PART 11 – DESIGN AND SITING STANDARD FOR SINGLE DETACHED HOUSING – ON LOTS UNDER 450M²

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Purpose

To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.

Application

This standard applies to new building work for single detached dwellings (Class 1) and associated Class 10 buildings and structures on lots less than 450m² in area including "community title lots" having only one dwelling on a lot.

There are no requirements for structures, other than swimming pools, less than 1m above natural ground in this standard.

Associated Requirements

Compliance with this standard may not be the only requirement. Planning schemes, local laws, State Acts and other IDAS codes may impose additional requirements.

Referenced Standards

There are no Australian Standards referenced by this standard.

Definitions

Note: Italicised words within the body of the text are defined.

Acceptable solution has the same meaning as Building solution in the Building Code of Australia – Volume 2.

Access place means a minor cul-de-sac street providing local residential access, with shared traffic, pedestrian and recreation use.

Access street means a street providing local residential access with shared traffic, pedestrian and recreation use with local traffic access priority.

Area means for enclosed spaces, the area including the outside wall; and for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Balcony means any external platform, attached to and accessed from a building and 1 metre or more above adjacent finished ground level.

Building has the same meaning as in the Building Act 1975.

Building height means the vertical distance between natural surface level of the ground and the apex of a building’s roof, but not including any receiving antennae, chimneys or flues.
Carport means a class 10a building, other than a garage, providing covered vehicular parking. Also refer to Open carport and Garage.

Collector Street means a street providing for local residential access and local traffic movement within performance limits defined in Queensland Streets.

Community Title refers to title created by subdivision of land by way of a standard format plan of a community title scheme given under the provisions of the Body Corporate and Community Management Act 1997 (BCCM Act).

Depth of a lot means either the dimension at right angles to the road boundary or the average of the relevant dimensions at right angles to an irregular road boundary.

Detached dwelling means a single dwelling not attached to another dwelling and on an individual lot.

Frontage means the road alignment of a lot.

Garage means an enclosed class 10a building, providing covered vehicular parking.

Habitable room has the same meaning as in the Building Code of Australia.

Height of a building or structure at any point for the purpose of determining its setback from a boundary means the vertical distance between the outermost projection and the natural ground. Refer also to Mean height and Building height.

Lot means a separate, distinct parcel of land on which a building is to be built, or is built.

Mean height, of a building or structure, means the vertical height worked out by dividing –
(a) the total elevational area of the wall of a building or structure facing the boundary; by
(b) the horizontal length of the building or structure facing the boundary.

Natural ground surface, for a lot, means
(c) the ground level of the lot on the day the first plan of survey showing the lot was registered; or
(d) if the ground level on the day mentioned in paragraph (a) is not known, the natural ground surface as determined by the building certifier.

Nominated road frontage means the road frontage nominated by the local government for the area.

Open Carport means a carport with –
(a) two sides or more open, and a side is also considered open where the roof covering adjacent to that side is not less than 500mm from another building or a side or rear allotment boundary; and
(b) not less than one-third of its perimeter open.

**Outermost projection** means the outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.

**Performance Criteria** has the same meaning as “performance requirement” in the Building Code of Australia – Volume 2

**Rear boundary clearance**, refer to side and rear boundary clearance.

**Road** means –
(a) an area of land dedicated to public use as a road; or
(b) an area open to, or used by, the public and developed for, or has, as 1 of its main uses, the driving or riding of motor vehicles; and
(c) does not include a pedestrian or bicycle path.

**Road boundary clearance**, for a building or structure on a lot means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot adjacent to the road.

**Secondary frontage** means the road frontage of a lot as determined by the local government.

**Setback** means:
(a) for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.
(b) for a swimming pool, the shortest distance measured horizontally from the water’s edge to the vertical projection of a boundary of the lot

**Side and rear boundary clearance** means:
(a) for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot
(b) for a swimming pool, the shortest distance measured horizontally from the water’s edge to the vertical projection of a boundary of the lot
**Slope** means the gradient of the natural ground of a *lot* measured across a 20m x 20m *area* over the *building* location, or where the *lot* is less than 20m wide – 20m x width of *lot*.

