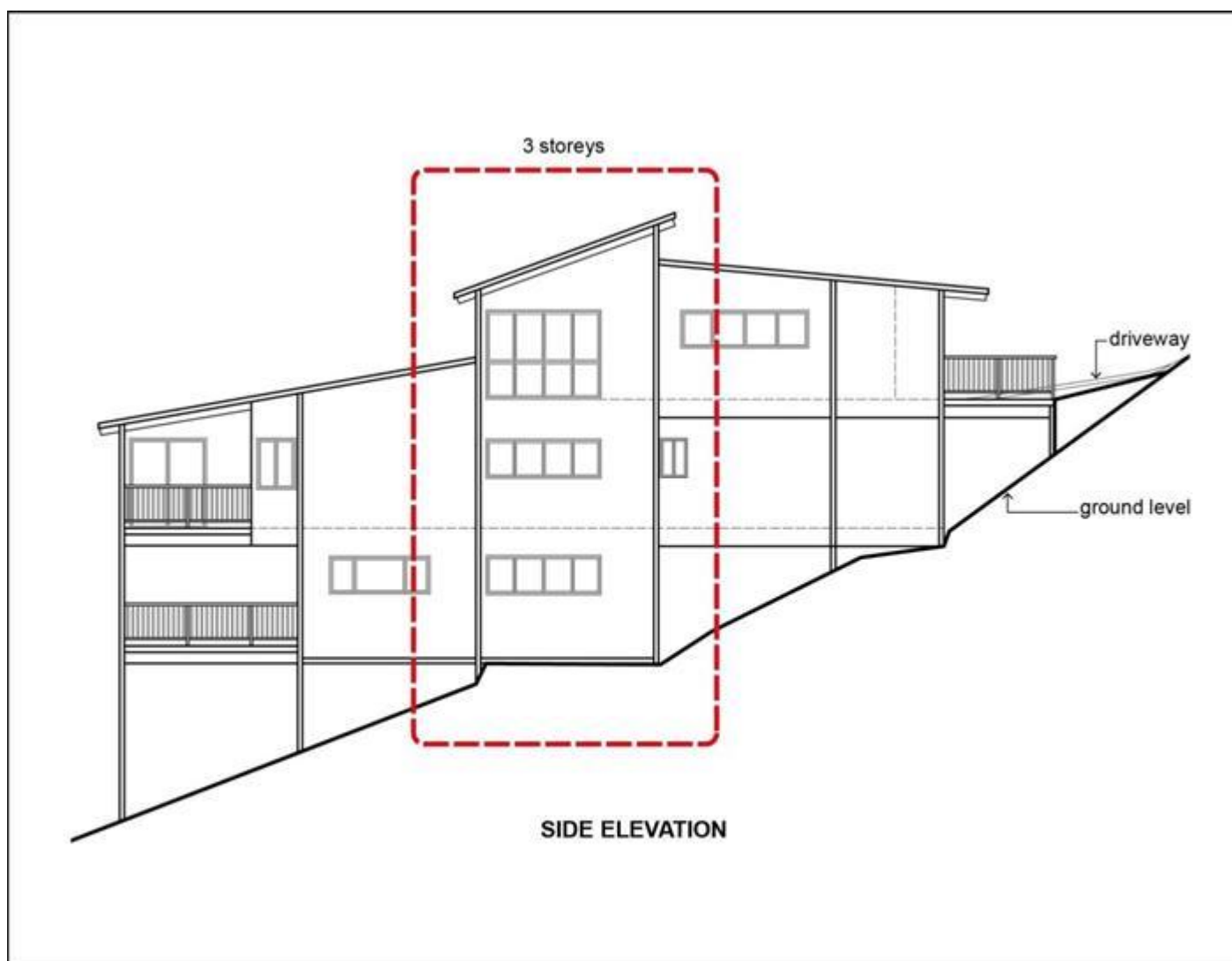


Figure a—Predominately 2 storey dwelling addressing local circumstances of topography

[View the high resolution of Figure a—Predominately 2 storey dwelling addressing local circumstances of topography](#)

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively integrate into a low density suburban setting.

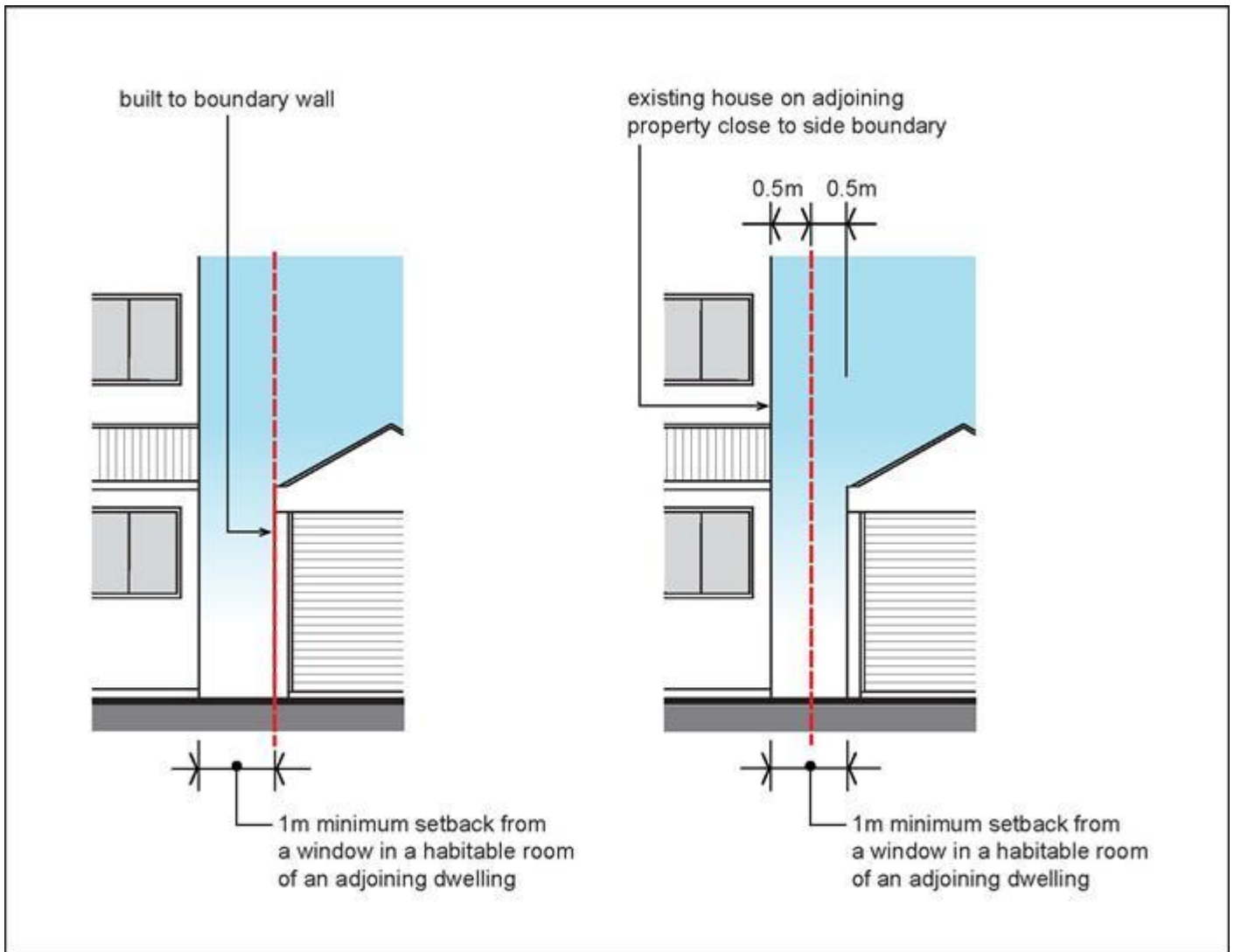


Figure b—Built to boundary walls

[View the high resolution of Figure b—Built to boundary walls](#)

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively

integrate into a low density suburban setting.

