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## **PART 11 – DESIGN AND SITING STANDARD FOR SINGLE DETACHED HOUSING – ON LOTS UNDER 450M<sup>2</sup>**

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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 450m<sup>2</sup> 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 the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot*.

**Side and rear 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* but does not include a *road boundary clearance*.

**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.

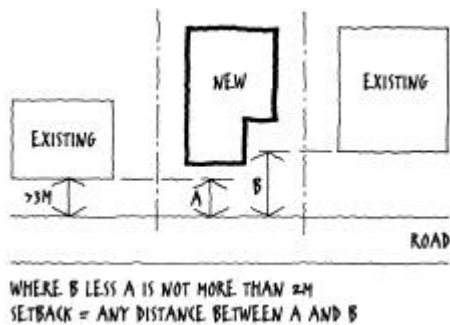
**A1** (a) For a **dwelling** the minimum *road setback* is:  
(i) as in **Table A1**; or

| Street Type                           | Minimum <i>Frontage setback</i> (m) <sup>1</sup> | Minimum side to corner street (m) |
|---------------------------------------|--|-----------------------------------|
| <i>Access place and Access street</i> | 3.0  | 1.0                               |
| <i>Collector street</i>               | 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

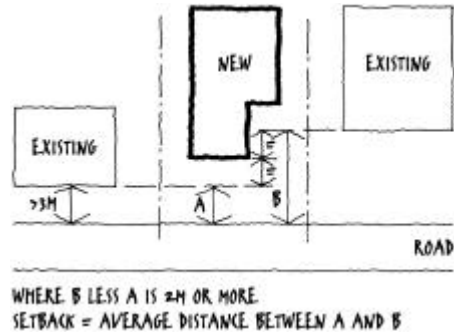
**Figure 1**



**PERFORMANCE CRITERIA**

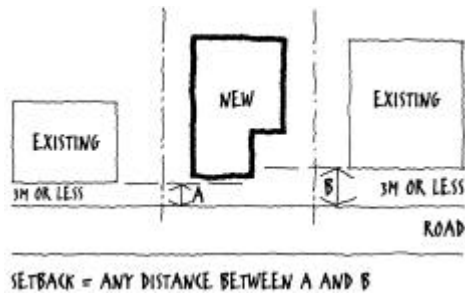
**ACCEPTABLE SOLUTIONS**

**Figure 2**



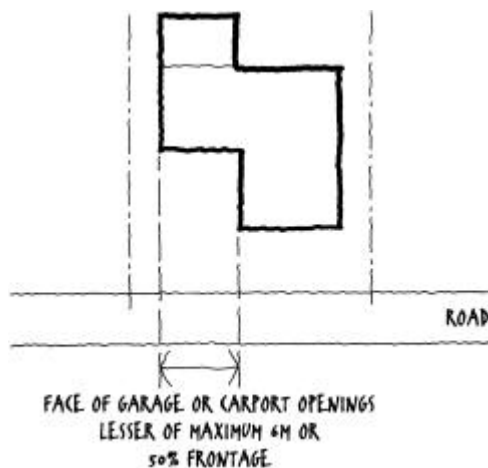
(B) more than 2m- the average of the road setbacks of the adjacent dwellings (Figure 2); and

**Figure 3**



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

**Figure 4**



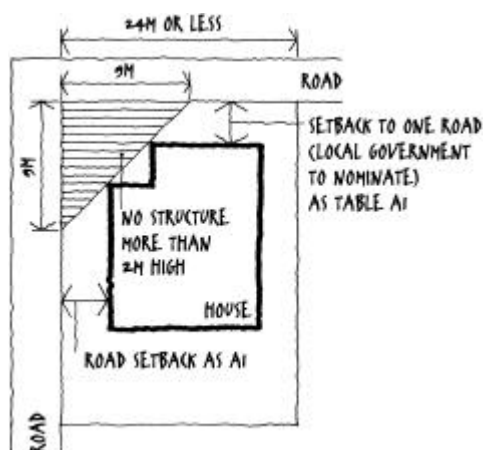
(b) For a **garage/carport** the minimum road setback is-