**Structure** has the same meaning as in the *Building Act 1975*.

**Window** has the same meaning as in the *Building Code of Australia*.

**Window/Balcony Screen** means a translucent, perforated or slatted barrier, including a fence, constructed of durable material and having –

(a) if perforated -
   (i) a maximum 25% openings; and
   (ii) each opening not more than 50mm square; or

(b) if slatted or louvred -
   (i) a maximum of 25% opening with clear vision at 90° to the plane of the window; and
   (ii) each opening not more than 50mm clear vision at 90° to the plane of the window.
ELEMENT 1 – DESIGN AND SITING OF BUILDINGS AND STRUCTURES

PERFORMANCE CRITERIA

Buildings and structure

P1 The location of a building or structure facilitates an acceptable streetscape, appropriate for –

(a) the bulk of the building or structure; and
(b) the road boundary setbacks of neighbouring buildings or structure; and
(c) the outlook and views of neighbouring residents; and
(d) nuisance and safety to the public.

ACCEPTABLE SOLUTIONS

(a) For a dwelling the minimum road setback is:

(i) as in Table A1; or

(ii) where there are existing dwellings on both adjoining lots and at least one of the dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is -

(A) not more than 2m - a distance between the two dwellings (Figure 1); or

Table A1

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Minimum Frontage setback (m)</th>
<th>Minimum side to corner street (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access place and Access street</td>
<td>3.0</td>
<td>1.0</td>
</tr>
<tr>
<td>Collector street</td>
<td>4.0</td>
<td>2.0</td>
</tr>
</tbody>
</table>

Figure 1

WHERE B LESS A IS NOT MORE THAN 2M
SETBACK = ANY DISTANCE BETWEEN A AND B
### PERFORMANCE CRITERIA

#### Figure 2

Where \( B \) is less than 2m or more, the setback is the average distance between \( A \) and \( B \).

#### Figure 3

(iii) where adjacent buildings have road setbacks of 3m or less – any distance between the setbacks (Figure 3)

#### Figure 4

(b) For a garage/carport the minimum road setback is-

(i) as for A1(a); and

(ii) for a rectangular or near rectangular lot, the elevational dimension of openings facing the street is the lesser of 6m and 50% of the street frontage. (Figure 4)

### ACCEPTABLE SOLUTIONS

(B) more than 2m - the average of the road setbacks of the adjacent dwellings (Figure 2); and
(c) For a **corner lot**, the minimum road setback is:

(i) as for A1(a); and (b) (i) and (ii); except

(ii) where the average depth of the lot is 24m or less:

(A) for the *nominated road frontage* – as Table A1 (Figure 5); and

(B) for the other *road frontage* – as for A1; provided

(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages.

(d) For **structures** minimum road setbacks are as for A1(a), (b), and (c) except for –

(i) **swimming pools**

where the minimum distance from the water to the *road frontage* is –

(A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or
**PERFORMANCE CRITERIA**

<table>
<thead>
<tr>
<th>ACCEPTABLE SOLUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool, – no requirement; and</td>
</tr>
<tr>
<td>(ii) screens/fences not more than 2m high; and</td>
</tr>
<tr>
<td>(iii) roofed gatehouses and arches having a –</td>
</tr>
<tr>
<td>(A) maximum area of 4m²; and</td>
</tr>
<tr>
<td>(B) not more than 2m wide elevation to street; and</td>
</tr>
<tr>
<td>(C) not more than 3m in height.</td>
</tr>
</tbody>
</table>

**P2 Buildings and structures –**

(a) provide adequate daylight and ventilation to **habitable rooms**; and

(b) allow adequate light and ventilation to **habitable rooms** of buildings on adjoining lots.

(c) do not adversely impact on the amenity and privacy of residents on adjoining lots.

**A2 (a)** The **side and rear boundary clearance** for a part of the **building or structure** is –

(i) where the **height** of that part is 4.5m or less - 1.5m; and

(ii) where the **height** of that part is greater than 4.5m but not more than 7.5m - 2m; and

(iii) where the **height** is
PERFORMANCE CRITERIA

ACCEPTABLE SOLUTIONS

greater that 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.

(b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are –

(i) where the height is not more than 7.5m – in accordance with Table A2; and

(ii) where the height is more than 7.5 m – 2m plus 0.5 m for every 3 m or part of 3m by which the height exceeds 7.5m.

(c) Structures may be exempted from A2 (a) and (b) where-

(i) a screen or fence not more than 2m high; or

(ii) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high.

(iii) a pergola or other structure which is-

(A) not enclosed by walls or roofed; and

(B) not more than 2.4m in height at the boundary; and

(C) primarily ornamental or for horticultural purposes.