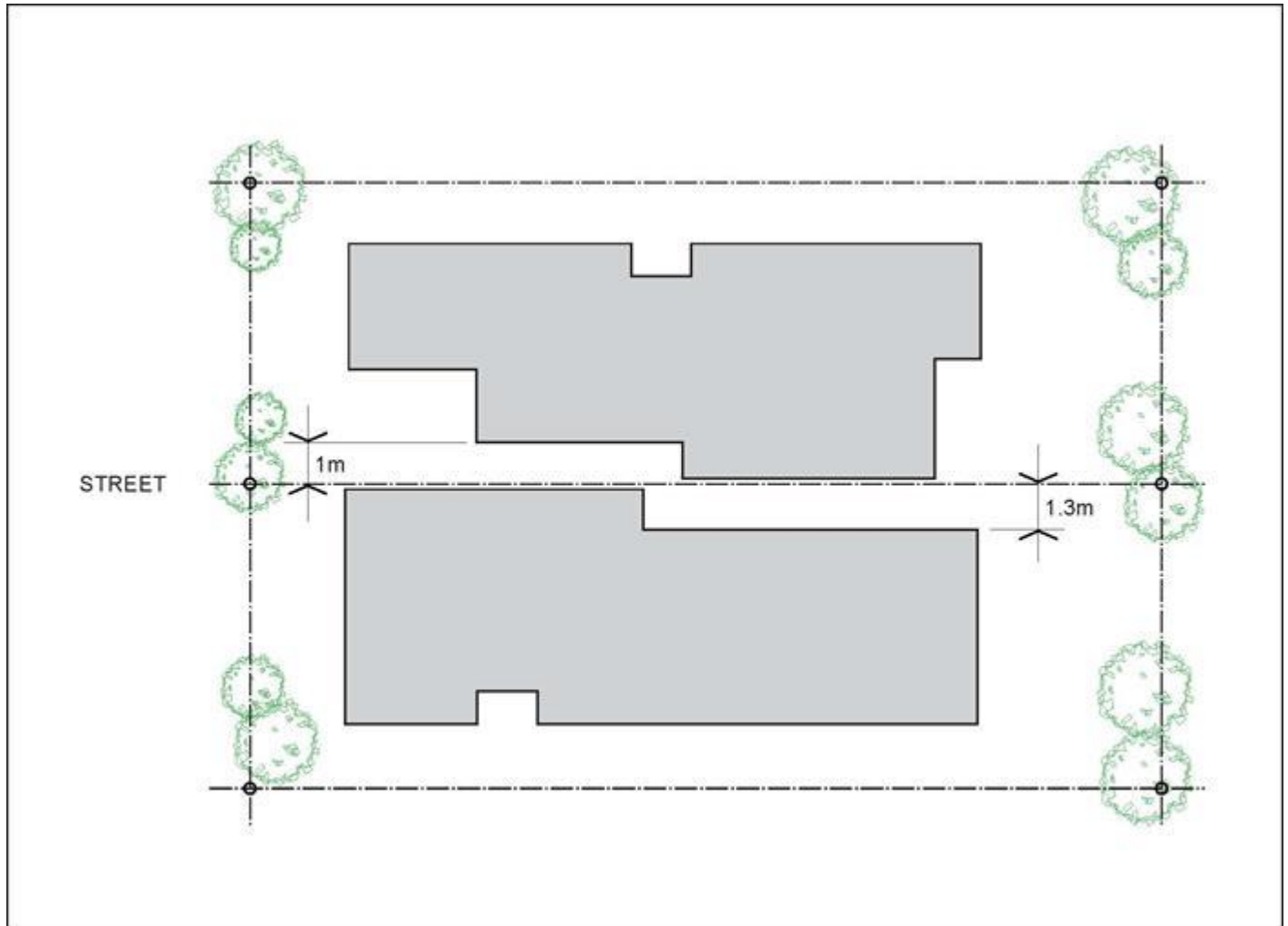


Figure c—Example of two dwellings built to the same boundary

[View the high resolution of Figure c—Example of two dwellings built to the same boundary](#)

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively

integrate into a low density suburban setting.

