

Queensland Housing Code

Queensland Development Code Parts 1.1 and 1.2

August 2026



Contents

Preliminary	2
1. Name of the Queensland Development Code (QDC) Parts 1.1 and 1.2	2
2. Purpose	2
3. Commencement	2
4. Application of Queensland Housing Code	2
5. Associated requirements	3
6. Referenced Standards	3
7. <i>Performance criteria and acceptable solutions</i>	3
8. <i>Referral agency</i>	4
9. <i>Exemptions, supplementary provisions and notes</i>	4
10. Illustrations	4
11. Definitions	4

Preliminary

1. Name of the Queensland Development Code (QDC) Parts 1.1 and 1.2

1. This part of the Queensland Development Code (QDC part) may be cited as the Queensland Housing Code (QHC).
2. Chapter 1 of the QHC is QDC Part 1.1.
3. Chapter 2 of the QHC is QDC Part 1.2.

2. Purpose

To provide for good residential design that promotes the efficient use of land, ensures acceptable amenity and privacy for residents, and encourage consistency in design and siting provisions across local government areas.

3. Commencement

This Queensland Housing Code was published on 03 August 2026 and commences on 01 September 2026. It replaces QDC 1.1 and QDC 1.2 published on 11 March 2010.

4. Application of Queensland Housing Code

1. The QHC applies to the design and siting of new building work for:
 - (a) a single *Class 1 building*; and
 - (b) a *dwelling house* involving:
 - (i) two *Class 1 buildings* where one of the buildings is a *secondary dwelling*; and
 - (ii) a *Class 2 building* with a maximum of two *dwellings* where one of the *dwellings* is a *secondary dwelling*; and
 - (c) associated *Class 10a buildings*; and
 - (d) associated *structures*.
2. The QHC applies to all zones where a *dwelling* is a *permitted use*.
3. Where *development* involves more than one *dwelling* on a single lot, the QHC applies to both the *primary dwelling* and *secondary dwelling*.
4. The QHC does not apply to:
 - (a) *structures* less than 1 metre above *ground level* except for *swimming pools*, which are covered by the QHC; or
 - (b) indoor *swimming pools*; or
 - (c) *building work* within a *tourist park*; or
 - (d) *associated equipment* for an electric line; or
 - (e) *development* in a *priority development area*.

Note

1. *Development* in a *priority development area* must comply with the requirements of the land use plan for the area and guidelines issued by Economic Development Queensland.
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5. Chapter 1 applies to *lots* under 450 metres².
6. Chapter 2 applies to *lots* 450 metres² and over.
7. If the proposed *building work* is located entirely or partially within a *relevant overlay*, the requirements of the QHC will be varied by the provisions of the *relevant overlay* only to the extent that such variations are stated.

5. Associated requirements

The following legislation, regulations, and planning instruments include requirements that are applicable to building work regulated under this Part. These requirements are additional to the provisions in this QDC Part:

1. *Body Corporate and Community Management Act 1997*
 2. *Building Act 1975*
 3. *Building Regulation 2021*
 4. *Land Title Act 1994*
 5. Local government planning schemes
 6. National Construction Code (NCC)
 7. *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*
 8. *Planning Act 2016*
 9. *Planning Regulation 2017*
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Note

1. The QHC sets requirements for the design and siting of *buildings* and *structures*. It does not regulate how *buildings* and *structures* are constructed. All construction-related requirements specified in the NCC and other parts of the QDC, including but not limited to fire safety, must be complied with in addition to the requirements of this Part.
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6. Referenced Standards

1. Australian Standard AS/NZ 2890.1:2004 - Parking facilities, Off-street car parking.

7. Performance criteria and acceptable solutions

1. Compliance with the QHC is governed by section 14 of the *Building Act 1975*.
2. Section 14 of the *Building Act 1975* provides that *building work* complies with the QDC only if it complies with all relevant *performance requirements* under the code. The *building work* complies with a relevant *performance requirement* only if it achieves a relevant building solution under the code for the requirement. This is only achieved by:
 - (a) complying with the Building Code of Australia (BCA) *deemed-to-satisfy* provisions or the QDC *acceptable solutions*; or

- (b) formulating a performance solution which complies with the *performance criteria* or is shown to be at least equivalent to the *acceptable solutions*; or
 - (c) a combination of (a) and (b).
3. For the purpose of this part, the following are deemed to be QDC *acceptable solutions*:
- (a) a *plan of development* approved by a *local government* that specifies matters regulated under this Part.

8. Referral agency

Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017* details when a *local government* is a *referral agency* for the QDC Part and matters the *referral agency's* assessment must be against.

In these circumstances, the application must be referred to the relevant *local government* to provide a *referral agency* response.