(d) Class 10a buildings or parts

Table A2

<table>
<thead>
<tr>
<th>Road Frontage in metres</th>
<th>Side and Rear boundary clearances in metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.501 – 15.000</td>
<td>1.425  1.900</td>
</tr>
<tr>
<td>14.001 – 14.500</td>
<td>1.350  1.800</td>
</tr>
<tr>
<td>13.501 – 14.000</td>
<td>1.275  1.700</td>
</tr>
<tr>
<td>13.001 – 13.500</td>
<td>1.200  1.600</td>
</tr>
<tr>
<td>12.501 – 13.000</td>
<td>1.125  1.500</td>
</tr>
<tr>
<td>12.001 – 12.500</td>
<td>1.050  1.400</td>
</tr>
<tr>
<td>11.501 – 12.000</td>
<td>0.975  1.300</td>
</tr>
<tr>
<td>11.001 – 11.500</td>
<td>0.900  1.200</td>
</tr>
<tr>
<td>10.501 – 11.000</td>
<td>0.825  1.100</td>
</tr>
<tr>
<td>10.500 or less</td>
<td>0.750  1.000</td>
</tr>
</tbody>
</table>
**PERFORMANCE CRITERIA**

**ACCEPTABLE SOLUTIONS**

may be within the boundary clearances nominated in A2 (a) and (b) where-

(i) the *height* of a part within the boundary clearance is not more than 4.5m and has a *mean height* of not more than 3.5m; and

(ii) the total length of all *buildings* or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and;

(iii) the class 10a *buildings* or parts within the boundary clearance are located no closer than 1.5m to a required *window* in a *habitable room* of an adjoining dwelling.

(e) **Swimming pools** may be within the boundary clearances nominated in A2(a) and (b) where -

i. a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and

ii. The top of the wall or fence is at least 1.0m above the top of the coping of the pool.

**P3** Adequate open space is **A3** The maximum *area* covered by
PERFORMANCE CRITERIA

provided for recreation, service facilities and landscaping.

P4 The height of a building is not to unduly –
(a) overshadow adjoining houses; and
(b) obstruct the outlook from adjoining lots.

P5 Buildings are sited and designed to provide adequate visual privacy for neighbours.

Figure 6

P6 The location of a building or structure facilitates normal building maintenance.

ACCEPTABLE SOLUTIONS

all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area.

For lot slopes-
(a) up to 15%, the building height is not more than 8.5m; and
(b) of 15% or more, the building height is not more than 10m.

A5 Where the distance separating a window or balcony of a Class 1 building from the side or rear boundary is less than 1.5 m –
(c) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
(d) a window has a sill height more than 1.5m above the adjacent floor level, or
(e) a window has obscure glazing below 1.5m (Figure 6).

A6 A wall is –
(a) set back a minimum of 750mm from the side or rear boundary; or
(b) where less than 750mm to the boundary, maintenance free.

Examples of maintenance free:
1. Unpainted or unprotected masonry.
2. Prefinished steel sheeting.
P7  The size and location of structures on corner sites provide for adequate sight lines.

Figure 7

A7  Fences, screens, and retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (Figure 7).
ELEMENT 2 – SPACE FOR ON-SITE CAR PARKING

<table>
<thead>
<tr>
<th>PERFORMANCE CRITERIA</th>
<th>ACCEPTABLE SOLUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P8 Sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for –</td>
<td>(a) Space is provided for parking two vehicles on the lot and the space has –</td>
</tr>
<tr>
<td>(a) the availability of public transport; and</td>
<td>(i) minimum dimensions as follows:</td>
</tr>
<tr>
<td>(b) the availability of on-street parking; and</td>
<td>(A) for a <strong>single uncovered</strong> parking space- 4.9m by 2.6m wide; and</td>
</tr>
<tr>
<td>(c) the desirability of on-street parking in respect to the streetscape; and</td>
<td>(B) for a <strong>single covered</strong> parking space- 5m by 3m wide; and</td>
</tr>
<tr>
<td>(d) the residents likelihood to have or need a vehicle.</td>
<td>(C) for a <strong>double covered</strong> parking space 5 by 5.5m wide; and</td>
</tr>
</tbody>
</table>

Figure 8

![Diagram of house with car spaces and setback line]

iii. Car parking spaces maybe in tandem, provided one space is behind the *road setback* required under Element 1 (Figure 8).
## ELEMENT 3 – OUTDOOR LIVING SPACE

<table>
<thead>
<tr>
<th>PERFORMANCE CRITERIA</th>
<th>ACCEPTABLE SOLUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P9</strong></td>
<td><strong>A9</strong></td>
</tr>
</tbody>
</table>
| Outdoor living space having suitable size and *slope* is available to allow residents to extend their living activities outdoors. | (a) A dwelling has a clearly defined outdoor living space having –
(ii) an area of at least 16m²; and
(iii) no dimension less than 4m; and
(iii) access from a living area *(Figure 9)*; and |

**Figure 9**

(b) the *slope* of the outdoor living open space is not more than 1 in 10.