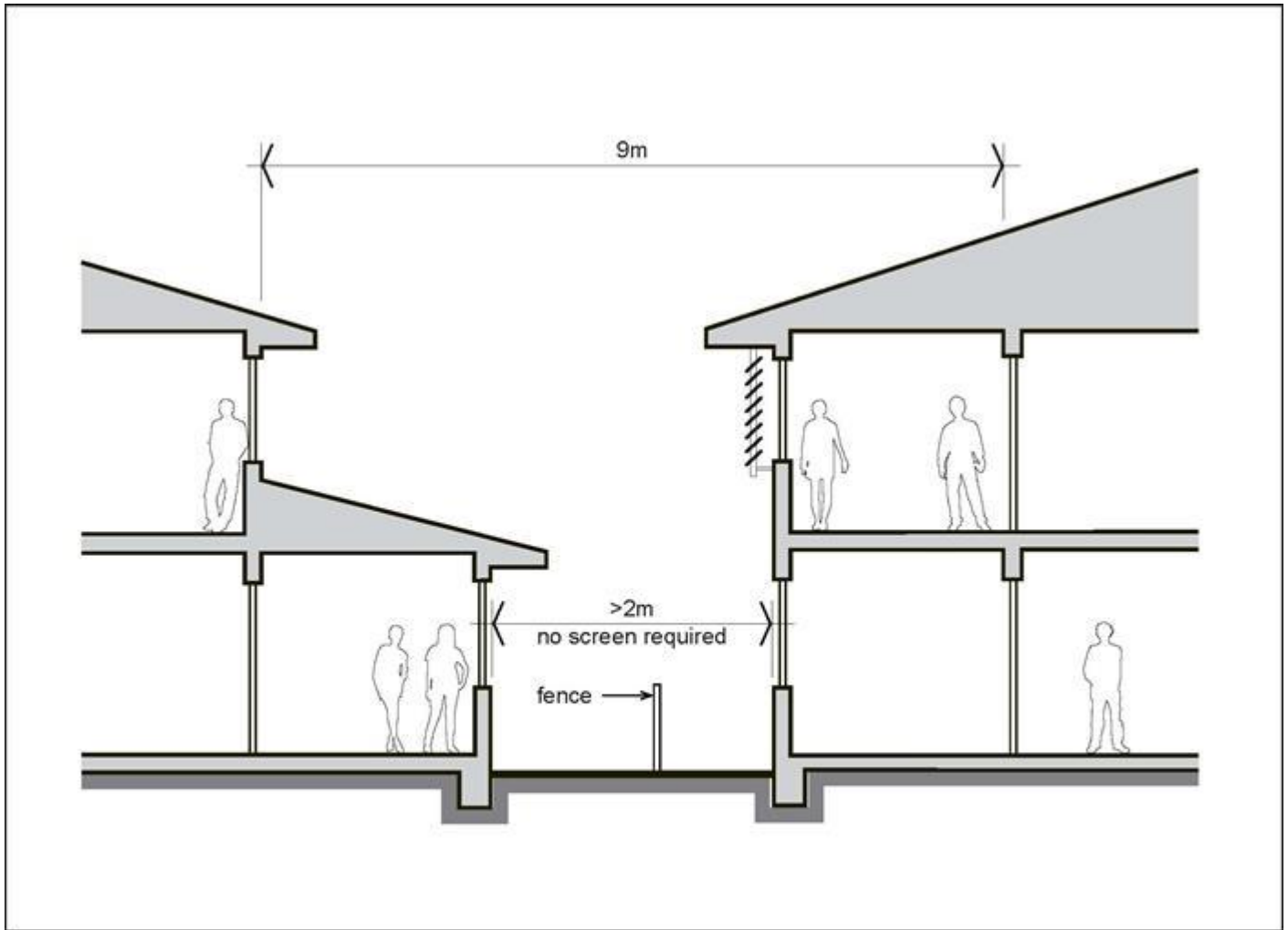


Figure d—At ground floor level, no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground level, no screen is required where a minimum 9.0m setback from neighbouring window occurs.

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

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively

integrate into a low density suburban setting.

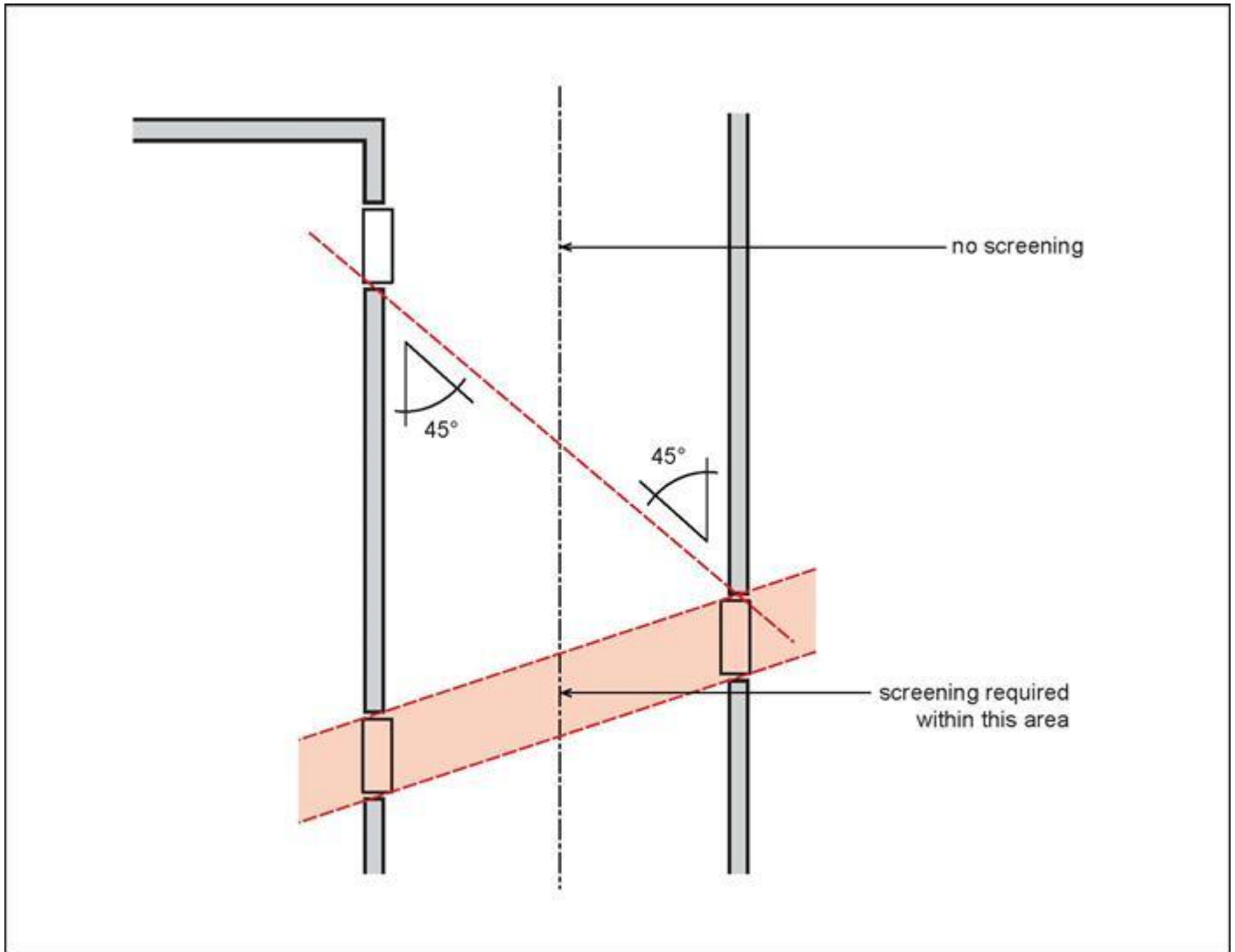


Figure e—Adequate screening will be provided unless separation between windows is achieved

[View the high resolution of Figure e—Adequate screening will be provided unless separation between windows is achieved](#)

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively

integrate into a low density suburban setting.

