
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.

Carpport 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 slattered 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

ACCEPTABLE SOLUTIONS

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.

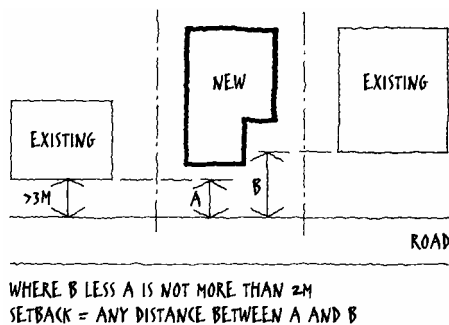
A1 (a) For a **dwelling** the minimum *road setback* is:
(i) as in **Table A1**; or

Street Type	Minimum Frontage setback (m) ¹	Minimum side to corner street (m)
Access place and Access street	3.0	1.0
Collector street	4.0	2.0

(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-

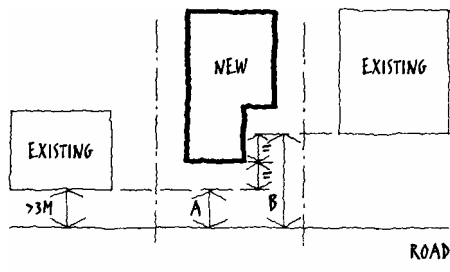
- (A) not more than 2m- a distance between the two dwellings (**Figure 1**); or

Figure 1



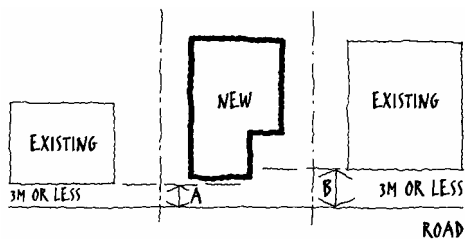
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Figure 2



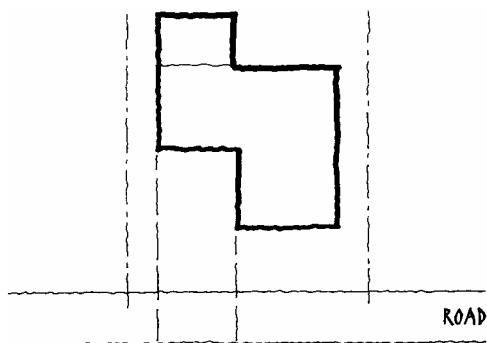
WHERE B LESS A IS 2M OR MORE
SETBACK = AVERAGE DISTANCE BETWEEN A AND B

Figure 3



SETBACK = ANY DISTANCE BETWEEN A AND B

Figure 4



FACE OF GARAGE OR CARPORT OPENINGS
LESSER OF MAXIMUM 6M OR
50% FRONTAGE

ACCEPTABLE SOLUTIONS

(B) more than 2m- the average of the road setbacks of the adjacent dwellings (Figure 2); and

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

(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)

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Table A1

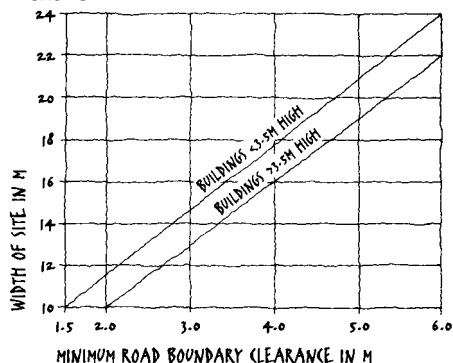
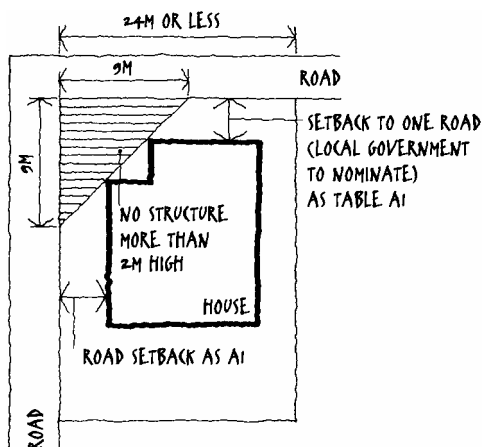