- (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)

**PERFORMANCE CRITERIA**

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Figure 5



- (c) For a **corner lot**, the minimum *road setback* is as for A1(a), and (b) (i) and (ii), except no *building* or *structure* over 2m high is built within a 9m by 9m truncation at the corner of the 2 *road frontages* (Figure 5).
- (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
    - (B) where a solid wall at least 1.8m high above finished ground level is constructed between the water and the *road frontage* – no requirement; and
  - (ii) **screens/fences** not more than 2m high; and
  - (iii) **roofed gatehouses** and arches having a –
    - (A) maximum *area* of 4m<sup>2</sup>; and
    - (B) not more than 2m wide elevation to street; and



**PERFORMANCE CRITERIA**

**ACCEPTABLE SOLUTIONS**

**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*.

**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 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 pergola or other *structure* which is-

(A) not enclosed by

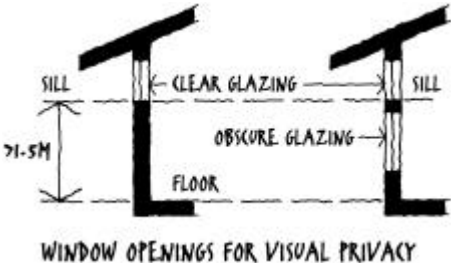
**Table A2**

| Road Frontage<br>in metres | Side and Rear<br>boundary clearances<br><i>eight</i><br>in metres |               |
|----------------------------|---|---------------|
|                            | 4.5 or less   | 4.5 to<br>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         |

**PERFORMANCE CRITERIA**

**ACCEPTABLE SOLUTIONS**

|  |   |
|--|---|
|  | <p>walls or roofed;<br/>and</p> <p>(B) not more than 2.4m in <i>height</i> at the boundary; and</p> <p>(C) primarily ornamental or for horticultural purposes.</p> <p>(d) <b>Class 10a buildings</b> or parts may be within the boundary clearances nominated in A2 (a) and (b) where-</p> <p>(i) the <i>height</i> of a part within the boundary clearance is not more than 4.5m and has a <i>mean height</i> of not more than 3.5m; and</p> <p>(ii) the total length of all <i>buildings</i> or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and;</p> <p>(iii) the class 10a <i>buildings</i> or parts within the boundary clearance are located no closer than 1.5m to a required <i>window</i> in a <i>habitable room</i> of an adjoining dwelling.</p> |
| <p><b>P3</b> Adequate open space is provided for recreation, service facilities and landscaping.</p> | <p><b>A3</b> The maximum <b>area</b> covered by all <i>buildings</i> and <i>structures</i> roofed with impervious materials, does not exceed 50% of the <i>lot area</i>.</p>  |
| <p><b>P4</b> The <i>height</i> of a <i>building</i> is not to unduly –</p>                           | <p>For lot slopes-</p> <p>(a) up to 15%, the <b>building height</b> is not more than</p>  |

