8.2.22 Traditional building character (design) overlay code

8.2.22.1 Application

1. This code applies to assessing development in the Traditional building character overlay, if:
2. 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](Part5Overlays.docx)); or
3. impact assessable development.
4. Land in the Traditional building character overlay is identified on the [Traditional building character overlay map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and is included in the following sub-categories:
5. Neighbourhood character sub-category;
6. Local character significance sub-category.
7. When using this code, reference should be made to [section 1.5](Part1.docx#Part1Pt5) and [section 5.3.3](Part5TablesOfAssessmentIntro.docx#Part533).

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.](TradBuildCharPSP.docx)

Editor’s note—A useful guide to renovating and extending character buildings is the Council brochure [Looking After the Queensland House.](http://www.brisbane.qld.gov.au/planning-building/do-i-need-approval/restoring-and-researching-heritage-properties/fact-sheets/altering-character-houses-buildings/index.htm)

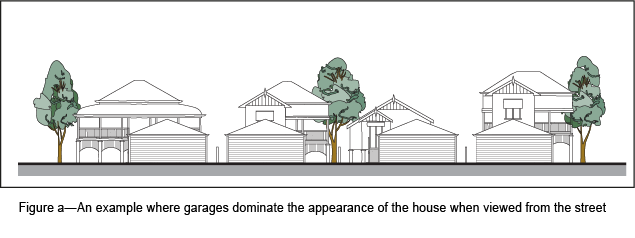
8.2.22.2 Purpose

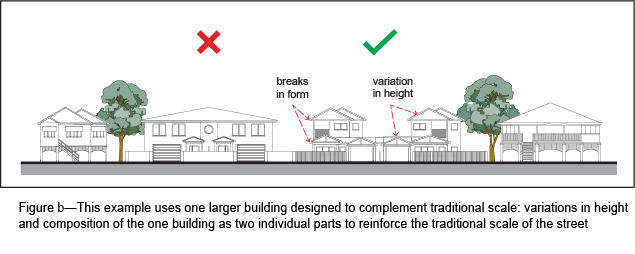
1. The purpose of the Traditional building character (design) overlay code is to:
2. Implement the policy direction in the [Strategic framework](Part3StrategicFramework.docx), in particular:
3. [Theme 2: Brisbane’s outstanding lifestyle](Part3Theme2.docx) and [Element 2.1 – Brisbane’s identity](Part3Theme2.docx#Part342Element21);
4. [Theme 5: Brisbane’s CityShape](Part3Theme5.docx) and [Element 5.5 – Brisbane’s Suburban Living Areas](Part3Theme5.docx#Part376BrisSubLivAreas).
5. Provide for the assessment of the suitability of development in the Traditional building character overlay.
6. The purpose of the code will be achieved through the following overall outcomes:
7. Development reflects or strengthens the traditional character and traditional building character through compatible form, scale, materials and detailing;
8. Development retains and complements a precinct of houses constructed in 1946 or earlier.

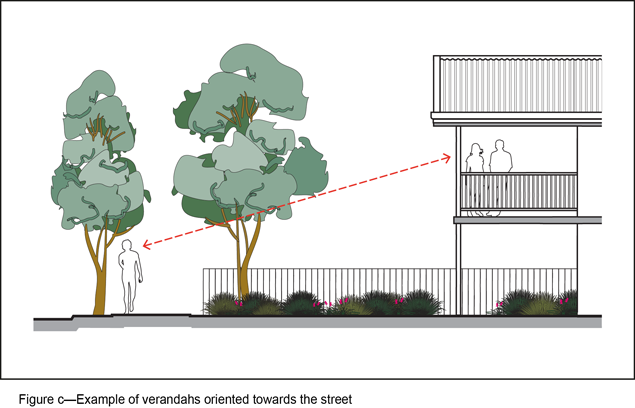
8.2.22.3 Performance outcomes and acceptable outcomes

