General Building Guidelines for Single Residential Properties

Date: 1 December 2019  Version: 3.0

AMENITY AND AESTHETICS REFRERRAL PROVISIONS
In addition to design and siting provisions, the Amenity and Aesthetics criteria within the Queensland Development Code (QDC), Maximum Part (MP) 1.1 or 1.2, except where a separate or concurrent planning approval has been granted for the development.

TOWN PLANNING APPROVALS
Where a planning approval is required, this must be obtained before a building permit can be issued and may include alternate siting provisions.

Example of where a planning application may be triggered include:
(a) If the site is located within a Character zone or on a Character listed property;
(b) If the building or structure does not comply with the design criteria detailed in the Residential Code or the conditions of a Development Permit.

BUILDING LOCATION ENVELOPE (BLE)
If the property is subject to a Building Location Envelope (BLE), contact Council’s Planning and Regulatory Services Department on (07) 3810 6888 to determine the extent of work that is permissible within and outside of the BLE.

AMENITY AND AESTHETICS REFRERRAL PROVISIONS
In addition to design and siting provisions, the Amenity and Aesthetics Referral Provisions 2019 apply to particular Class 1 and 10 buildings and structures. Where identified within the provisions, a referral agency response from Council will be required before a building permit can be issued. Referral items include:
- Demolition or removal of a building or structure;
- Relocation of a building or structure;
- Class 10 buildings or structures exceeding certain dimensions;
- Carports within the prescribed road boundary setback;
- Certain Class 1 and 10 buildings on vacant land;
- Transportable building and structures; and
- Fences and retaining walls.

For further information refer to the Amenity and Aesthetics Referral Provision 2019 and the following Implementation Guidelines:
1. Transportable Buildings (Shipping Containers, Train Carriages, Demountable Buildings and the like)
2. Oversized Class 10 Buildings and Structures
3. Demolition, Removal or Relocation of a Building

RETAILING WALLS, FENCES AND SCREENS
The following boundary setback provisions apply except for boundary truncations.

The height refers to the total height of any retaining wall, screen, fence or combination thereof from natural ground surface (i.e. the finished surface level when the lot was created or the plan of survey).

NOTE: Any retaining wall, screen, fence or combination thereof which exceeds 2m, regardless of where it is located, will require an Amenity and Aesthetics approval except where a siting variation is already required.

BOUNDARY TRUNCATIONS
(1) Fences, screens, retaining walls and other structures built within the 6m x 6m corner truncation area are not more than 1m high.
(2) No building or structure over 2m high is built within a 9m x 9m corner truncation.