

House Code

1 Application

This Code will apply in assessing material change of use and/or building work for a house.

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 **self assessment**:

- the Code is to be read as being the Acceptable Solutions only
- a Local Plan Code may vary or include additional Acceptable Solutions
- where the proposal involves extensions or alterations to an existing house, compliance with the Acceptable Solutions will be considered in relation to those alterations and additions only

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 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 5 of this Code.

4 Performance Criteria and Acceptable Solutions

4.1 General requirements

Performance Criteria	Acceptable Solutions
P1 Buildings on a house lot must have the appearance and bulk of a single house with ancillary outbuildings	A1.1 A lot is used for no more than one main dwelling and one secondary dwelling A1.2 Any secondary dwelling is no larger than 70m ² in gross floor area and is used by one or more members of the household group in accordance with A8 A1.3 Any secondary dwelling is not further than 20m from the main dwelling

Houses in Demolition Control Precincts are also code assessable against the requirements of the **Residential Design—Character Code**.

Houses on lots of less than 450m², or with an average width less than 15m or on a rear lot less than 600m² will be self assessable or impact assessable against the requirements of the **Residential Design—Small Lot Code**. The level of assessment will depend on the house design's compliance with the Acceptable Solutions in Part 1 of the **Residential Design—Small Lot Code**.

Note: although not considered as part of the development application, the Environmental Protection Act 1994 also sets residential amenity and nuisance standards in relation to residential activities.

3 Purpose

The purpose of this Code is to:

- ensure that houses and ancillary development are compatible with surrounding development
- ensure the height of a house allows reasonable access to daylight and sunlight for neighbouring houses and their open space
- ensure houses over 8.5m above ground level do not adversely affect outlook or views
- ensure that houses do not impact adversely on amenity, natural features or flooding
- ensure that houses are located where impacts on the natural environment and water supply catchment values are minimised
- ensure that houses are not subject to unreasonable hazards or noise because of their location
- ensure that house design along the Brisbane River Corridor and other waterways is compatible with the landscape character and values of the waterway.

Performance Criteria		Acceptable Solutions	
P2	<p>Building height must not create overbearing development for dwellings and open space on neighbouring properties</p> <p>Building height must be consistent with those houses prevailing in the immediate area</p>	A2	<p>No part of the house is more than 8.5m above ground level. Non-load bearing aerials, antennas, flues, roof ventilators, and chimneys are not considered part of the house for the purpose of determining building height</p>
P3	<p>Building heights over 8.5m above ground level are consistent with and repeated in the form of surrounding development</p> <p>Any additional part of the building over 8.5m above ground level must not result in impacts on other dwellings or open space areas in terms of:</p> <ul style="list-style-type: none"> • loss of amenity from overshadowing • loss of amenity from reduced access to sunlight and daylight • loss of views or outlook <p>The additional part of a building over 8.5m above ground level must not result in reduced visual amenity of an area, particularly where the site is on a prominent ridgeline</p>	A3	<p>No Acceptable Solution is prescribed as this provision does not apply to self assessment</p>
P4	<p>Residents' vehicles must be accommodated on site</p>	A4	<p>A minimum of 1 vehicle space is provided on site for a house without a secondary dwelling</p> <p>OR</p> <p>A minimum of 2 vehicle spaces are provided on site if the house has a secondary dwelling</p>
P5	<p>House must be protected from adverse flooding and must not significantly interfere with the passage, storage or quality of stormwater or the natural functions of a waterway</p>	A5.1	<p>House and ancillary structures are not within a waterway corridor (as shown on the Planning Scheme Maps)</p>
		A5.2	<p>Design and construction of the house complies with Council's Erosion and Sediment Control Standard</p>
P6	<p>Habitable rooms, non-habitable areas (e.g. utility areas, garage, laundry and storage room) have acceptable levels of flood immunity</p>	A6.1	<p>Where the lot is subject to a resolution about minimum floor levels of habitable rooms under the <i>Building Regulation</i>, the floor level of all new rooms satisfied the level determined in the resolution</p> <p>OR</p> <p>Where the house is on floodable land but the lot is not subject to a resolution about minimum floor levels of habitable rooms under the <i>Building Regulation</i>, the floor level of all habitable rooms is not less than those set out in <i>Table 1</i></p>
		A6.2	<p>Where a lot is on floodable land, the minimum levels for non-habitable areas (including utility areas, garage, laundry and storage room) are not less than those set out in <i>Table 1</i></p>

