

Queensland



Subordinate Legislation 1993 No. 486

Building Act 1975

**STANDARD BUILDING AMENDMENT
BY-LAW (No. 1) 1993**

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Short title

1. This by-law may be cited as the *Standard Building Amendment By-law (No. 1) 1993*.

Amended by-law

2. The *Standard Building By-laws 1991* are amended as set out in this by-law.

Amendment of s.1.2 (Exclusion of certain building work)

3. Section 1.2(a)—
omit ‘; or’, insert ‘; and’.

Amendment of s.1.3 (Interpretation)

4. Section 1.3(1)—
insert—
‘ **“AMCORD”** means the Australian Model Code for Residential Development;’.

Amendment of s.6.4 (Certificate of classification)

5. Section 6.4(6)—
omit ‘single detached Class 1’, insert ‘Class 1a’.

Amendment of s.9.3 (Boundary clearances)

6.(1) Section 9.3(2)—
omit ‘An’, insert ‘A’.
(2) Section 9.3(2)—
omit ‘open garage’, insert ‘carport’.
(3) Section 9.3(6)(b)—
omit.

Replacement of s.9.9 (Concession for siting requirements)

7. Section 9.9—

omit, insert—

‘Local authority may decide the application of this Part

‘9.9.(1) This section has effect despite any other provision of this Part.

‘(2) Subject to its first complying with subsections (3) and (4), a local authority—

- (a) may resolve that a provision of this Part does not apply, or applies only in a modified form, to a building or other structure that may be built on an allotment in its area; and
- (b) if it makes a resolution under paragraph (a)—may also resolve that a provision of AMCORD applies to the building or other structure.

‘(3) The local authority must consider—

- (a) the levels, depth, shape or conditions of the allotment and adjoining allotments; and
- (b) the nature of any proposed building or other structure on the allotment; and
- (c) the nature of any existing or proposed buildings or other structures on adjoining allotments; and
- (d) whether the allotment is a corner allotment; and
- (e) whether the allotment has 2 road frontages; and
- (f) any other matter it considers relevant.

‘(4) The local authority must be satisfied that a building or other structure, built on the allotment in compliance with the provisions of this Part or AMCORD that would apply because of the resolution, would not unduly—

- (a) obstruct the natural light or ventilation of an adjoining allotment; or
- (b) interfere with the privacy of an adjoining allotment; or
- (c) restrict the areas of the allotment suitable for landscaping; or

- (d) obstruct the outlook from adjoining allotments; or
- (e) overcrowd the allotment; or
- (f) restrict off-street parking for the allotment; or
- (g) obstruct access for normal building maintenance.’.

Amendment of s.14.6 (Requirements for conforming buildings—design for wind loads)

8. Section 14.6(7)(a)—

omit ‘having domestic houses’,

insert ‘having the size of domestic houses’.

Amendment of APPENDIX 6

9. Appendix 6—

omit ‘fire mains’,

insert ‘fire mains, other than fire mains that connect only fire hose reels’.

ENDNOTES

1. Made by the Governor in Council on 16 December 1993.
2. Notified in the Gazette on 17 December 1993.
3. Laid before the Legislative Assembly on . . .
4. The administering agency is the Department of Housing, Local Government and Planning.