Demolition Code

1 Application

This Code will apply in assessing building work for the demolition, partial demolition, removal or repositioning of a building where:

- on a site in the Demolition Control Precinct where any part of the residential building was substantially constructed in or prior to the end of 1946, or
- where the building was substantially erected prior to 1 January 1900
- on a site in the Demolition Control Precinct containing non-residential character building/s or structure/s
- a Commercial Character Building, or
- a Registered Boarding House, where located in the Emerging Community Area, the Residential Areas or a Multi-purpose Centre or Special Purpose Centre, or
- on a site where demolition is assessable against this Code under a Local Plan.

This Code will not apply to minor demolition work, as defined in Chapter 3.

Note: if an applicant is in doubt as to whether a proposal comprises minor demolition work, the applicant may provide a demolition plan to Council that clearly identifies the extent of demolition or removal proposed, and Council will advise on whether any approval is required.

2 Using this Code

In using this Code reference should also be made to Section 1.1—How to use the Codes, at the front of this Chapter.

When this Code is listed in a level of assessment table in Chapter 3 or a Local Plan in Chapter 4 as an Applicable Code for code assessment or a Relevant Code for impact assessment:

- the Code is to be read as being the Purpose, Performance Criteria and Acceptable Solutions
- a Local Plan may include a Code that may vary or include additional Purposes, Performance Criteria or Acceptable Solutions.

Notifiable code assessment applications are to be publicly notified in accordance with Section 6 of this Code.

Note: The location of sites covered by the Demolition Control Precinct and Commercial Character Buildings are indicated on the Scheme Maps and CD ROM version of the Plan.

3 Purpose

The purpose of this Code is to:

- protect the residential buildings that give the Residential Areas in the Demolition Control Precinct their traditional character and amenity
- protect the non-residential character buildings in the Demolition Control Precinct that contribute to the general character of the locality and provide or have provided a variety of services to the community
- ensure the preservation of non-residential character buildings or structures where they form part of a character streetscape
- ensure the preservation of buildings where they form an important part of a streetscape where the buildings and streetscape were constructed and/or established in or prior to the end of 1946
- ensure the contribution of houses constructed prior to the end of 1946 that reflect design styles and materials other than ‘timber and tin’ architecture is recognised and retained in the Low Density Residential Area and Character Residential Area
- in conjunction with the Residential Design—Small Lot Code, ensure that houses moved onto small lots are consistent with the requirements for houses on small lots
- allow demolition or removal of post-1946 residential buildings or structurally unsound buildings
- retain traditional commercial character buildings
- in conjunction with the Residential Design—Character Code, ensure that precincts of houses constructed in or prior to the end of 1946 are retained and redevelopment in those precincts complements the houses constructed in or prior to the end of 1946
- retain low cost housing in the form of boarding houses.

4 Assessment guidance—an explanation of traditional building character

Street context

The traditional scale of a street was first established by its subdivision pattern of 16, 24 or 32 perch lots, with 10, 15 or 20m frontages respectively. This pattern was reinforced by the traditional building form of a single level house elevated on stumps. This created a reasonably uniform scale, accentuated by consistent stepping of the levels of adjoining buildings in Brisbane’s hilly suburbs, and by uniform spacing between houses in the flatter suburbs.
Building form and scale

The predominant traditional building form of pre–1946 housing is a solid core with attached or integrated verandahs raised above the ground on timber supports. Enclosed areas under houses generally maintain the street appearance of lightweight supports to upper floors and reflect the layout of upper floor verandahs. Roof forms are medium pitched pyramids, hips or gables. This style is often referred to generically as the Queensland vernacular.

Other traditional building forms also exist, exhibiting overseas architectural influences on Brisbane’s residential design. These building forms occurred primarily during the interwar period. These styles include, but are not limited to, Art Deco, Spanish Mission, Californian Bungalow and Georgian.

Materials and details

The character of the older suburbs is influenced by elements such as eaves, sunhoods, verandahs, lattice screens and batten panels that cast shadows and provide three–dimensional effects. Character is also derived from the relatively limited range of materials available at the time of construction. This provided a unifying theme of painted timber walls and corrugated steel roofing. These lightweight external elements reduce building bulk and form a transition with the external landscape. They make an appropriate response to the local climatic conditions of strong sun and high rainfall.

Whilst ‘timber and tin’ are the predominant materials of the older suburbs. The presence of other distinctive building forms, such as the Spanish Mission, and their variety of materials highlights the overseas influence on residential design in Brisbane and is a part of the traditional building character. These housing styles are usually rendered on the exterior and have a base material of fibro, masonry or concrete with a tile or tin roof.

Setting

The traditional setting of houses in the older suburbs is a fairly uniform building line, with individual front gardens punctuated by a pedestrian path and single width driveway.

The setting of the building on the site is also important, particularly in terms of the setbacks provided to existing or proposed side boundaries. Setbacks complying with related codes of the City Plan contribute to the character of older suburbs.

