

Division 3 – Building Work

7.6 Building Work Code

The provisions in this division comprise the Building Work Code. They are:

- Compliance with the Building Work Code (section 7.7);
- Overall outcomes of the Building Work Code (section 7.8);
- Specific outcomes, acceptable solutions and probable solutions for the Building Work Code (section 7.9).

7.7 Compliance with the Building Work Code

Development that is consistent with the specific outcomes in section 7.9 complies with the Building Work Code.

7.8 Overall Outcomes of the Building Work Code

- The overall outcomes are the purpose of the Building Work Code.
- The overall outcome sought for the Building Work Code are:
 - buildings and structures are configured on site in a manner that optimises site amenity and the amenity of adjoining sites; and
 - buildings and structures are of a scale and height that is consistent with the desired planning character for the surrounding area.

Note: The desired character of an area is described in the relevant zone and locality provisions of the Planning Area Code (Note however that the Planning Area Code is not an applicable Code for self assessable development).

7.9 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Building Work Code

The specific outcomes sought for the Building Work Code are included in column 1 of table 7.3. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 7.3.

Important note on the application of the Building Work Code

The Building Work Code applies to the assessment of Building Work not associated with a Material Change of Use for all uses other than Dwelling Houses.

Building Work not associated with a Material Change of Use for Dwelling Houses is assessable against the Dwelling House Code.

Table 7.3 Building Work Code (Part 7 Division 3)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Siting and Design	
SO1 Building work does not result in the use: <ol style="list-style-type: none"> appearing out of character with the surrounding built landscape; detracting from the amenity of adjoining or surrounding uses through: <ol style="list-style-type: none"> direct overlooking of private areas; blocking or significantly impinging upon the penetration of desirable natural light and breezes; 	S1.1 Building heights are in accordance with those specified in Table 7.4. S1.2 Building setbacks are in accordance with those specified in Table 7.5. S1.3 Site cover is in accordance with the provisions of Table 7.5A. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Note: Where a conflict involving the height, setback or site cover occurs between a specified use and the zone it is proposed to be located within, the provisions relating to the specified use prevail. </div>

Table 7.3 Building Work Code (Part 7 Division 3)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self–assessable) Probable solutions (if code assessable)
or (iii) Impeding significant view corridors; and (c) being of a scale and bulk that is not compatible with the desired character of the locality.	

Table 7.4 Building Heights	
Zone	Maximum Height (above natural ground level)
District Centre – Bribie Island Only	Unless otherwise indicated in Figure 5.1 (Part 5 Division 4), maximum building height does not exceed 12.0 metres and 3 storeys.
District Centre – All Other Localities	Maximum building height is 12.0 metres and 3 storeys.
District Industry	12.0 metres and 3 storeys.
Local Centre – Bribie Island (Banksia Beach, Bellara, Bongaree, Woorim), Ningi and Sandstone Point Only	Unless otherwise indicated in Figures 5.3 or 5.5 (Part 5 Division 6), maximum building height is 8.5 metres and 2 storeys.
Local Centre – All Other Localities	Unless otherwise indicated in Figures 5.4 (Part 5 Division 6), maximum building height is 8.5 metres and 2 storeys.
Local Industry	12.0 metres and 3 storeys.
Metropolitan Centre	(a) For Precincts 1 & 3, maximum height of a podium is 8.5 metres. (b) For all areas, maximum building heights are in accordance with the height limits indicated in Figures 5.8 and 5.9 (Part 5 Division 8).
Open Space	(a) For buildings located within 10.0 metres of a Residential A, Residential B or Rural Residential zone, maximum building height is 8.5 metres and 2 storeys. (b) For all other situations, maximum building height is 12.0 metres and 3 storeys.
Regional Industry	12.0 metres and 3 storeys.
Residential A	8.5 metres and 2 storeys.
Residential B – Bribie Island, Ningi and Sandstone Point Only	Unless otherwise indicated in Figures 5.14 or 5.16 (Part 5 Division 12), maximum building height is 15.0 metres and 4 storeys.
Residential B – All Other Localities	Unless otherwise indicated in Figures 5.12, 5.13 and 5.15 (Part 5 Division 12), maximum building height is 15.0 metres and 4 storeys.
Rural	8.5 metres and 2 storeys.
Rural Residential	8.5 metres and 2 storeys.
Special Use	(a) For buildings located within 10.0 metres of a Residential A, Residential B or Rural Residential zone, maximum building height is 8.5 metres and 2 storeys. (b) For all other situations, maximum building height is 12.0 metres and 3 storeys.

