

DEMOLITION CODE

1 **Purpose of the Code**

The purpose of this Code is set out under each Part as it pertains to each Part.

2 **Application of the Code**

The demolition code will apply for the assessment of demolition, removal, partial demolition or partial removal of character houses and non residential character buildings within identified Areas.

This code will not apply for minor demolition work as defined below.

The first part of the code applies to the assessment of proposals to demolish character houses in the Range North and Range South Residential Areas and the Lakes Creek Residential Character Precinct in the Lakes Creek Residential Area¹.

The second part of the code –‘facade demolition’ is designed for assessing demolition in the City Centre, where it is intended to maintain the facade and podium levels along traditional commercial streets in Rockhampton’s City Centre streets.

There are no Secondary Codes to this Code.

3 **Definitions**

Character commercial streetscape Means a group of four or more commercial buildings (on either side of the street) built in or prior to December 1939

Character house As defined in section 3.7 of this planning scheme.

Façade Has the same meaning as defined in section 3.7 of this planning scheme except that it does not include laneways.

Minor demolition work is the demolition or relocation of a building or part of a building where the work is:

- relocation of a building sideways within a lot or site provided no demolition of any components constructed in or prior to December 1939 is proposed; or
- relocation of a building forward or backwards on a lot or site provided no

¹ While the Allensdown Residential Consolidation Area is identified as a Character Area, this Code has not been applied to that Area because it is a Residential Consolidation Area where higher residential densities of development are expected.



<p>demolition of any components constructed in or prior to 1939 is proposed and where the setback of the proposed building is within 20% of the average setback of the adjoining residential buildings to any road frontage; or</p> <ul style="list-style-type: none"> • demolition of post December 1939 alterations on a building built prior to 1939 to reveal original design, or reconstruction with original form and materials including: <ul style="list-style-type: none"> ➤ roof material; ➤ wall cladding; ➤ windows; ➤ stumps; ➤ lower floor enclosures; ➤ verandah enclosures. 	
<p>Minor demolition work for facades</p>	<p>Is the demolition of a building where the work is:</p> <ul style="list-style-type: none"> • demolition of post December 1939 alterations to a building built prior to December 1939 to reveal original design, or reconstruction with original form and materials including: <ul style="list-style-type: none"> ➤ roof material; ➤ facade cladding; ➤ street level shop fronts; ➤ windows; ➤ verandah enclosures; • demolition of building elements below awning shop fronts (eg shop fit out).
<p>Non residential character building</p>	<p>Is a non residential building built prior to or in December 1939, including shops, hotels and industrial buildings.</p>
<p>Traditional character streetscape</p>	<p>Means a group of four or more houses including non-residential buildings (on either side of the street), all within 100 metres² of each other, built in or prior to December 1939</p>

4 Explanation

The first part of this Demolition Code sets out the criteria used to assess whether Council will allow the demolition of pre 1939 buildings in the City. The Demolition Code does not apply across the whole City – but rather in those areas where the community and Council want to protect the existing pre war housing, and where other planning objectives (such as the need to allow for multi unit dwellings) does not conflict with the need to retain character houses. These Areas include:

- Range North Residential Area; and

² Measured between the allotment boundaries the buildings are located on, excluding any access strip of a hatchet allotment.



- Range South Residential Area.

The second part of the code is to assess proposals to demolish facades of buildings in the Retail Core Area of the City Centre. It is intended that these facades and podia be retained to maintain the unique character of the City's traditional shopping streets.

Street Context

The traditional scale of a street was first established by its subdivision pattern of 16, 24, or 32 perch lots, with 10, 15, or 20m frontages respectively. This pattern was reinforced by the traditional building form of a single level house elevated on stumps. This created a reasonably uniform scale, accentuated by consistent stepping of the level of adjoining buildings in Rockhampton's steeper areas, such as The Range, and by uniform spacing between houses in the flatter suburbs.

The sense of scale of a street can be diminished if buildings are introduced that significantly exceed the surrounding building height, present large unarticulated facades to the street, or interrupt the rhythm of stepping roof lines in a sloping street.