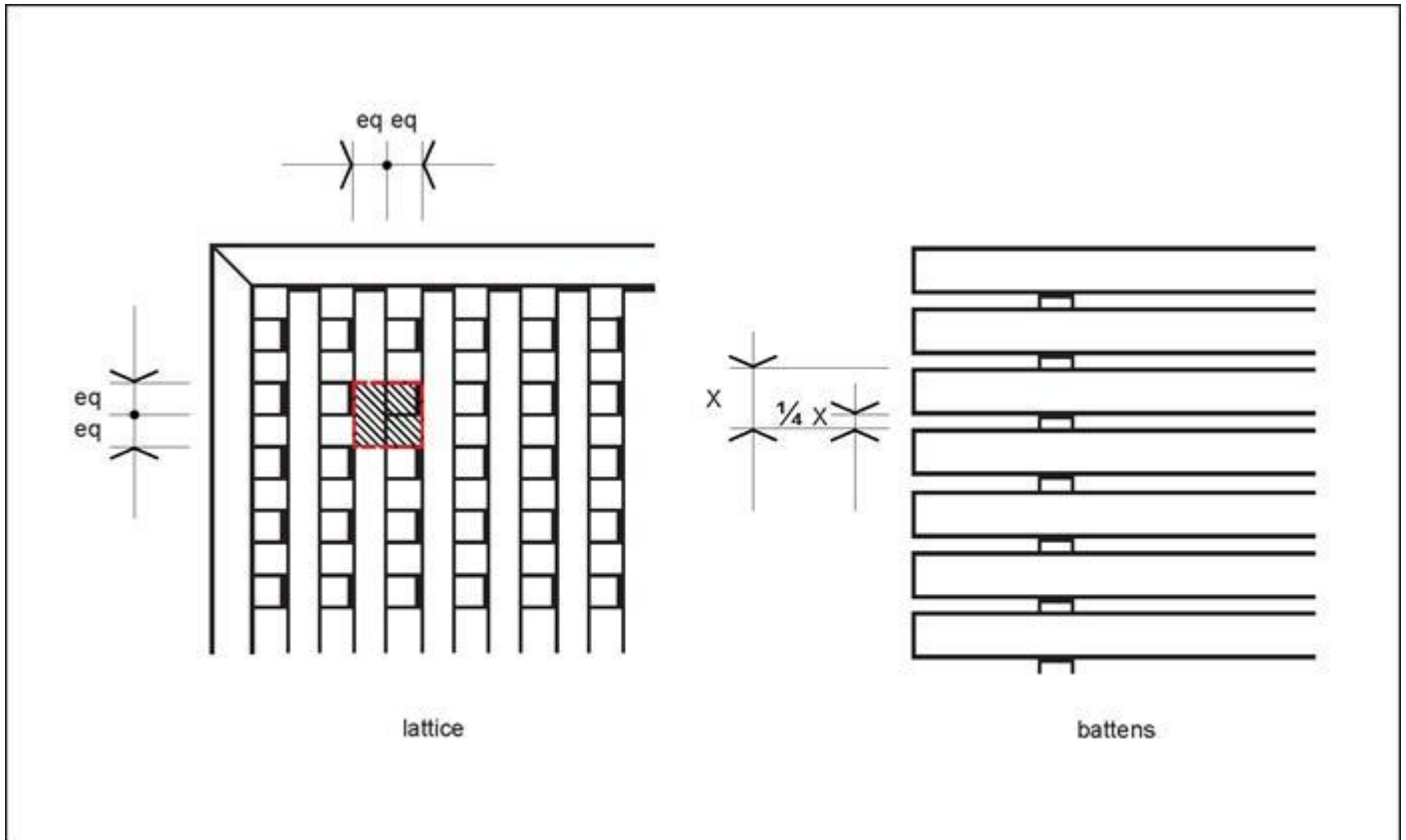


Figure f—Privacy screening

[View the high resolution of Figure f—Privacy screening](#)

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively

integrate into a low density suburban setting.

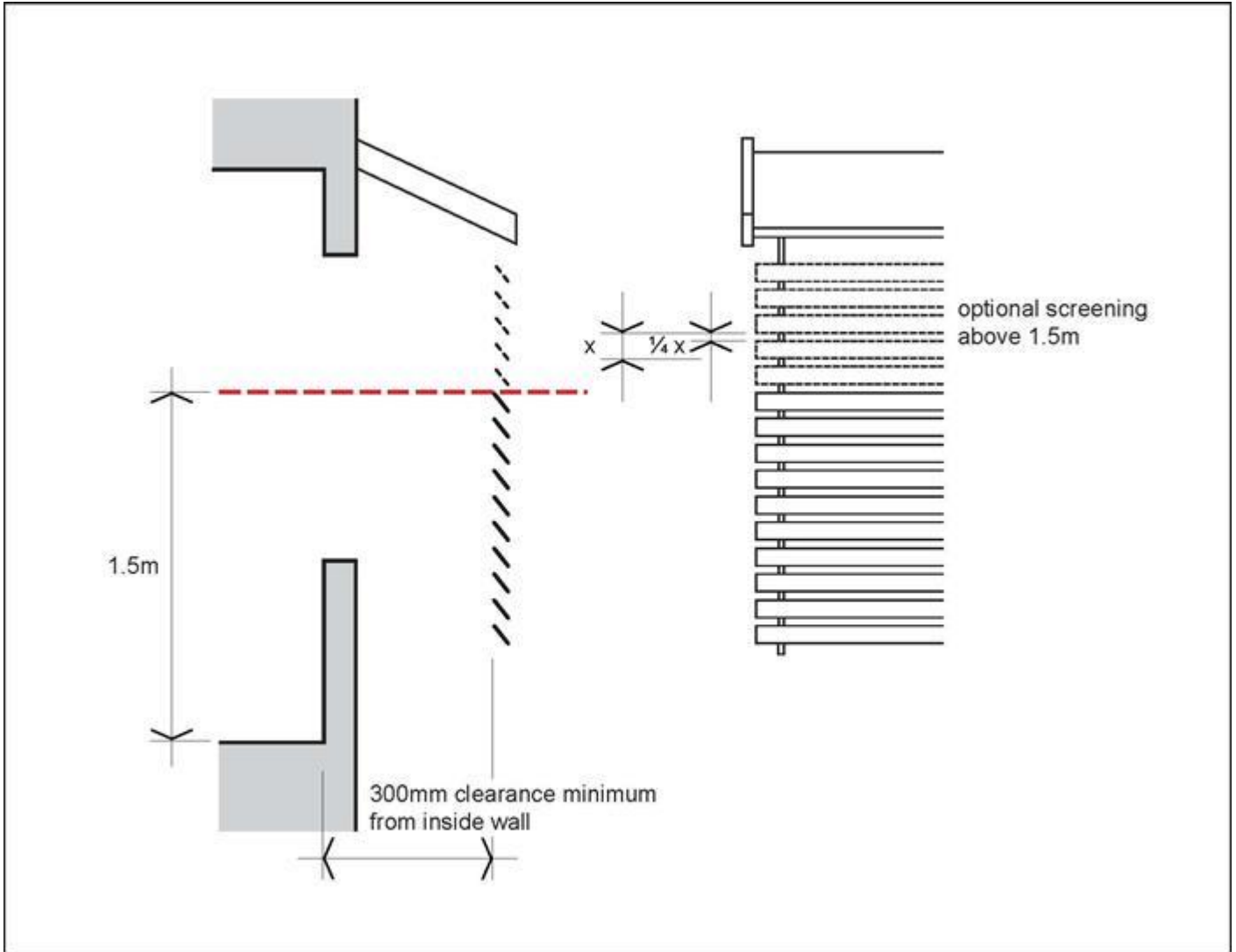


Figure g—Privacy screening requirements

[View the high resolution of Figure g—Privacy screening requirements](#)

**Reason for change:** To improve design outcomes for rooming accommodation to ensure they positively

integrate into a low density suburban setting.