Performance Criteria		Acceptable Solutions	
P7	House must be serviced by basic infrastructure	A7	House lot is provided with infrastructure to a standard that would be required or expected of new development, including roads, stormwater drainage, sewerage disposal, water supply, electricity and telecommunications infrastructure
P8	House must be used for domestic residential purposes	A8	The main dwelling, together with any secondary dwelling, is used by a household group comprising <ul style="list-style-type: none"> • 1 person maintaining a household, or • 2 or more persons related by blood, marriage or adoption, or • not more than 5 persons, not necessarily related by blood, marriage or adoption, or • not more than 5 persons under the age of 18 and not necessarily related by blood, marriage or adoption, together with 1 or 2 adult persons who have care and control of them, or • not more than 6 persons with disabilities permanently occupying a dwelling where care or assistance is provided by other persons, provided that no more than 2 of these other persons reside at the dwelling
P9	Buildings used to promote and sell houses must not remain in that use in residential estates for an unreasonable time	A9	Display homes are used for housing no later than 2 years after they are established

Table 1 House flood immunity levels

Type of Flooding	Minimum Ground Level for House Pad after filling (where permitted)	Habitable Floor Level	Non-habitable Areas (i.e. utility areas, garage, laundry and storage room)
Brisbane River	100 year ARI + 300mm	100 year ARI + 500mm	50 year ARI + 300mm
Creek or waterway	100 year ARI + 300mm	100 year ARI + 500mm	100 year ARI + 300mm
Localised overland flowpath or designed open channel	50 year ARI + 300mm	50 year ARI + 500mm	50 year ARI + 300mm
Storm surge	100 year ARI + 300mm	100 year ARI + 500mm	100 year ARI + 300mm

ARI means Average Recurrence Interval and is defined in the definitions

Note: where subject to more than one type of flooding, the highest immunity level as determined for each case applies

4.2 Houses within the Brisbane River Corridor

These additional requirements apply to land wholly or partly within the Brisbane River Corridor. House location requirements do not apply to extensions of existing houses unless the extensions intrude into the Brisbane River Corridor.

The **Brisbane River Corridor Planning Scheme Policy** provides guidance on the assessment of applications that do not meet the Acceptable Solutions.

Note: The Brisbane River Corridor Precincts referred to in this part of the Code are indicated on The Strategic Plan—Brisbane Green Space System—Map C and Planning Scheme Map 2 of 3—Waterways and Wetlands.

The Building Regulation should be consulted to identify if any building work listed below is exempt or self assessable and therefore not subject to the provisions of the City Plan.

Performance Criteria		Acceptable Solutions	
P1	<p>The siting and design of houses must contribute to the desired character of the Brisbane River Corridor precinct in which the site is located. Materials used must complement surrounding buildings, the visual character of the area and the character of the precinct</p> <p>Houses in Precinct 1 must maintain the rural and natural character of the precinct, maintain the same setback as surrounding buildings, and be obscured from view from the Brisbane River by topography or vegetation</p> <p>Houses in Precincts 2, 3, 4 and 5 must be set back no less than buildings sharing a common boundary. In these circumstances houses must be of a similar height and bulk to these adjoining buildings, substantially shielded from view of the Brisbane River by vegetation and ancillary structures between the house and the river must be restricted to minimise impacts on the Brisbane River's landscape values</p>	A1.1	<p>The house has a maximum height of 8.5 metres, with any unenclosed undercroft or unscreened columns not exceeding 3m of this total 8.5m</p>
		A1.2	<p>The house is set back a minimum of:</p> <ul style="list-style-type: none"> • 20m horizontal distance from high water mark <p>OR</p> <ul style="list-style-type: none"> • 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas in Precinct 1 <p>OR</p> <ul style="list-style-type: none"> • no closer than the average setback of adjoining dwellings where there are adjacent riverfront dwellings within 10m of one or more side property boundaries
P2	<p>Valued habitats, remnant riparian vegetation and mature examples of appropriate planted tree species must be conserved and protected</p>	A2	<p>Removal/clearing of native vegetation does not occur on land:</p> <ul style="list-style-type: none"> • within 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas <p>OR</p> <ul style="list-style-type: none"> • within 20m horizontal distance from high water mark for other land
P3	<p>The size, material, design and appearance of minor structures associated with houses must not adversely affect the potential accessibility or attractive appearance of the Brisbane River and its banks when viewed from the Brisbane River and sites adjacent to the Brisbane River</p> <p>In Precinct 1 minor structures must only locate in the corridor where there is no other alternative site on the lot, and where designed to be unobtrusive and take into account the surrounding landscape values</p>	A3	<p>Minor structures are not located within 20m horizontal distance of the Brisbane River high water mark, except for:</p> <ul style="list-style-type: none"> • barbecues and fixed outdoor furniture (not roofed) • play equipment (not roofed) • temporary shade shelters, including umbrellas <p><i>Note: minor structures include:</i></p> <ul style="list-style-type: none"> • greenhouses, bush houses, shade houses • decks, gazebos, poolside shelters and garden pavilions