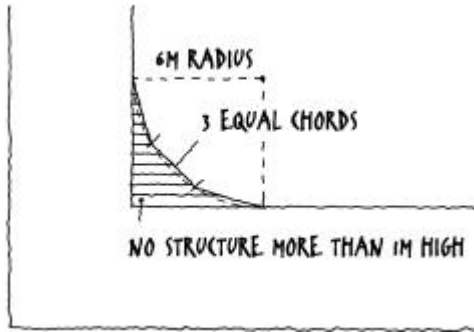
| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS   |
|---|--|
| <p>(a) overshadow adjoining houses; and</p> <p>(b) obstruct the outlook from adjoining lots.</p>  | <p>8.5m; and</p> <p>(b) of 15% or more, the <i>building height</i> is not more than 10m.</p>   |
| <p><b>P5</b> Buildings are sited and designed to provide adequate visual privacy for neighbours.</p>  | <p><b>A5</b> Where the distance separating a <i>window</i> or <i>balcony</i> of a Class 1 <i>building</i> from the side or rear boundary is less than 1.5 m –</p>  |
| <p><b>Figure 6</b></p>  <p>The diagram, titled 'WINDOW OPENINGS FOR VISUAL PRIVACY', shows two window profiles. A horizontal dashed line represents the 'FLOOR' level. A vertical dimension line on the left indicates a height of '&gt;1.5M' from the floor to the 'SILL' level. The window opening is divided into two sections: 'CLEAR GLAZING' above the sill and 'OBSCURE GLAZING' below the sill. The sill height is shown to be greater than 1.5 meters above the floor level.</p> | <p>(c) a permanent <i>window</i> and a <i>balcony</i> has a <i>window/balcony</i> screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or</p> <p>(d) a <i>window</i> has a sill <i>height</i> more than 1.5m above the adjacent floor level, or</p> <p>(e) a <i>window</i> has obscure glazing below 1.5m (<b>Figure 6</b>).</p> |
| <p><b>P6</b> The location of a <i>building</i> or <i>structure</i> facilitates normal <i>building</i> maintenance.</p>  | <p><b>A6</b> A wall is –</p> <p>(a) set back a minimum of 750mm from the side or rear boundary; or</p> <p>(b) where less than 750mm to the boundary, maintenance free.</p>   |
| <p><b>P7</b> The size and location of <i>structures</i> on corner sites provide for adequate sight lines.</p>   | <p><b>Examples of maintenance free:</b></p> <ol style="list-style-type: none"> <li>1. Unpainted or unprotected masonry.</li> <li>2. Prefinished steel sheeting.</li> </ol> <p><b>Fences, screens, and retaining walls and other structures</b> are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at</p>                                      |

**PERFORMANCE CRITERIA**

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the corner of the 2 road frontages (**Figure 7**).

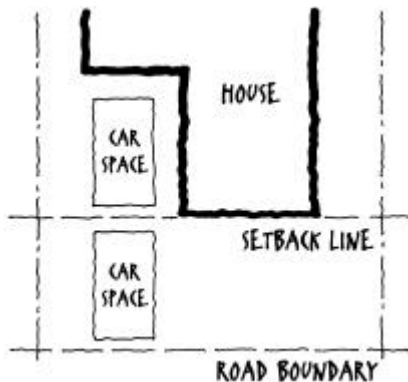
**Figure 7**



ELEMENT 2 – SPACE FOR ON-SITE CAR PARKING

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

Figure 8

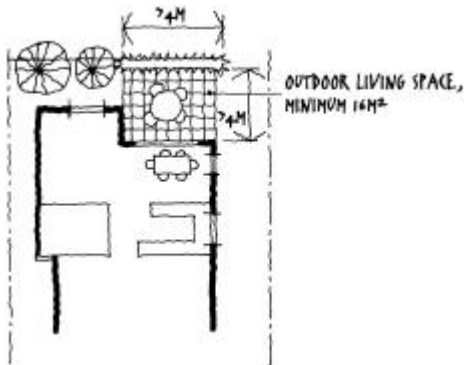


### ELEMENT 3 – OUTDOOR LIVING SPACE

#### PERFORMANCE CRITERIA

**P9** Outdoor living space having suitable size and *slope* is available to allow residents to extend their living activities outdoors.

**Figure 9**



#### ACCEPTABLE SOLUTIONS

- A9**
- (a) A dwelling has a clearly defined outdoor living space having –
    - (i) an area of at least 16m<sup>2</sup>; and
    - (ii) no dimension less than 4m; and
    - (iii) access from a living area (**Figure 9**); and
  - (b) the *slope* of the outdoor living open space is not more than 1 in 10.