Table 7.5 Building Setback

Zone or Use	Front	Secondary Road	Rear	Side
District Centre	<p>(a) For the Bellara Locality, buildings are built to the front boundary.</p> <p>(b) Parts of buildings that exceed 8.5 metres and 2 storeys in height are setback 6.0 metres from the road alignment.</p> <p>(c) In all other circumstances, no setback applies.</p>	<p>(a) For the Bellara Locality, buildings are built to the front boundary.</p> <p>(b) Parts of buildings that exceed 8.5 metres and 2 storeys in height are setback 6.0 metres from the road alignment.</p> <p>(c) In all other circumstances, no setback applies.</p>	<p>(a) Buildings are setback at least 2.0 metres from boundaries with land contained in a Residential A or Residential B zone.</p> <p>(b) In all other circumstances, no setback applies.</p>	<p>(a) Buildings are setback at least 2.0 metres from boundaries with land contained in a Residential A or Residential B zone.</p> <p>(b) In all other circumstances, no setback applies.</p>
District Industry	<p>(a) Buildings are setback 10.0 metres from a State controlled road, an arterial road or a sub-arterial road.</p> <p>(b) For all other roads, buildings are setback 6.0 metres.</p>	3.0 metres	<p>(a) Buildings are setback 10.0 metres from boundaries with land contained in a Residential A, Residential B or Rural Residential zone.</p> <p>(b) In all other circumstances, no setback applies.</p>	<p>(a) Buildings are setback 10.0 metres from boundaries with land contained in a Residential A, Residential B or Rural Residential zone.</p> <p>(b) In all other circumstances, no setback applies.</p>
Local Centre	<p>(a) For Precincts A, B, C and D, buildings are built to the boundary at ground level.</p> <p>(b) In all other situations, buildings are set back 4.0 metres from the road alignment.</p>	<p>(a) For Precincts A, B, C and D, buildings are built to the boundary at ground level.</p> <p>(b) In all other situations, buildings are set back 4.0 metres from the road alignment.</p>	<p>(a) Buildings are setback at least 2.0 metres to boundaries with land contained in a Residential zone.</p> <p>(b) In all other circumstances, no setback applies.</p>	<p>(a) Buildings are setback at least 2.0 metres to boundaries with land contained in a Residential zone.</p> <p>(b) In all other circumstances, no setback applies.</p>
Local Industry	<p>(a) Buildings are setback 10.0 metres from a State controlled road, an arterial road or a sub-arterial road.</p> <p>(b) For all other roads buildings are setback 6.0 metres.</p>	3.0 metres	<p>(a) Buildings are setback 30.0 metres from boundaries with land contained in a Residential A, Residential B or Rural Residential zone.</p> <p>(b) In all other circumstances, no setback applies.</p>	<p>(a) Buildings are setback 30.0 metres from boundaries with land contained in a Residential A, Residential B or Rural Residential zone.</p> <p>(b) In all other circumstances, no setback applies.</p>
Metropolitan Centre	<p><u>For Precinct 1</u></p> <p>Podium storeys are built to boundaries.</p> <p>For storeys above podium level, buildings are set back 6.0 metres from the road alignment.</p> <p>For sites with frontage to Hasking Street, buildings are set back</p>	<p><u>For Precinct 1</u></p> <p>Podium storeys are built to boundaries.</p> <p>For storeys above podium level, buildings are set back 6.0 metres from the road alignment.</p> <p>For sites with frontage to Hasking Street, buildings are set back</p>	<p><u>For Precinct 1</u></p> <p>Podium storeys are built to boundaries.</p> <p><u>For Precinct 3</u></p> <p>Buildings are set back 6.0 metres from rear boundaries.</p> <p><u>For All Other Precincts</u></p> <p>No setback applies.</p>	<p><u>For Precinct 1</u></p> <p>Podium storeys are built to boundaries.</p> <p><u>For All Other Precincts</u></p> <p>No setback applies.</p>