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> • <i>children's roofed play areas</i> • <i>buildings and other structures for activities necessarily related with the Brisbane River</i> • <i>riverwalls</i>
<p>P4 Tennis courts and swimming pools must enhance the character and amenity of the site and not adversely impact upon the riparian landscape</p> <p>Tennis courts and swimming pools must be sufficiently screened by landscaping to not be visually dominant or protrude within the riverscape</p>	<p>A4 Tennis courts or swimming pools located between the house and the Brisbane River are:</p> <ul style="list-style-type: none"> • located and designed to limit the maximum height of retaining walls to 1m • located landward of a 6m deep landscaped strip of at least two tiers which includes one tree that will grow to a height of at least 5m for every 5m of river frontage • not within 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas, or a minimum of 20m horizontal distance from high water mark for other land
<p>P5 Facilities for the dry storage of boats must only be constructed in appropriate locations and must be designed to:</p> <ul style="list-style-type: none"> • be compatible with the character and amenity of the Precinct in which the site is located • minimise visual intrusiveness • minimise impacts on the Brisbane River's landscape values • be unobtrusive when viewed from the Brisbane River <p>Any facilities for the dry storage of boats is not appropriate in Precinct 1</p> <p>Dry boat storage facilities for private residential use must be located on the landward side of high water mark on land and involve:</p> <ul style="list-style-type: none"> • hoists or lift facilities catering for one boat up to a maximum 4m in length • all other forms of dry storage designed for one boat up to a maximum 6m in length <p>Dry boat storage facilities for private residential use that comprise a shed or similar form of shelter are:</p> <ul style="list-style-type: none"> • located on land and do not project over water • a maximum 25m² floor area • the only boatshed or similar form of shelter on the site • at a floor level above highest astronomical tide • designed without deck structures on the roof • of a single storey design with a maximum height of 3m above ground level 	<p>A5 Facilities for the dry storage of boats are not located:</p> <ul style="list-style-type: none"> • within 20m horizontal distance from high water mark <p>OR</p> <ul style="list-style-type: none"> • 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas in Precinct 1

Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> • the only building on the site within the horizontal distance setback from the high water mark • designed and located to include a landscaped strip or strips which: <ul style="list-style-type: none"> - are located adjacent to the boatshed and across the remainder of the width of the site - are at least 6m deep - include at least one tree that will grow to a height of at least 5m for every 20m² of landscaped area - include a minimum 90% garden area planted with ground cover and shrubs of various growth forms - do not include grassed/lawn or paved areas except for a pathway up to 2m wide <p>Refer to <i>Figure a</i></p>	

4.3 Environmental Protection, Rural Areas and Very-low Density Residential Potential Development Area as identified in a Local Plan

These additional requirements apply to a house in the Environmental Protection Area, Rural Area or

Very-low Density Residential Potential Development Area as identified in a Local Plan. Acceptable Solutions A2.1, A2.2, A3, A5 and A6 do not apply to extensions of existing houses. Environmental Protection and Rural Areas are designated as ‘bushfire prone areas’.