Table 8.2.22.3—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| If in the [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or the [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping), where for a [dwelling house](Definitions.docx#DwgHse), [dual occupancy](Definitions.docx#DualOcc), [multiple dwelling](Definitions.docx#Multiple), [retirement facility](Definitions.docx#Retirement), [rooming accommodation](Definitions.docx#RoomAccom), or [short term accommodation](Definitions.docx#Shortterm), where not in the Local character significance sub-category | |
| PO1  Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier. | AO1.1  Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage. |
| AO1.2  Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front [setback](Definitions.docx#Setback) of the nearest residential buildings constructed in 1946 or earlier fronting the same street.  Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes. |
| PO2  Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street. | AO2.1  Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street. |
| AO2.2  Development for a garage is integrated into any [dwelling house](Definitions.docx#DwgHse) such that it does not dominate the composition of the house or dominate the streetscape. Refer to [Figure a](#figurea).  Note—Not applicable to a [dwelling house](Definitions.docx#DwgHse) on a rear access lot. |
| PO3  Development has a building form and bulk which complements the predominant traditional scale of a [dwelling house](Definitions.docx#DwgHse) constructed in 1946 or earlier nearby in the street. | AO3  Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to [Figure b](#figureb). |
| PO4  Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street. | AO4.1  Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street. |
| AO4.2  Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels. |
| AO4.3  Development for a building which is located at the front of the [site,](Definitions.docx#Site) provides habitable space, verandahs and windows that are orientated towards the street. Refer to [Figure c.](#figurec) |
| AO4.4  Development for a [dwelling house](Definitions.docx#DwgHse) does not provide for the ground storey to project forward of the upper floor verandah or balcony structure. |
| PO5  Development provides external elements and detailing which:   1. reflect traditional elements and detailing and materials; 2. reduce building bulk; 3. form a transition with the external landscape. | AO5  Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which:   1. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; 2. are sufficient to cast shadows; 3. provide three-dimensional effects.   Refer to [Figure d](#figured). |
| PO6  Development uses:   1. materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street; 2. external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape. | AO6.1  Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street. |
| AO6.2  Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street. |
| AO6.3  Development ensures that:   1. for [dwelling houses](Definitions.docx#DwgHse) lightweight materials predominate; 2. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels. |
| PO7  Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion. | AO7.1  Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street. |
| AO7.2  Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street. |
| Additional performance outcomes and acceptable outcomes if in the [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) where for a [dwelling house](Definitions.docx#DwgHse), [dual occupancy](Definitions.docx#DualOcc), [multiple dwelling](Definitions.docx#Multiple), [retirement facility](Definitions.docx#Retirement), [rooming accommodation](Definitions.docx#RoomAccom), or [short term accommodation](Definitions.docx#Shortterm), where not in the Local character significance sub-category | |
| PO8  Development has a [building height](Definitions.docx#BldgHeight) 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. | AO8  Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a [building height](Definitions.docx#BldgHeight) and roof and eave levels that continue the rhythm and maintain that stepping. Refer to [Figure e](#figuree). |
| Additional performance outcomes and acceptable outcomes in the [Latrobe and Given Terraces neighbourhood plan](LatrobeGiveTceLP.docx) area | |
| PO9  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. | AO9  Development maintains the height relationship of an existing floor area to street level. |
| PO10  Development for a building is designed with appropriate detailing for the period of the building. | AO10.1  Development ensures that a verandah incorporates historically appropriate detailing for the period of the building.  Editor's note—A good example is located at 212 Given Terrace. |
| AO10.2  Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings. |
| Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the [Latrobe and Given Terraces neighbourhood plan](LatrobeGiveTceLP.docx) area | |
| PO11  Development involving an alteration or addition conserves the traditional building character and does not obscure or is not otherwise insensitive to the traditional building fabric. | AO11.1  Development involving an alteration or extension is located:   1. at the rear of the premises; or 2. 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. |
| AO11.2  Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced. |
| Additional performance outcomes and acceptable outcomes if in the [Sherwood—Graceville district neighbourhood plan](SherwoodGracevilleLP.docx) area where not in the Westside character precinct | |
| PO12  Development ensures that:   1. the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures; 2. 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; 3. 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; 4. rear boundary setbacks provide sufficient clearance to enable useable private open space; 5. the site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area. | AO12.1  Development has a minimum area of private open space:   1. of 100m2 or 30% of the site, whichever is the greater; 2. with a minimum dimension of 3m. |
| AO12.2  Development has a minimum rear boundary [setback](Definitions.docx#Setback) of 6m. |
| AO12.3  Development ensures that:   1. mature trees in backyard areas are retained; 2. a minimum of 1 tree capable of growing to a height of over 4m is provided for every 7m of the average lot width. |
| AO12.4  Development is designed to integrate the retention of existing trees within the front setback. |
| PO13  Development involving an extension or addition to a dwelling house constructed in 1946 or earlier:   1. does not compromise the traditional character of the house; 2. retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form. | AO13  Development involving an extension or addition is:   1. not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; 2. smaller in scale and bulk than the existing character building; 3. in the form of a pavilion with a separate roof form and an enclosed link to the original house.   Refer to [Figure f](#figuref). |
| PO14  Development involving building-in underneath a dwelling house constructed in 1946 or earlier:   1. retains the original form and features of the dwelling house; 2. recesses the lower level street elevation behind the upper level of the street elevation. | AO14.1  Development has a maximum [building height](Definitions.docx#BuildingHeight) of 2 storeys. |
| AO14.2  Development involving building-in underneath a [dwelling house](Definitions.docx#DwgHse) constructed in 1946 or earlier, ensures the lower facade:   1. incorporates a batten frieze to minimise the visual impact of new built-in areas underneath; 2. 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; 3. is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street. |
| AO14.3  Development uses changes or recesses in materials to define the upper and lower levels and sections of the building to visually reduce bulk.  Refer to [Figure g](#figureg). |
| AO14.4  Development for a [dwelling house](Definitions.docx#DwgHse) provides access to the first floor by external stairs on the front elevation. |
| PO15  Development for a new infill building is consistent with the scale of a dwelling house constructed in 1946 or earlier in the street. | AO15  Development has a maximum [building height](Definitions.docx#BuildingHeight) of 2 storeys. |
| PO16  Development for a car parking structure and an associated area does not dominate the appearance or landscape setting of the house when viewed from the street.  Refer to [Figure a](#figurea) and [Figure h](#figureh). | AO16.1  Development for a car parking structure which is:   1. located forward of the front facade of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors; 2. a double-car width car parking structure, whether located at the side or underneath the house, is: 3. a maximum total width of 6m; 4. if there is no verandah, recessed a minimum of 1m behind the front facade of the house; 5. 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. |
| AO16.2  Development involving a driveway or parking area:   1. uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; 2. does not use large expanses of bitumen and concrete. |
| AO16.3  Development ensures that the maximum driveway crossover width is 3.5m. |
| PO17  Development involving a fence which is visible from the street is low and transparent and complements traditional fencing styles in the area. | AO17  Development involving front and return side fences forward of the building are:   1. a maximum height of 1.2m; 2. of a timber paling or wire construction that complements the traditional character of the streetscape; 3. at least 20% transparent. |
| Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category | |
| PO18  The design of new residential development complements the traditional building character of the area. | AO18.1  Development uses traditional materials consistent with the predominant traditional materials of residential buildings constructed in 1946 or earlier, nearby in the street. |
| AO18.2  The design of new residential buildings reflects, but need not replicate, the character elements of existing dwelling houses constructed in 1946 or earlier, nearby in the street. |
| PO19  Development for a garage does not dominate the appearance or landscape setting of the dwelling house when viewed from the street. | AO19  Development for a garage where located forward of the front facade of a dwelling house consists of a carport with a maximum width of 3.5m and:   1. is open on all sides; 2. has no gates or roller doors; 3. has a roof line which complements and enhances the traditional character of the dwelling house and the streetscape; 4. has a maximum driveway crossover width of 3.5m. |
| PO20  Development involving a fence does not dominate views from the street and complements traditional fencing styles in the area. | AO20  Development involving a front and return side fence forward of the main building is:   1. a maximum height of 1.2m; 2. constructed of materials which complement the period and style of the main building; 3. at least 50% transparent. |
| Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier | |
| PO21  Development involving an extension or addition to a residential building constructed in 1946 or earlier:   1. does not compromise the traditional building character of the building; 2. retains the original roof form of the building constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form. | AO21.1  Development involving an extension or addition to a residential building:   1. is not located in front of the existing building constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; 2. is smaller in scale and bulk than the existing building; 3. comprises roof forms of similar pitch and proportions to those dwelling houses constructed in 1946 or earlier nearby. |
| AO21.2  Development retains open verandahs that face the street. |
| PO22  Development involving building-in underneath a residential building constructed in 1946 or earlier:   1. 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; 2. recesses new ground storey enclosures in line with the main building core. | AO22  Development involving building-in underneath a residential building constructed in 1946 or earlier:   1. is set back either: 2. for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or 3. 1m from the upper level of the front exterior wall where there is no verandah; 4. is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath; 5. uses timber or concrete stumps on those areas of the house that are visible from the street. |