Figure 5



- (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

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- | | |
|--|---|
| <p>P2 <i>Buildings and structures –</i></p> <ul style="list-style-type: none"> (a) provide adequate daylight and ventilation to <i>habitable rooms</i>; and (b) allow adequate light and ventilation to <i>habitable rooms</i> of <i>buildings</i> on adjoining <i>lots</i>. (c) do not adversely impact on the amenity and privacy of residents on adjoining <i>lots</i>. | <p>A2 (a) The side and rear boundary clearance for a part of the <i>building</i> or <i>structure</i> is –</p> <ul style="list-style-type: none"> (i) where the <i>height</i> of that part is 4.5m or less - 1.5m; and (ii) where the <i>height</i> of that part is greater than 4.5m but not more than 7.5m - 2m; and (iii) where the <i>height</i> is |
|--|---|

- (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
- (ii) **screens/fences** not more than 2m high; and
- (iii) roofed **gatehouses** and arches having a –
 - (A) maximum *area* of 4m²; and
 - (B) not more than 2m wide elevation to street; and
 - (C) not more than 3m in *height*.

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Table A2

Road Frontage in metres	Side and Rear boundary clearances	
	eight in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	09.00	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

greater than 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

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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

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ACCEPTABLE SOLUTIONS

provided for recreation, service facilities and landscaping.

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

P4 The *height* of a *building* is not to unduly –

For lot slopes-

- (a) overshadow adjoining houses; and
- (b) obstruct the outlook from adjoining *lots*.

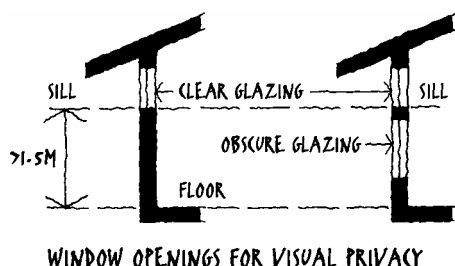
(a) up to 15%, the ***building height*** is not more than 8.5m; and

(b) of 15% or more, the ***building height*** is not more than 10m.

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

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 –

Figure 6



(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**).

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

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.

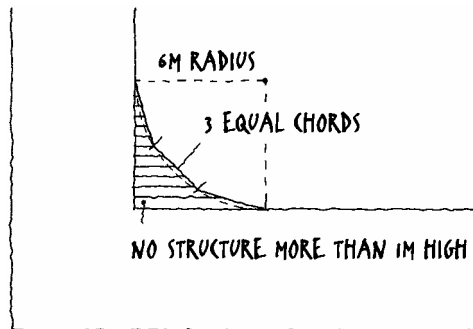
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P7 The size and location of *structures* on corner sites provide for adequate sight lines.

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**).

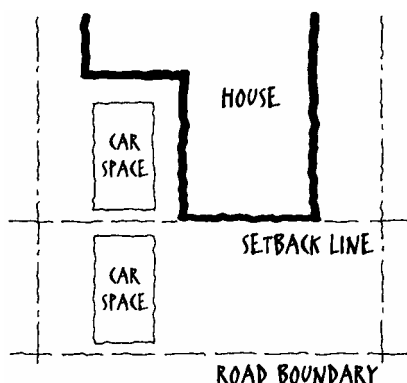
Figure 7



ELEMENT 2 – SPACE FOR ON-SITE CAR PARKING

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P8 Sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for –</p> <ul style="list-style-type: none"> (a) the availability of public transport; and (b) the availability of on-street parking; and (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents likelihood to have or need a vehicle. 	<p>A8 (a) Space is provided for parking two vehicles on the <i>lot</i> and the space has –</p> <ul style="list-style-type: none"> (i) minimum dimensions as follows: <ul style="list-style-type: none"> (A) for a single uncovered parking space- 4.9m by 2.6m wide; and (B) for a single covered parking space- 5m by 3m wide; and (C) for a double covered parking space 5 by 5.5m wide; and (D) for a single garage- 6m by 3m wide internally; and (E) for a double garage- 6m by 5.7m wide internally. iii. Car parking spaces maybe in tandem, provided one space is behind the <i>road setback</i> required under Element 1 (Figure 8).

Figure 8



ELEMENT 3 – OUTDOOR LIVING SPACE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P9 Outdoor living space having suitable size and <i>slope</i> is available to allow residents to extend their living activities outdoors.</p>	<p>A9</p> <ul style="list-style-type: none">(a) A dwelling has a clearly defined outdoor living space having –<ul style="list-style-type: none">(i) an area of at least 16m²; and(ii) no dimension less than 4m; and(iii) access from a living area (Figure 9); and(b) the <i>slope</i> of the outdoor living open space is not more than 1 in 10.

Figure 9