Performance Criteria	Acceptable Solutions
<p>P1.1 Houses and ancillary structures must not adversely impact on:</p> <ul style="list-style-type: none"> • waterway corridors • habitat areas and ecological corridors • significant vegetation • landscape and scenic features <p>P1.2 House must not be subject to unreasonable risk from landslip or instability</p>	<p>A1 The house including:</p> <ul style="list-style-type: none"> • secondary dwellings • ancillary structures such as pools, tennis courts or other impervious recreation surfaces, and out buildings such as sheds or garages • parking areas and accesses • excavation, filling and retaining walls <p>are located within a building location plan approved at subdivision stage</p> <p>Refer to <i>Figure b</i></p> <p>OR</p> <p>Where there is no building location plan, the house and ancillary structures are:</p> <ul style="list-style-type: none"> • outside areas covered by the <i>Natural Assets Local Law</i> Significant Native Vegetation or Vegetation protection Order category • outside landscape features as identified in a Local Plan • outside waterway corridors

Performance Criteria		Acceptable Solutions	
			<ul style="list-style-type: none"> outside habitats areas and ecological corridors as identified in a Local Plan a minimum 15m vertically below any ridge line on land with a natural grade of less than 1 in 4 measured over a 40m by 40m area <p>Refer to <i>Figures c and d</i></p> <p>provide for shared vehicular access with at least one adjoining vacant allotment (if any)</p>
P2	House must not be exposed to unreasonable risk from bushfire	A2.1	House has a minimum water supply of 45,000L available and retained for fire fighting purposes, where not supplied with reticulated water
		A2.2	Landscaping employs fire resistant plant species ⁽¹⁾ less than 5m in height for any landscaping within the building location plan area
			Refer to <i>Figure d</i>
P3	Vehicle access must be safe from hazards and must not adversely impact on landscape values	A3	<p>Access:</p> <ul style="list-style-type: none"> is via an access road approved at subdivision stage is not less than 3.5m wide with passing bays at a minimum of 100m intervals to allow for emergency vehicle access <p>OR</p> <p>Access:</p> <ul style="list-style-type: none"> is at grades of less than 1 in 4 does not require cut and fill in excess of a total of 2m in height is not less than 3.5m wide with passing bays at a minimum of 100m intervals to allow for emergency vehicle access is shared with at least one adjoining vacant allotment (if any)
P4	House location must not result in adverse impact on water quality in water supply catchment areas	A4	Where the lot is located within a water supply catchment the house is not within 150m horizontal distance of the limit of the ponded waters of the water supply reservoir
Additional requirements where on a lot containing a Landscape Feature as identified in a Local Plan			
P5	Vehicular access exceeding a gradient of 1 in 6 must be unobtrusive and utilise materials that maintain the visual values of the locality	A5	Vehicular access exceeding a gradient of 1 in 6 is sealed with natural, earthy or dark coloured materials
P6	Fencing must be low key, not visually prominent and integrate with desirable elements of landscape design in the road reserve	A6	Fencing does not exceed 1.5m in height and is at least 75% transparent
P7	Building materials and colours must integrate with the existing colours and patterns of the landscape and minimise the impacts of the building on the visual amenity of the locality	A7.1	External building colours are subdued and natural ie grey, brown or green with low light reflectivity

Performance Criteria	Acceptable Solutions
	A7.2 Metal roof cladding is non-reflective and colour bonded or painted in subdued and natural earthy colours

(1) Refer to Queensland Fire and Rescue Authority guidelines on Landscaping in Bushfire Prone Areas

5 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 build the house in accordance with Section 5.1
- give a letter to the owners of all adjoining land in accordance with Section 5.2
- 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 upon 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).

5.1 Sign to be posted on the land

The required format for the sign is as follows.

PROPOSED HOUSE

It is proposed to build a house 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)*.

Any comments 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.

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

The lettering on the sign will be:

- for the words 'PROPOSED HOUSE', at least 50mm high and in bold
- for other lettering, at least 25mm high.

5.2 Letter to adjoining owners

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

An application has been made by (*insert name of applicant*) to build a house at (*insert street address of proposed house*).

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 build a house that does not comply with the Acceptable Solutions in the **House Code**.