Building Form and Scale

The predominant traditional building form of pre-1939 housing is a solid core with attached or integrated verandahs raised above the ground on timber supports. Enclosed areas under houses generally maintain the street appearance of lightweight supports to upper floor and reflect the layout of upper floor verandahs. Roof forms are medium pitched pyramids, hips or gables.

Building form can detract from the character of the street if it conflicts with the established patterns of roof shape and pitch, the relationship between floor and ground levels, and the traditional concept of lightweight verandahs attached to a solid core.

Materials and Details

The character of the older suburbs of Rockhampton is influenced by elements such as eaves, sunhoods, verandahs, lattice screens and batten panels that cast shadows and provide three-dimensional effects. Character is also derived from the relatively limited range of materials available at the time of construction. This provided a unifying theme of painted timber walls and corrugated steel roofing.

These lightweight external elements reduce building bulk and form a transition with the external landscape. They make an appropriate response to the local climatic conditions of strong sun.

The traditional character of a street can be diminished by styles that do not incorporate shade-forming elements and that present a flat facade to the street. These styles also have poor environmental qualities.



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Setting

The traditional setting of housing in the older parts of Rockhampton is a fairly uniform building line, with individual front gardens punctuated by a pedestrian path and single width driveway.

The setting of new buildings can detract from the character of a street if garages dominate, or if fencing, orientation or setbacks conflict with the established settings.



PART 1 – DEMOLITION OF BUILDINGS

Purpose of the Code

The purpose of this code in the context of Part 1 is to:

- preserve pre 1939 character streetscapes including the retention of character houses and non residential character buildings;
- allow buildings that are not structurally sound and unable to be made structurally sound reasonably by what would be required (required to be demonstrated economically) to be demolished;
- allow post 1939 buildings to be removed; and
- preserve traditional character streetscapes by retaining the facades of City Centre buildings that contribute to the traditional character streetscape.

5a Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 The building proposed to be demolished or altered (excluding minor demolition work) is not;</p> <p>(a) a character house or non residential character building, or</p> <p>(b) a building incapable of structural repair.</p>	<p>A1.1 The building was constructed after December 1939.</p> <p>A1.2 OR The building was constructed prior to and including December 1939 and a substantial amount of original fabric has been removed and the building is no longer recognisable as a character house or a non residential character building.</p> <p>A1.3 OR The building was constructed prior to and including December 1939 and a certificate from a certified structural engineer states that the building is structurally unsound and is incapable of reasonably being made sound in terms of costs for the required works.</p> <p>A1.4 OR The building is not in a traditional character streetscape.</p>



PART 2 - FAÇADE DEMOLITION

This part of the code seeks to retain character commercial streetscapes whilst permitting development to occur. Five (5) metres of the building from the alignment to the street for the full width of the building is to be retained and new building can occur at the rear of the site.

Purpose of the Code

The purpose of this code in the context of Part 2 is to:

- retain traditional character streetscapes including traditional non residential and commercial buildings;
- permit demolition at the rear of commercial character buildings to allow development towards the rear of the site;
- allow buildings that are not structurally sound and unable to be made structurally sound reasonably by what would be required (required to be demonstrated economically) to be demolished;
- allow post 1939 buildings to be removed; and
- preserve traditional character streetscapes by retaining the facades of City Centre buildings that contribute to the traditional character streetscape.

5b Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 The façade of any building is protected from being demolished or altered (excluding minor demolition work for facades), except if;</p> <p>(a) it is not a non residential character building that contributes to a traditional character streetscape; or</p> <p>(b) it is not capable of structural repair; or</p> <p>(c) it is being incorporated into a new building that has the necessary approvals from the Council; or</p> <p>(d) it is proposed to be incorporated into a development that has been designed to retain and enhance the traditional commercial streetscape character.</p>	<p>A1.1 The building was constructed prior to and including December 1939 and the proposal involves the retention of five metres of the building from all street alignments for the full width of the site.</p> <p>A1.2 OR The building was constructed after December 1939.</p> <p>A1.3 OR The building was constructed prior to and including December 1939 and the building has been substantially altered and substantial amounts of original fabric have been removed and the building is no longer recognisable as a non residential character building.</p> <p>A1.4 OR The building was constructed prior to and including December 1939 and a certificate from a certified structural engineer states that the building is structurally unsound and is incapable of reasonably being made sound.</p>

