

## Demolition Control Precincts in Brisbane City Council Area

Demolition Control Precincts (DCP) in Brisbane have two major purposes, being protecting structures built prior to 1st January 1947 (referred to as pre-1946 or pre-war) and controlling aesthetics for most new building works within the DCP.

Demolition Control Precincts have been designated throughout Brisbane's pre-war suburbs using various methods, with small patches of pre-war houses identified in some areas and entire suburbs protected in others.

The Demolition Control Precinct is the trigger for two codes within the Brisbane City Plan 2000, being:

- Demolition Code; and
- Residential Design - Character Code.

### Demolition Code

The intent of the Demolition Code is to maintain the character of traditional pre-war streetscapes by controlling demolition (full and partial), relocation and removal of buildings that contribute to the traditional character of the street or area.

The Brisbane City Council will only approve the removal of a pre-war structure under certain circumstances, these being:

- a) The building has been substantially altered and/or does not have the appearance of being constructed in or prior to 1946;
- b) An engineering report must be submitted demonstrating that the building is structurally unsound and not reasonably capable of being made structurally sound. As a general guide, if there is somebody living in the premise, it is unlikely that the demolition would be approved under this provision;
- c) The demolition of a building will not result in the loss of:
  - traditional building character within the Demolition Control Precinct where in a Low Density Residential Area or Character Residential Area, or
  - traditional 'timber and tin' building character within the Demolition Control Precinct where in a Low- medium Density Residential Area;
- d) The street has no traditional building character.



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## **Residential Design – Character Code**

The intent of the Residential Design - Character Code is to retain the traditional building character of Brisbane by ensuring new buildings and extensions to existing buildings are compatible in appearance with existing character buildings and the traditional character streetscape.

The Residential Design – Character Code requires new building works within the Demolition Control Precincts to either use traditional building materials or use contemporary materials with traditional character elements.

Generally, traditional building materials are materials that complement the building materials used predominantly in pre-1946 houses nearby in the Demolition Control Precinct (i.e. timber & tin). The buildings should have roof forms that complement the roofing styles of pre-1946 houses nearby in the street.

Contemporary materials with traditional building character elements refers to modern lightweight materials (such as fc sheeting, light aluminium screening, etc.) with elements that reflect the traditional character of Brisbane (e.g. pitched roof forms, solid building core with attached or integrated lightweight verandah or balcony structures, different floor levels are distinguished with the use of entries, windows and balconies, etc.).

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