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, making comments does not give you any right to appeal against Council's decision on the application.

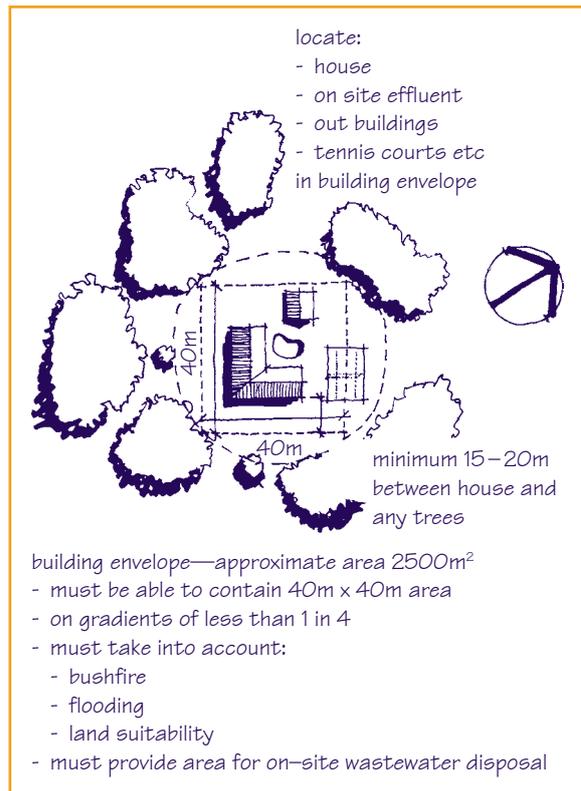


Figure b Building envelope—approximate area 2,500m²

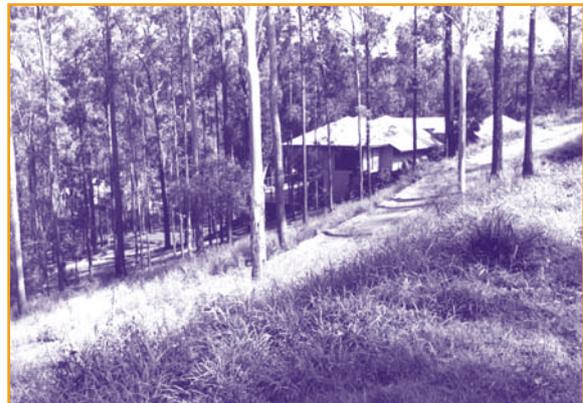


Figure c Location of house below ridgeline

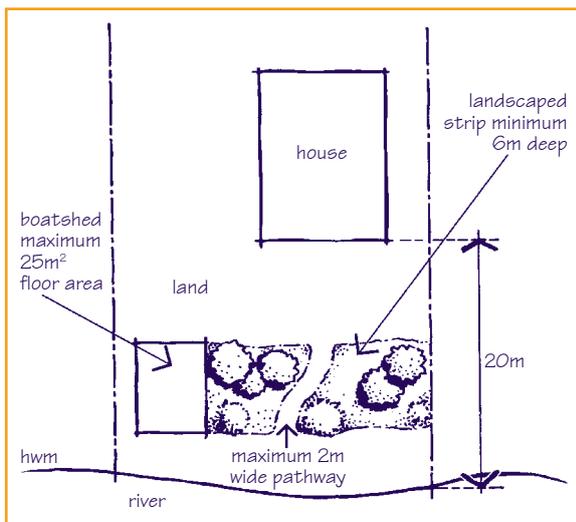


Figure a Design and location of boatsheds

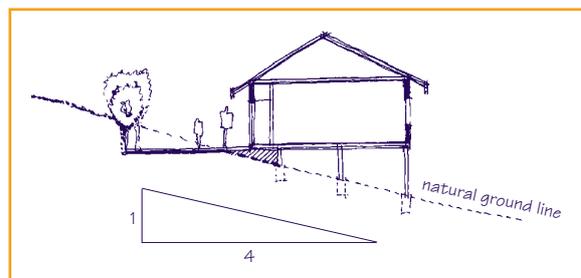


Figure d House site location on lands with natural grades of less than 1 in 4