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## Small Lot Houses in Brisbane City Council Area

In Brisbane, Small Lot Houses are subject to greater town planning restrictions to those on standard allotments. Small Lot Houses are required to be assessed against the Residential Design – Small Lot Code in addition to the House Code, which all houses in Brisbane are assessed against. Depending upon the site's constraints and the proposed works, additional codes may also be applicable.

As a general guide, the Residential Design - Small Lot Code is concerned with the building envelope (height, length & setback) of the proposed works, the amounts of open space and the amenity of the adjoining properties.

If full compliance with the House Code and Residential Design – Small Lot Code is achieved (and assuming no other City Plan 2000 codes are triggered by the proposal), the works are deemed to be 'self assessable'.

Non-compliance with the Residential Design – Small Lot Code triggers Impact Assessment, under the Integrated Planning Act 1997. Impact Applications are required to be publicly notified and submitters to Impact Applications accrue rights of appeal in the Planning & Environment Court.

If a house is built which does not comply with the Code and an Impact Assessable application has not been lodged with the Brisbane City Council, neighbours will have had their lawful rights of objection and appeal illegally removed. The process to rectify illegally built works can be longwinded and arduous. It is important that all parties to the construction of a small lot house understand their responsibilities.

For more information about whether your new house or extensions to an existing house requires Planning Approval, call our friendly town planning staff on 3666 0514.

### **DISCLAIMER:**

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