8.2.21 Traditional building character (demolition) overlay code

8.2.21.1 Application

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

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

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

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

8.2.21.2 Purpose

1. The purpose of the Traditional building character (demolition) overlay code is to:
2. Implement the policy direction in the Strategic framework, in particular:
3. Theme 2: Brisbane’s outstanding lifestyle and Element 2.1 – Brisbane’s identity;
4. Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas.
5. Provide for the assessment of the suitability of building work for the demolition, removal or repositioning of a building or structure if any part of the building or structure was substantially constructed in 1946 or earlier, in the Traditional building character overlay.
6. The purpose of the code will be achieved through the following overall outcomes:
7. 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.
8. Development protects buildings constructed prior to 1911 by limiting demolition or removal to only where a building is structurally unsound.
9. 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.
10. 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.
11. Development retains a residential building constructed in 1946 or earlier that reflects the traditional building character other than ‘timber and tin’ architecture.
12. Development ensures that a dwelling house moved onto, or repositioned within a small lot is consistent with the requirements for houses on a small lot.
13. Development permits demolition or removal of post-1946 residential buildings or structurally unsound buildings.
14. Development ensures that, in conjunction with the Traditional building character (design) overlay code, residential buildings constructed in 1946 or earlier in the Traditional building character overlay are retained and redevelopment complements the traditional building character of buildings constructed in 1946 or earlier.

8.2.21.3 Performance outcomes and acceptable outcomes

Table 8.2.21.3—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| Section A—Partial demolition of a building constructed in 1946 or earlier | |
| General | |
| PO1  Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where:   1. forward of the highest and rearmost ridge of the roof; or 2. on the side elevation of the building where on a corner lot.   Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required. | AO1.1  Development ensures that the building does not lose integral components such as feature roof forms and side verandahs. |
| AO1.2  Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay. |
| Additional performance outcomes and acceptable outcomes if a pre-1911 building | |
| PO2  Development ensures that the building does not lose integral components such as roof shape and pitch or verandahs that contribute to its traditional building character. | AO2  Development retains the parts of the building constructed prior to 1911. |
| Additional performance outcomes and acceptable outcomes if in the City west neighbourhood plan area or the Spring Hill neighbourhood plan area or the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct | |
| PO3  Development ensures that:   1. 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; 2. the proposed partial demolition does not affect the view of the original structure from the street.   Note—Elements include roof form, external walls, building core, verandahs, external openings and decorative detailing. | AO3.1  Development retains the building in its original form, proportions and external components, including:   1. the front walls and the roof form and side walls beyond, at least as far back as the ridge of the rearmost gable in a gable roof house or the primary ridge for a hipped roof house; 2. original doors and windows and their size, proportions and materials; 3. side and front verandahs including balustrading and decorative details. |
| AO3.2  Development retains the front door to the house as the main entrance in its original location and proportion.  Note—The extent of any partial demolition is to be identified in plan and elevation drawings. |
| Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area | |
| PO4  Development involving partial demolition or refurbishment of a residential building constructed in 1946 or earlier as part of refurbishment or extension work does not diminish the traditional building character elements of the building. | AO4  Development complies with an engineering report prepared by a Registered Professional Engineer Queensland which certifies that all works proposed whether permanent or temporary will ensure the structural adequacy of the building at all phases of building work.  Note—The extent of any partial demolition is to be identified in plan and elevation drawings. |
| Section B—Demolition or removal of a building constructed in 1946 or earlier | |
| General performance outcomes and acceptable outcomes if not in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area or the Spring Hill neighbourhood plan area | |
| PO5  Development involves a building which:   1. does not represent traditional building character; or 2. is not capable of structural repair; or 3. does not contribute to the traditional building character of that part of the street within the Traditional building character overlay. | AO5  Development involves a building which:   1. has been substantially altered or does not have the appearance of being constructed in 1946 or earlier; or 2. 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 3. if demolished will not result in the loss of traditional building character; or 4. is in a section of the street within the Traditional building character overlay that has no traditional character.   Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'. |
| Additional performance outcomes and acceptable outcomes if a pre-1911 building | |
| PO6  Development involves a building which is not capable of structural repair. | AO6  Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound.  Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'. |
| Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category | |
| PO7  Development involves a building which:   1. does not represent traditional building character; or 2. is not capable of structural repair; or 3. is not a building constructed in 1946 or earlier. | AO7.1  Development involves a building which has been substantially and irreversibly altered or does not have the appearance of being constructed in 1946 or earlier. |
| AO7.2  Development involves a building which:   1. has an appearance that cannot practically be reinstated to that of a building constructed pre-1911 or in 1946 or earlier; or   Note—In making a determination as to whether the appearance of a building constructed in 1946 or earlier can be reinstated, Council will require information to be submitted with any development application addressing the practicalities of a development:   * opening up enclosed front and/or side verandahs; * removing enclosures under the front section of the building; * removing fibro, stucco or metal cladding to underlying weatherboards or chamferboards; * replacing aluminium windows with timber windows; * reinstating verandah elements.  1. an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound; or 2. is located in the Hawthorne centre precinct of the Bulimba district neighbourhood plan and is not a character non-residential building. |
| Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area or the Spring Hill neighbourhood plan area | |
| PO8  Development involves a building which is not capable of being structurally repaired. | AO8  Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound.  Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'. |
| Section C—Repositioning or raising a building or structure (not including any building work to enclose underneath a building) if any part of the building or structure was substantially constructed for residential purposes in 1946 or earlier | |
| PO9  Development involving the repositioning of a residential building or structure that straddles more than one lot, onto one small lot:   1. does not detract from: 2. the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay; 3. the traditional scale of the components of the street within the Traditional building overlay; 4. does not impact on the amenity or privacy of adjoining residents; 5. provides adequate open space, screening and noise attenuation from the street. | AO9  Development involving the repositioning of a residential building or structure constructed in 1946 or earlier on a small lot results in setbacks that comply with the building envelope requirements of the Dwelling house (small lot) code, other than where AO10.2 in this code varies the front building setback.  Editor's note—Where not on a small lot, repositioning must not result in an unlawful structure regulated by the *Building Act 1975.* |
| PO10  Development ensures that the siting and orientation of a residential building on a lot:   1. is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street; 2. does not diminish the streetscape character components of the original street to which the building was orientated within the Traditional building character overlay; 3. does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character. | AO10.1  Development involving a residential building remains orientated to face its existing street frontage in a manner consistent with a dwelling house constructed in 1946 or earlier on adjoining lots. |
| AO10.2  Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier. |
| PO11  Development involving raising a building constructed in 1946 or earlier is consistent with and complements the predominant traditional scale, proportion and setting of residential buildings constructed in 1946 or earlier nearby in the street. Refer to Figure a. | AO11  Development involving raising a dwelling house constructed in 1946 or earlier results in a building height that does not exceed:   1. the building height requirements contained in any relevant neighbourhood plan; or 2. 9.5m otherwise. |
| Additional criteria in the Latrobe and Given Terraces neighbourhood plan area | |
| PO12  Development ensures that:   1. Low set houses remain of a low set appearance; 2. if raising a building, the height increase does not alter the overall effect of the floor area to the street level. | AO12  Development maintains the height relationship of an existing floor area to street level. |