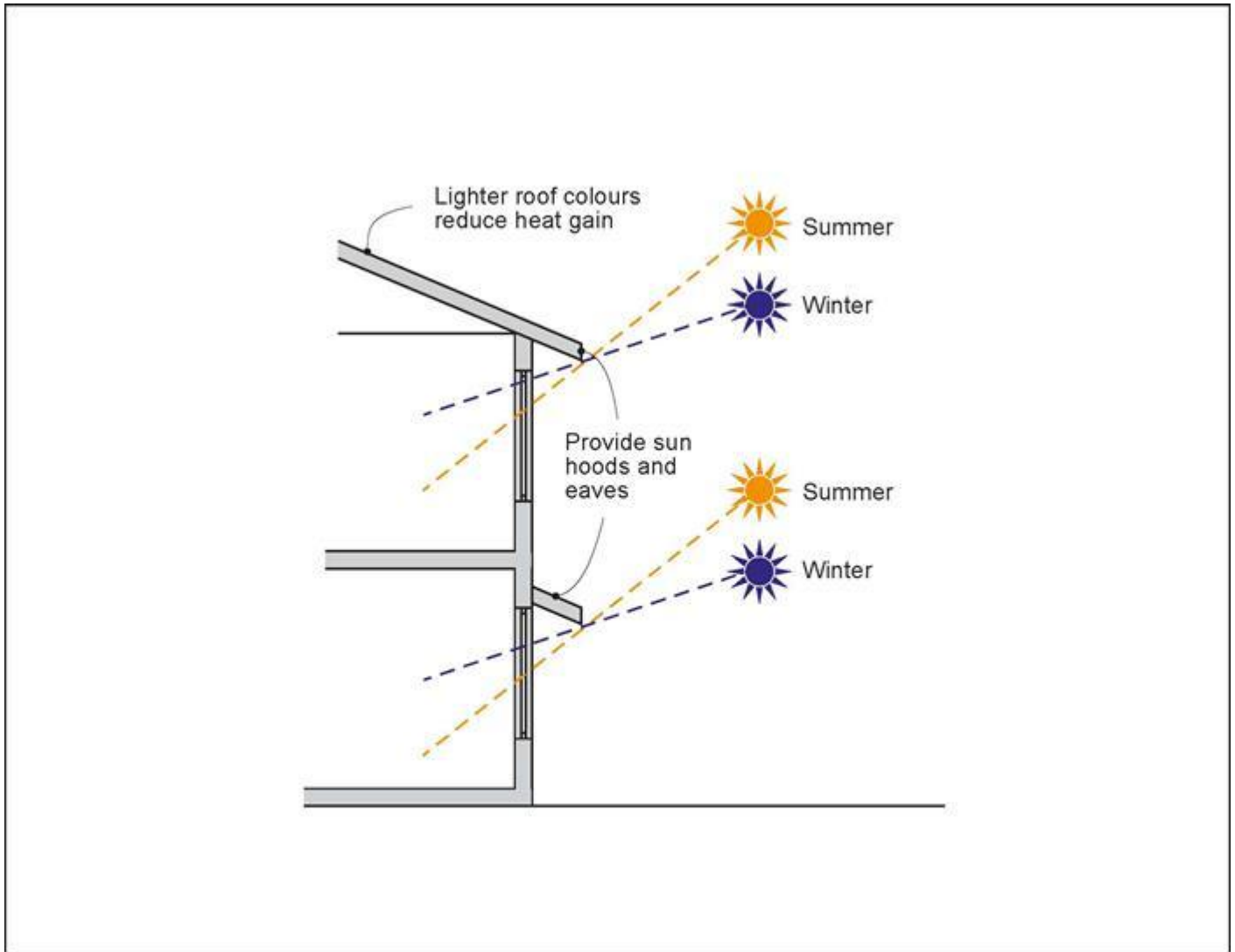


Figure h—Example of solar access

[View the high resolution of Figure h—Example of solar access](#)

## Schedule 1 Definitions \ SC1.2 Administrative terms

Table SC1.2.3.A—Index of Brisbane City Council administrative definitions

**Reason for change:** To respond to potential adverse residential built form outcomes resulting from changes to regulated use definitions and administrative terms contained in the *Planning Regulation 2017*, and to ensure that secondary dwellings and auxiliary residences positively integrate into a low density suburban setting.

Access way	Edge effects	Prescribed level
Acid sulfate soil	Environmentally relevant activity	Prescribed secondary code
Acoustic fence	Erosion prone area	Primary cycle route
Acoustically screened	Existing trunk infrastructure	Primary street frontage
Act	Filling or excavation	Priority infrastructure area
Active frontage-primary	Future Suburban Living Areas	Public realm
Active frontage-secondary	Future trunk infrastructure	Railway station
Alley	Greenspace and Rural Neighbourhoods	Rear lot
Affordable living	Greenspace system	Regional ecosystem
Amenity	Ground storey	Registered Professional Engineer Queensland
Arcade	Growth Node	Regulation
Areas of strategic biodiversity value	Habitable room	Remnant vegetation
Arterial road	Hazardous chemical	Replacement tree area
Assumed future urban development	Hazardous material	Residential
<u>Auxiliary residence</u>	Highest astronomical tide	Restoration
Average recurrence interval	Iconic vista site	Rooftop garden
Aviation facility	Impact site	Run-off hectare
Building envelope	Internal building work	Rural Neighbourhoods
Building envelope plan	Investigation Area	Secondary cycle route
Building footprint	Key civic space	Secondary street frontage
Building height transition	Landmark site	Selected Transport Corridors
Bushfire attack level	Landscape concept plan	Sensitive use
Bushfire management footprint plan	Local cycle route	Sensitive zone
Busway station	Local road	SEQ Regional Plan
City centre	Long term infrastructure	Significant corner site
Combustible liquid	Long term infrastructure plans	Significant landscape tree
Commercial character building	Major Centre	Significant residual impact
Communal open space	Major Industry Area	Sleeping area
Complete communities	Major road	Small lot
Conservation	Mall	Social housing
Corner land dedication	Matters of local environmental significance	Special Centre
Corner lot	Matters of state environmental significance	Suburban Living Areas
Corridor Hub		Suburban road
Critical Assets		Tree protection zone
Dangerous goods		Trunk infrastructure
		Unacceptable risk
		Walking distance

Defined flood event (DFE) Defined flood level (DFL) Desired standards of service Detailed landscape plan Development footprint plan Distributor-retailer District road Ecological features Ecological processes	Mean high water spring tide Minor road Motorway Natural habitat cover Neighbourhood road Non-juvenile koala habitat tree Non-Residential Offset site On-site mitigation measure Outdoor lighting Park concept plan Planning horizon Plaza Prescribed accepted development	
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**Table SC1.2.3.B—Brisbane City Council administrative definitions**

**Reason for change:** To respond to potential adverse residential built form outcomes resulting from changes to regulated use definitions and administrative terms contained in the *Planning Regulation 2017*, and to ensure that secondary dwellings and auxiliary residences positively integrate into a low density suburban setting.

<p><u>Auxiliary residence</u></p>	<p><u>Auxiliary residence means a residential building or part of a residential building, excluding the primary dwelling, that:</u></p> <ul style="list-style-type: none"> <li>a. <u>is occupied by one or more resident to the exclusion of any other residents on the premises, or has the ability to be exclusively occupied;</u></li> <li>b. <u>generally includes food preparation facilities, a bath or shower, a toilet and a wash basin;</u></li> <li>c. <u>may share facilities for washing clothes with other residents on the premises;</u></li> <li>d. <u>may include a secondary dwelling, a sole-occupancy unit, a granny flat or a self-contained dwelling, whether or not it contains, or shares, facilities for washing clothes with other residents on the premises.</u></li> </ul>
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**Reason for change:** To improve the subtropical landscaping outcomes for multiple dwelling development.

<p>Landscape concept plan</p>	<p>A drawing or drawings that shows the extent, function and character of areas to be landscaped, any proposed earthworks and an indicative planting palette. <u>The requirements for a landscape concept plan are provided in the Landscape design planning scheme policy.</u></p>
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## Schedule 6 Planning scheme policies \ SC6.16 Infrastructure design planning scheme policy \ Chapter 1 Introduction

### Table 1.1.4.A—Standard drawings

**Reason for change:** To introduce a new Brisbane Standard Drawing to improve design outcomes for small lot dwelling houses to ensure they positively integrate into a low density suburban setting.