Table 7.5 Building Setback

Zone or Use	Front	Secondary Road	Rear	Side
	<p>3.0 metres from the road alignment.</p> <p><u>For Precinct 2</u></p> <p>Buildings are set back 15.0 metres from the road alignment.</p> <p><u>For Precinct 3</u></p> <p>Buildings are set back 6.0 metres from the primary road alignment. Encroachment to 3.0 metres from the road alignment is permitted for terraces, balconies, entry structures and canopies.</p> <p><u>For Precinct 4</u></p> <p>Buildings are set back no greater than 15.0 metres from the front boundary.</p> <p><u>For Precinct 5</u></p> <p>Buildings are set back no greater than 21.0 metres from the front boundary</p>	<p>3.0 metres from the road alignment.</p> <p><u>For Precinct 2</u></p> <p>Buildings are set back 15.0 metres from the road alignment.</p> <p><u>For Precinct 3</u></p> <p>3.0 metres.</p>		
Open Space	6.0 metres	3.0 metres	10.0 metres	10.0 metres
Regional Industry	<p>(a) 30.0 metres from the Bruce Highway road alignment.</p> <p>(b) For all other roads buildings are setback 6.0 metres</p>	3.0 metres	No setback applies.	No setback applies.
Residential A	6.0 metres	3.0 metres	1.5 metres	1.5 metres
Residential B	<p>(a) For Rickman Parade, Woorim minimum building setback is 15.0 metres;</p> <p>(b) For all other areas, minimum building setback is 6.0 metres.</p>	3.0 metres	4.5 metres	<p>(a) 1.5 metres for a building up to two (2) storeys (and 8.5 metres in height);</p> <p>(b) For each 3.0 metres above 8.5 metres, setbacks are increased by a further 0.5 metres.</p>
Rural	6.0 metres	3.0 metres	100.0 metres	100.0 metres
Rural Residential	6.0 metres	3.0 metres	10.0 metres	10.0 metres
Special Use	6.0 metres	3.0 metres	10.0 metres	10.0 metres
Accommodation Building;	<p>(a) For Rickman Parade, Woorim – 15.0 metres; or</p>	3.0 metres	4.5 metres	<p>(a) 1.5 metres for up to two (2) storeys (and 8.5 metres in</p>

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Zone or Use	Front	Secondary Road	Rear	Side
Multiple Dwelling	(b) For all other roads – 6.0 metres			height); and (b) for each 3.0 metres above 8.5 metres, the set backs are increased by a further 0.5 metres.
Caravan Parks; Relocatable Home Parks.	For relocatable home sites: 3.0 metres from an internal road; and For caravan, cabin and tent sites: 2.0 metres from an internal road.	For relocatable home sites: 3.0 metres from an internal road For caravan, cabin and tent sites: 2.0 metres from an internal road.	For relocatable home sites: 1.5 metres from any other site boundary. For caravan, cabin and tent sites: 1.5 metres from any other site boundary.	For relocatable home sites: 1.5 metres from any other site boundary. For caravan, cabin and tent sites: 1.5 metres from any other site boundary.
Child Care Centre	The child care centre is separated from the boundary of an electricity easement as follows: (a) at least 20.0 metres for electricity transmission lines up to 132kV; (b) at least 30.0 metres for electricity transmission lines between 133kV and 275kV; (c) at least 40.0 metres for electricity transmission lines greater than 275kV.	The child care centre is separated from the boundary of an electricity easement as follows: (a) at least 20.0 metres for electricity transmission lines up to 132kV; (b) at least 30.0 metres for electricity transmission lines between 133kV and 275kV; (c) at least 40.0 metres for electricity transmission lines greater than 275kV.	The child care centre is separated from the boundary of an electricity easement as follows: (a) at least 20.0 metres for electricity transmission lines up to 132kV; (b) at least 30.0 metres for electricity transmission lines between 133kV and 275kV; (c) at least 40.0 metres for electricity transmission lines greater than 275kV.	The child care centre is separated from the boundary of an electricity easement as follows: (a) at least 20.0 metres for electricity transmission lines up to 132kV; (b) at least 30.0 metres for electricity transmission lines between 133kV and 275kV; (c) at least 40.0 metres for electricity transmission lines greater than 275kV.
Dependent Person's Accommodation	6.0 metres	1.5 metres	1.5 metres	1.5 metres
Dual Occupancy	(a) For Rickman Parade, Woorim – 15.0 metres; or (b) For all other roads – 6.0 metres	3.0 metres	(a) Buildings are set back 4.5 metres in the Residential A and Residential B zones (b) Carports and pergolas are permitted to be built on side or rear boundaries.	(a) Buildings are set back in the Residential A zone: (i) 1.5 metres for up to one (1) storey (and 4.5 metres in height); (ii) 2.0 metres for greater than one (1) storey (and 4.5 metres in height).