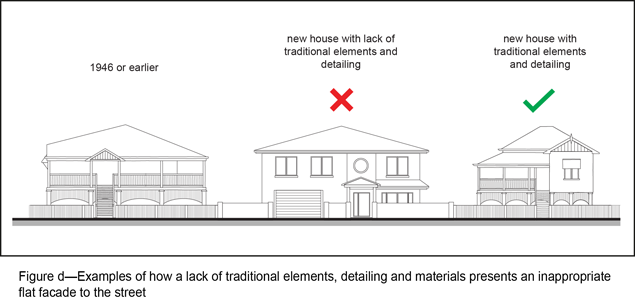


Figure e—Example ‘a’ indicates a building significantly exceeding surrounding building height and with an articulated facade. Example ‘b’ indicates a greater height that interrupts the rhythm of stepping roof lines.

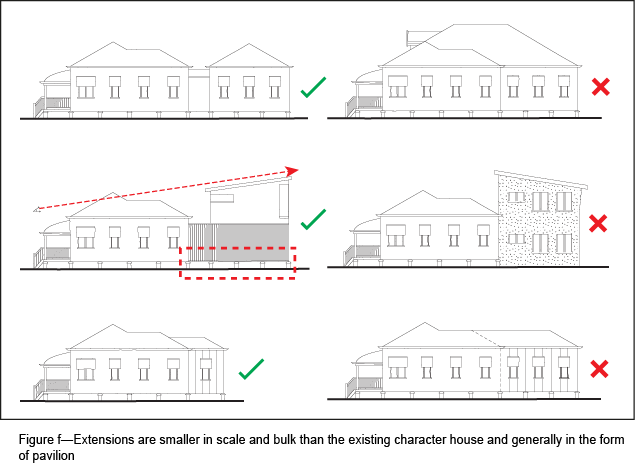



Figure g—Building underneath a character house – lower level is recessed under upper level to front and sides