BSD-2021	Vehicle crossing (driveway) — Other than single dwelling and rear allotment <del>access</del> access — Details — Sheet 1 of 2	E	November 2019
	Vehicle crossing (driveway) — Other than single dwelling and rear allotment access —Notes & Sections — Sheet 2 of 2	E	November 2019
BSD-2022	Vehicle crossing (driveway) — Single dwelling ( <u>≥10m street frontage</u> ) — Sheet 1 of 2	<del>E</del> F	<del>XXX</del> 202X
	<u>Vehicle crossing (driveway) — Single dwelling — Narrow and shared driveways — Sheet 2 of 2</u>	F	<del>XXX</del> 202X

## Schedule 6 Planning scheme policies \ SC6.30 Traditional building character planning scheme policy

### Contents

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

- 1 Introduction
  - 1.1 Relationship to planning scheme
  - 1.2 Purpose
- 2 Traditional character and traditional building character
  - 2.1 Introduction
  - 2.2 Traditional building form and roof styles
  - 2.3 Traditional elements, detailing and materials
  - 2.4 Traditional scale
  - 2.5 Traditional setting
  - 2.6 Streetscape

### 1.2 Purpose

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.

This planning scheme policy provides guidance on the elements that comprise traditional character and traditional building character identified in the Pre-1911 building overlay code, Traditional building character (demolition) overlay code and Traditional building character (design) overlay code.

### 2.1 Introduction

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

1. Character is the combination of attributes of a building, structure, place, area or street that gives the place a distinct identity. Building character is the combination of architectural style and composition, scale, height and the relationship between the building, the space around a building and the immediate locality.
2. The traditional character of areas and the traditional building character of buildings, within the Traditional building character overlay, is a combination of one or more of the following elements:
  - a. traditional building form and roof styles;
  - b. traditional elements, detailing and materials;
  - c. traditional scale;

d. traditional setting.

3. The **component** elements of traditional character or traditional building character vary in the context of demolition or new development including extensions.
4. **Where partial demolition of a building constructed in 1946 or earlier is proposed, the integral components of a building are the distinctive elements that characterise buildings constructed in the particular period, and is a combination of the following:**
  - a. **traditional building form and roof styles;**
  - b. **traditional elements, detailing and materials.**

**Refer to Figure a and Figure b for examples.**

**Note —**Demolition of external features and stairs do not require assessment where identified in Table 5.3.4.1 Prescribed accepted development).

## 2.2 Traditional building form and roof styles

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

1. **Building form is the overall shape, volume and arrangement of parts of a building or structure.** The predominant traditional building character of dwelling houses constructed in 1946 or earlier, often referred to generically as the Queensland vernacular, usually comprises:
  - a. a core with attached or integrated verandahs raised above the ground on timber supports which are now often replaced with concrete or steel stumps or steel beams;
  - b. enclosed areas under the dwelling house that generally maintain the street appearance of lightweight supports to upper floors and reflect the layout of upper floor entrance and verandahs;
  - c. roof forms of medium pitched pyramids, hips or gables (refer to Figure a **and Figure b**).
2. **Period building styles evolved over time and may incorporate a blend of characteristics from different periods or variations in styles.**
3. **Some buildings were subsequently altered to partially or fully enclose verandahs. Buildings already altered in this way still represent traditional building character when the changes are considered in context of the traditional building character elements that are present. Retaining original verandah walls facilitates reinstating the verandah.**

4. Other traditional building character forms exhibit overseas architectural influences on Brisbane's residential design. These forms occurred primarily during the inter-war period and are often influenced by, but not limited to, art deco, Spanish mission, Californian bungalow and Georgian.
5. **Complementary building form and roof styles:**
  - a. retain the traditional relationship between an open or recessed ground level, living level and typically pitched roof;
  - b. maintain the appearance of lightweight verandahs above an open area below, including recessing the ground level in line with the original external wall where a verandah has been enclosed;
  - c. where involving side extensions, includes breaks in the building form and respects and reflects the scale of the original house.
6. Building form can detract from the character of the street if it conflicts with:
  - a. the relationship between floor and ground levels;
  - b. the traditional concept of lightweight verandahs attached to a solid core;
  - c. the established pattern of roof shape and pitch of adjoining houses constructed in 1946 or earlier where a new building;
  - d. the existing roof form where an extension is introducing a roof pitch that differs from the existing roof form.

## 2.3 Traditional elements, detailing and materials

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

1. **Traditional elements, detailing and materials refers to external building materials, façade articulation and design elements such as verandahs, awnings, sunhoods, doors, window design and configuration and eaves.**
2. The traditional character of the older suburbs is influenced by elements such as eaves, awnings, sunhoods, verandahs, lattice screens, balustrades and batten panels that cast shadows and provide three-dimensional effects. These lightweight external elements:
  - a. reduce building bulk;
  - b. form a transition with the external landscape;
  - c. make an appropriate response to the local climatic conditions of strong sun and high rainfall.

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

4. Whilst 'timber and tin' are the predominant materials of the older suburbs, the presence of other distinctive traditional building character forms, such as Spanish mission, and the

variety of materials highlights the overseas influence on residential design in Brisbane and is an integral part of the traditional building character. These styles usually incorporate face brick or rendered walls on the exterior and have a base material of fibro, masonry or concrete with a tile or tin roof.

5. The traditional character of a street can be diminished by styles that do not incorporate shade-forming elements and that present a flat facadefaçade to the street. These styles also have and result in a poor environmental qualities response to our subtropical climate.

## 2.4 Traditional scale

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

1. Traditional scale refers to the size, height and proportions of a building constructed in 1946 or earlier in relation to surrounding buildings and their setting.
2. The traditional scale Grain is the pattern or arrangement and size of a buildings and lots in the street. This was first established by its subdivision pattern of 16, 24 or 32 perch lots, with 10m, 15m or 20m frontages respectively. This pattern was reinforced by the traditional building form of a single-level dwelling house elevated on stumps. This created a reasonably uniform scale, accentuated by consistent stepping of the levels of adjoining dwelling houses in Brisbane's hilly suburbs, and by uniform spacing between dwelling houses in the flatter suburbs.
3. The traditional scale of a street can be diminished if buildings are introduced that:
  - a. significantly exceed the surrounding building height; or
  - b. present large, unarticulated facadesfaçades to the street; or
  - c. interrupt the rhythm of stepping roof lines in a sloping street.
4. Scale can also be affected by introducing buildings or lots that are significantly smaller than the prevailing size of dwelling houses and subdivision pattern. Two narrow buildings can be combined with a common boundary to give a single building form under a unified roof consistent with the traditional setting and scale of dwelling houses constructed in 1946 or earlier in the street (refer to Figure bc).

## 2.5 Traditional setting

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

1. The traditional setting is the spatial arrangement of elements in the area around a building which contributes to its character.
2. The setting consists of a number of elements, including:
  - a. topography;
  - b. front and side setbacks, backyards and the street;
  - c. the rhythm of lot frontage widths and the grain of lot sizes and buildings in the street;
  - d. view catchments and corridors.
3. The traditional setting of dwelling houses in **the** older suburbs is a fairly uniform building line, with individual front gardens punctuated by a pedestrian path and single width driveway.
4. Setbacks, particularly to existing or proposed side boundaries, complying with the relevant residential codes are consistent with the character of older suburbs.
5. The setting of new buildings can detract from the character of a street if orientation or setbacks conflict with traditional settings or if car parking structures such as garages or carports dominate.