				(b) Buildings are set back in the Residential B zone: (i) 1.5 metres for up to two (2)
Table 7.5 Building Setback				
Zone or Use	Front	Secondary Road	Rear	Side
				storeys (and 8.5 metres in height); and (ii) for each 3.0 metres above 8.5 metres, the set backs are increased by a further 0.5 metres. (c) Carports and pergolas are permitted to be built on side or rear boundaries.
Extractive Industry	(a) 20.0 metres (b) Extraction activities not involving blasting are not carried out within 30.0 metres of any boundary of the site.	(a) 20.0 metres (b) Extraction activities not involving blasting are not carried out within 30.0 metres of any boundary of the site.	(a) 20.0 metres (b) Extraction activities not involving blasting are not carried out within 30.0 metres of any boundary of the site.	(a) 20.0 metres (b) Extraction activities not involving blasting are not carried out within 30.0 metres of any boundary of the site.
Retirement Village; Special Care Facility.	(a) 6.0 metres (b) 2.0 metres from internal roads.	(a) 2.0 metres from internal roads.	(a) 3.0 metres where located within the Residential A and Residential B zones; (b) 6.0 metres where located within the Rural Residential and Rural zones.	(a) 3.0 metres where located within the Residential A and Residential B zones; (b) 6.0 metres where located within the Rural Residential and Rural zones.
Service Station	(a) LPG pumps, tanks and decant cylinders are located at least 8.0 metres. (b) Canopies are setback at least 5.0 metres. (c) Tank vents are located at least 4.0 metres. (d) Fuel pumps are set back at least 8.0 metres.	(a) LPG pumps, tanks and decant cylinders are located at least 8.0 metres. (b) Canopies are setback at least 5.0 metres. (c) Tank vents are located at least 4.0 metres. (d) Fuel pumps are set back at least 8.0 metres.	(a) LPG pumps, tanks and decant cylinders are located at least 8.0 metres. (b) Canopies are setback at least 5.0 metres. (c) Tank vents are located at least 4.0 metres. (d) Where the site abuts a rural or rural residential zone, all buildings are set back at least 3.0 metres. (e) Fuel pumps are set back at least 8.0 metres.	(a) LPG pumps, tanks and decant cylinders are located at least 8.0 metres. (b) Canopies are setback at least 5.0 metres. (c) Tank vents are located at least 4.0 metres. (d) Where the site abuts a rural or rural residential zone, all buildings are set back at least 3.0 metres. (e) Fuel pumps are set back at least 8.0 metres.

Table 7.5A Site Cover	
Zone or Use	Maximum Site Cover as a % of total site area
District Centre	(a) Where a mixed residential and commercial development – 90%; or (b) For commercial developments – 80%.
District Industry	100% site cover
Local Centre	50%
Local Industry	100% site cover
Metropolitan Centre	100% site cover
Open Space	40%
Regional Industry	100% site cover
Residential A	50%
Residential B	40%
Rural	50%
Rural Residential	50%
Special Use	40%
Accommodation Building; Multiple Dwelling	40%
Dependent Person's Accommodation	Inclusive of all buildings on the site – 50%
Dual Occupancy	(a) Where the maximum height is equal to or less than 4.5 metres – 50%; or (b) Where the maximum height is greater than 4.5 metres – 40%
Retirement Village; Special Care Facility	50%