5 Performance Criteria and Acceptable Solutions

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<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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<tbody>
<tr>
<td><strong>Where a residential building:</strong></td>
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<tr>
<td><strong>P1</strong> The building:</td>
<td><strong>A1.1</strong> The building has been substantially altered and/or does not have the appearance of being constructed in or prior to 1946 OR</td>
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<td>• must not represent ‘traditional building character’, or</td>
<td><strong>A1.2</strong> An engineering report must be submitted demonstrating that the building is structurally unsound and not reasonably capable of being made structurally sound OR</td>
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<td>• must not be capable of structural repair, or</td>
<td><strong>A1.3</strong> The demolition of a building will not result in the loss of:</td>
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<td>• must not contribute positively to the visual character of the street</td>
<td>• traditional building character within the Demolition Control Precinct where in a Low Density Residential Area or Character Residential Area, or</td>
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<tr>
<td><strong>Note:</strong> ‘Traditional Building Character’ is described in Section 4 of this Code</td>
<td>• traditional ‘timber and tin’ building character within the Demolition Control Precinct where in a Low–medium Density Residential Area</td>
</tr>
<tr>
<td></td>
<td><strong>OR</strong></td>
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<td><strong>A1.4</strong> The street has no traditional building character</td>
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### Performance Criteria

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<th>Where a non–residential building:</th>
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<tr>
<td><strong>P2</strong> The building must not be capable of structural repair</td>
<td><strong>A2</strong> An engineering report must be submitted demonstrating that the building is structurally unsound and not reasonably capable of being made structurally sound</td>
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<tr>
<td><strong>P3</strong> Demolishing the building must not substantially affect the stock of low cost and special needs accommodation</td>
<td><strong>A3</strong> The building is not a registered boarding house</td>
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</tbody>
</table>
| **P4** Frontage to the site must provide the following to an appropriate urban standard:  
  - an effective, high quality paved roadway  
  - an effective, high quality roadway kerb and channel  
  - a safe, accessible high quality public walkway  
  - safe, high quality crossings over channels and walkways  
  - provision of and alteration to required public utilities  
  - effective drainage  
  - appropriate conduits to facilitate the provision of required street lighting systems and traffic signals | **A4** The following are reinstated if damaged as a result of any approved demolition or removal, to the standard that would have applied if the proposal formed part of new development in the locality:  
  - concrete kerb and channel  
  - forming and grading to walkways  
  - crossings over channels and walkways  
  - reconstruction of any damaged public walkway in concrete  
  - construction of the carriageway  
  - payment of costs for required alterations to public utility mains, services or installations  
  - drainage works  
  - installation of electrical conduits |
| **P5** Partial demolition involving parts of the pre–1946 elements of the front elevation of the building must not diminish ‘traditional building character’  
  *Note: ‘Traditional Building Character’ is described in Section 4 of this Code* | **A5.1** The building does not lose integral components (e.g. side verandas) that contribute to its streetscape character  
  **A5.2** Partial demolition does not result in a narrow building which has a width to height proportion out of character with pre–1946 houses in the streetscape |
| **P6** Demolition involving the relocation of pre–1946 houses, straddling more than one lot, onto one lot must not detract from ‘traditional building character’, or be sited too close to lot boundaries to allow for an acceptable level of privacy and amenity for neighbours | **A6** Retained pre–1946 houses moved onto small lots must have setbacks of:  
  - 1.5m from the side boundary to the wall (and 0.9m from the side boundary to eaves and window hoods)  
  - 6m rear boundary setback |

### Where a building built prior to 1900

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<td><strong>P7</strong> The building must not be capable of structural repair</td>
<td><strong>A7.1</strong> An engineering report must be submitted demonstrating that the building is structurally unsound and not reasonably capable of being made structurally sound</td>
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### Public notification

Public notification will be carried out as follows:

- commence within 5 days of lodgement of the application
- place a notice on the principal road frontage of the land on which it is intended to demolish a building in accordance with Section 6.1
- give a letter to the owners of all adjoining land in accordance with Section 6.2
- the applicant may carry out public notification instead of the Council
- where the applicant has carried out public notification, a statement of compliance is to be submitted to Council on completion of the public notification period, indicating how the public notification requirements have been complied with.
A minimum of 10 business days will be allowed between the closing date for lodging comments, and the time the notice is placed on the land or a letter is given to all adjoining owners (whichever is the later).

The notification period must not include any business days between 20 December and 5 January (in the following year).

The sign and letter must clearly identify the nature of the proposed works. For example, relocation of a building to face a different street frontage; partial demolition—removal of a side verandah; renovation resulting in partial demolition of a deck. This may avoid undue community concerns and comments.

### 6.2 Letter to adjoining owners

The following information will be included in a letter to all owners of adjoining land:

An application has been made by (insert name of applicant) to demolish/partially demolish/remove/reposition a building at (insert street address of proposed demolition).

The Council is seeking public comment under s3.2.7 of the Integrated Planning Act 1997. You are being notified because the City Plan requires that owners of neighbouring properties be advised of proposals to demolish/partially demolish/remove/reposition buildings in any Demolition Control Precinct.

Details of the proposal may be inspected at Brisbane City Council, Library and Customer Centre, Level 1 North Quay Podium, Brisbane Square, 266 George Street, Brisbane.

If you have any comments, please lodge them at any Brisbane City Council Customer Service Centre or post them to:

Brisbane City Council
GPO Box 1434
Brisbane 4001

The final date for lodging comments is (insert date).

Any comments you make will be taken into account by Council in assessing the application. However, lodging comments does not give any right to appeal against Council’s decision on the application.

### 6.1 Sign to be posted on the land

The required format for the sign is as follows.

**PROPOSED DEMOLITION/PARTIAL DEMOLITION/REMOVAL/REPOSITION**

It is proposed to demolish/partially demolish/remove/reposition a building on this land at (insert address).

Details of the proposal may be inspected at Brisbane City Council, Library and Customer Centre, Level 1 North Quay Podium, Brisbane Square, 266 George Street, Brisbane.

The Council is seeking public comment under s3.2.7 of the Integrated Planning Act 1997.

Comments may be lodged at any Brisbane City Council Customer Service Centre or posted to:

Brisbane City Council
GPO Box 1434
Brisbane 4001

The final date for lodging comments is (insert date).

The sign will be no smaller than 1.2m x 0.9m.

The lettering on the sign will be:

- for the words 'PROPOSED DEMOLITION/PARTIAL DEMOLITION/REMOVAL/REPOSITION', at least 50mm high and in bold
- for other lettering, at least 25mm high.