**Reason for change:** To ensure traditional building character streetscapes are protected.

## 2.6 Streetscape

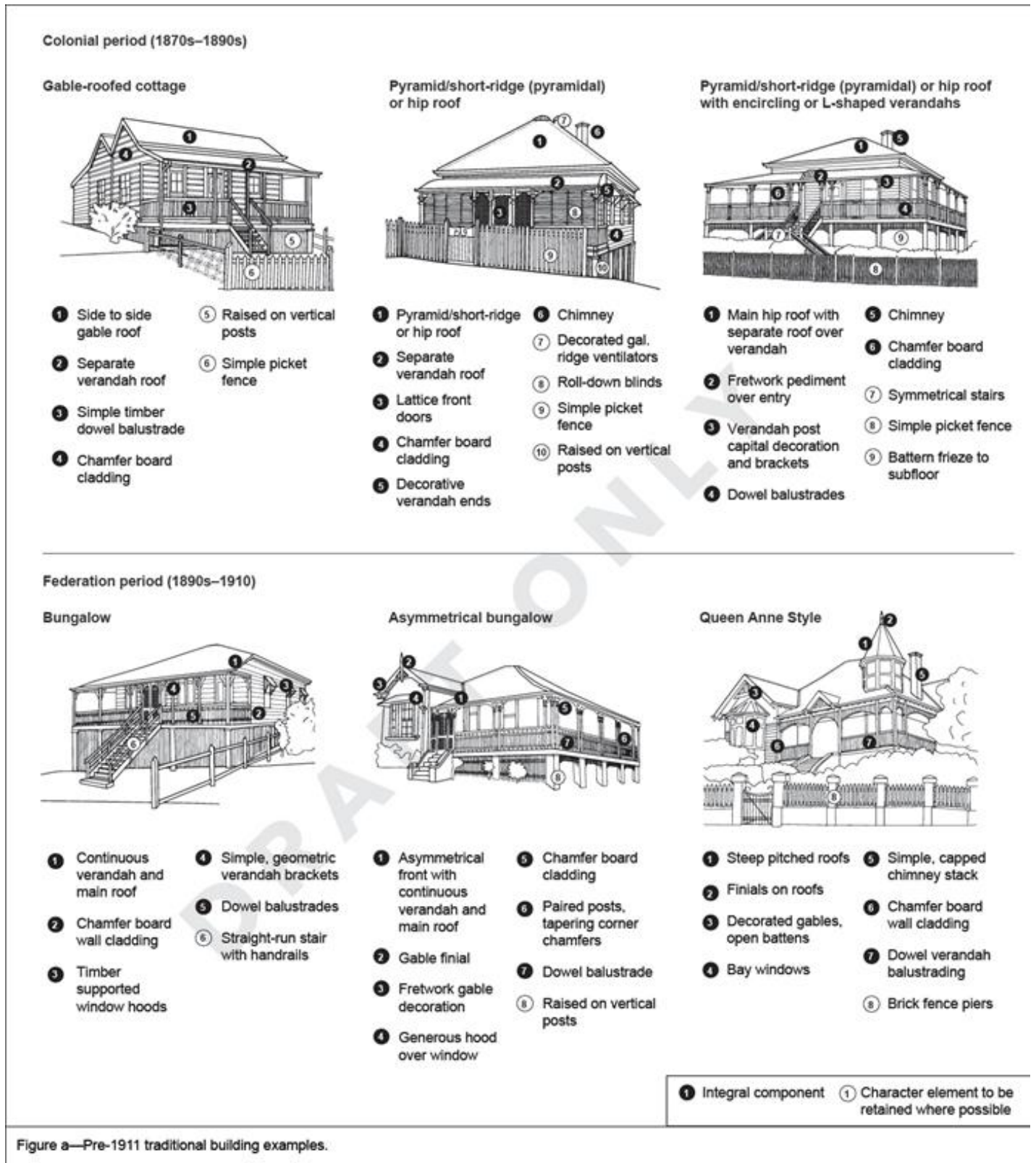
### 2.6 Streetscape

**Reason for change:** To ensure traditional building character streetscapes are protected.

1. Streetscape incorporates everything visible from eye level along the street. If an image were taken from the street, streetscape would incorporate everything visible in that image. The spatial relationships between the various elements within a streetscape combine to create the distinctive character of a street. A variety of different viewpoints should be considered when assessing a building's contribution to the streetscape.
2. The elements that combine to form a streetscape may include the following:
  - a. the local topography;
  - b. building elements:
    - i. building types and styles;
    - ii. building height;
    - iii. materials;
    - iv. roof form and built form proportions;

- v. façades and architectural elements.
    - c. front and side building setbacks;
    - d. street trees and verge treatments;
    - e. front boundary treatments, including walls and fences;
    - f. landscaping, trees and shrubs on private property and in parks and open space;
    - g. car parking structures such as garages and carports.
3. Streetscapes and the traditional character of areas are not uniform and can be heavily influenced by local factors, such as:
  - a. footpath and carriageway widths and road design. Traditional building character on both sides of the street will make a greater contribution to streetscapes on local streets and laneways;
  - b. significant local topography, retaining walls and associated landscaping that may limit view lines. Fences and car parking structures may also partially obscure view lines. The traditional character of areas may be limited to restricted views of clearly identifiable traditional built form elements such as roof forms in traditional materials or verandahs with characteristic balustrades and ornamental elements;
  - c. lot configuration, including rear lots and lots with limited frontages at the end of cul-de-sacs or lots that also address an alternative street frontage or are oriented towards significant views of the city or natural features.
4. Streetscapes in a traditional character area may be characterised by limited views to traditional building character elements. Roof styles can be the most prominent part of a house and are usually a distinctive element in identifying the style and period of a building constructed in 1946 or earlier.
5. A building constructed in 1946 or earlier contributes traditional building character where:
  - a. one or more traditional building character elements are clearly identifiable in the streetscape;
  - b. fences, vegetation and ancillary structures with limited lifespans, such as pergolas, obscure views or reduce the prominence of a building from the street.

**Reason for change:** To strengthen the requirements for the protection and retention of pre-1911 buildings and pre-1911 traditional building character.



View the high resolution of Figure a—Typical existing housing styles in the older suburbs of Brisbane—Pre-1911 traditional building examples

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

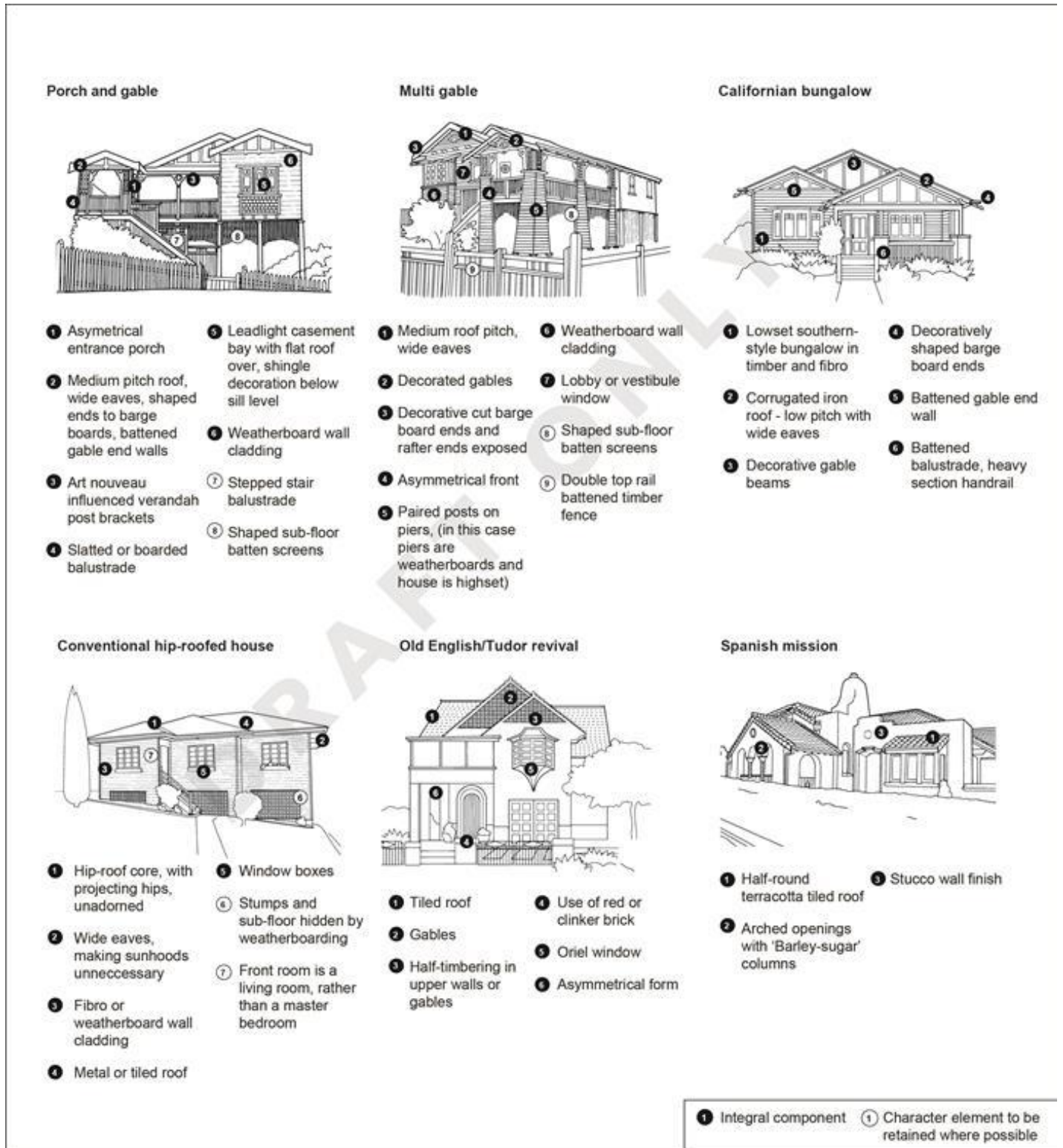


Figure b—Pre-1947 traditional building examples.

View the high resolution of Figure b—[Example of two narrow dwellings sharing a common boundary to give a single—Pre-1947 traditional building form examples](#)

**Reason for change:** To strengthen the requirements for the protection and retention of buildings constructed in 1946 or earlier and traditional building character.

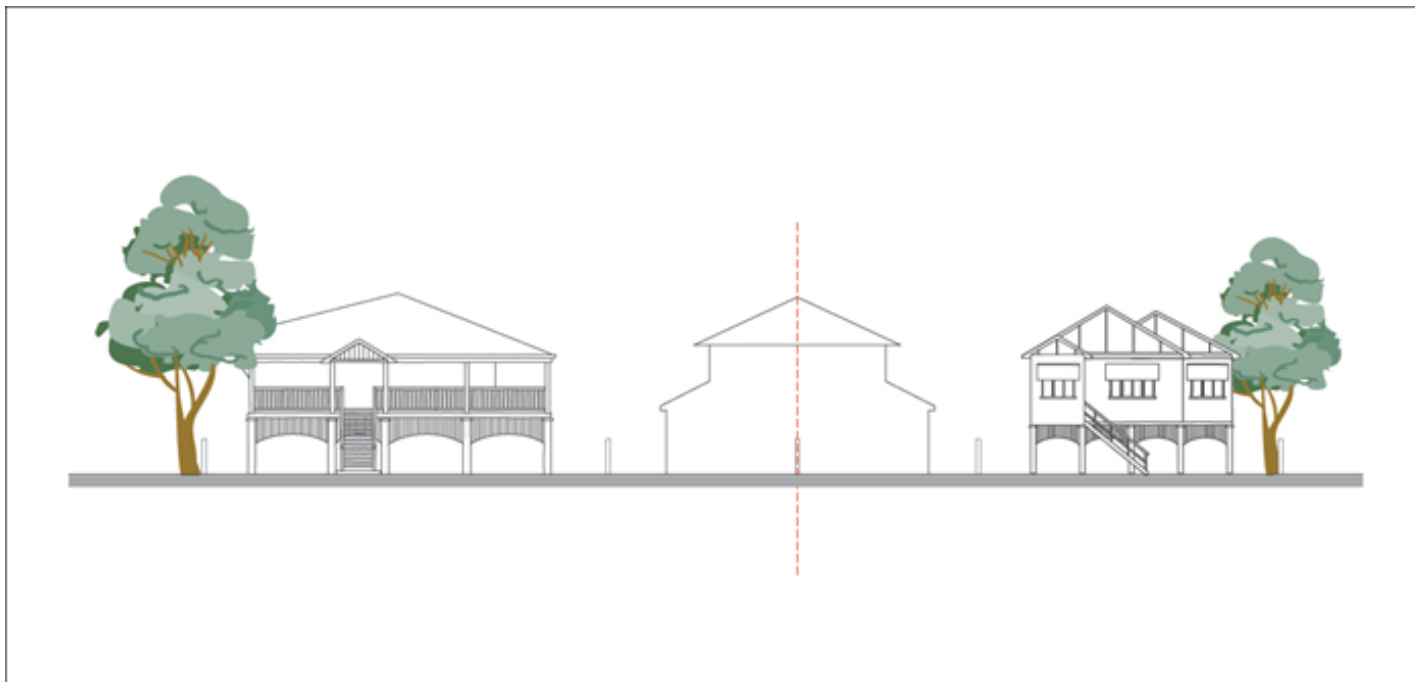


Figure c—Example of two narrow dwellings sharing a common boundary to give a single building form

[View the high resolution of Figure c—Example of two narrow dwellings sharing a common boundary to give a single building form](#)

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: Reflect the details of this package of amendments.

<p><u>XX Month 202X</u> <u>(adoption) and XX</u> <u>Month 202X</u> <u>(effective)</u></p>	<p><u>vXX.00/202X</u></p>	<p><u>Major</u></p>	<p><u>Major amendment to</u> <u>planning scheme</u> <u>(Chapter 2, Part 4</u> <u>of MGR).</u> <u>Amendment to</u> <u>planning scheme</u> <u>policy (Chapter 3,</u> <u>Part 1 of MGR).</u> <u>Refer to Amendment</u> <u>v2X.00/2022 for</u> <u>further detail.</u></p>
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