9. Exemptions, supplementary provisions and notes

1. An exemption statement is mandatory and is provided to specify where or when a requirement or provision does not need to be complied with.
2. A supplementary provision is mandatory and provides additional direction on how to apply Tables 1, 2, 3, 4, 5, 7, and A1.
3. Notes are not mandatory and included to provide guidance only.

10. Illustrations

Illustrations have been included to provide examples of compliant designs that meet the requirements of the QHC. The illustrations are representative only and do not reflect all possible compliant designs.

11. Definitions

Note: defined terms and references to legislation are *italicised*.

Acceptable solution as defined in Schedule 10 of the Building Regulation 2021:

acceptable solution, for a particular *performance criteria*, means the acceptable solution for the *performance criteria* stated in the QDC.

Access handle means a narrow strip of land that may form part of a *battle axe lot* and provides access from the main portion of the *lot* to a *road*.

Access width means the width of the opening of a *garage* or *carport* designed to provide *vehicle* access, measured between the outermost structural supports or edges of the opening.

Adjoining premises as defined in Schedule 24 of the Planning Regulation 2017:

adjoining premises means *premises* that share a *common boundary*, including *premises* that meet at a single point on a *common boundary*.

Adopting local government means a local government that has amended its planning scheme to provide that all or part of the QHC applies in relation to the scheme.

Associated equipment as defined in section 17 of the *Electrical Safety Act 2002*.

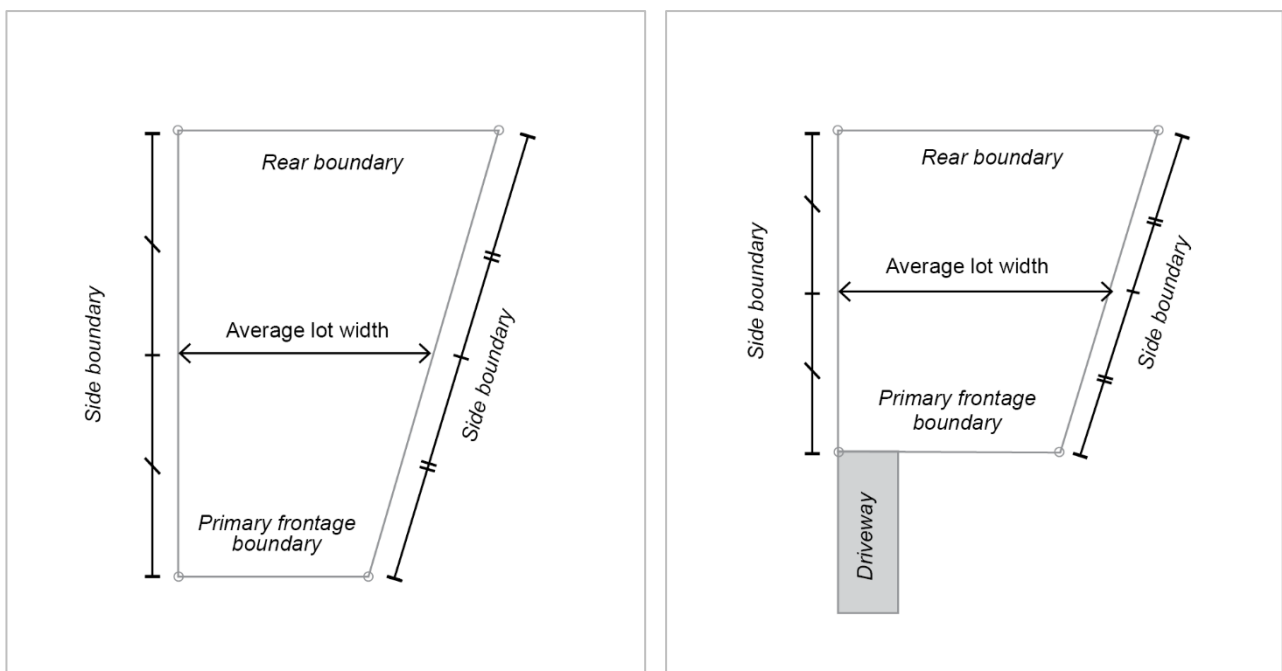
Associated equipment, for an electric line, means something ordinarily found in association with the electric line, especially for the purpose of protecting, insulating or supporting, or supporting the operation of, the electric line.

Examples of associated equipment—

- a bracket, casing, coating, covering, duct, frame, insulator, pillar, pipe, pole, tower or tube enclosing, surrounding or supporting a wire or conductor
- an air break, circuit breaker, switch, transformer or other apparatus connected to a wire or conductor

Average lot width means:

- the distance, measured in metres, between the midpoints of each *side boundary* of the *lot*; and
- for a *battle axe lot*, the *side boundary* measurement excludes the portion of the boundary that forms the *access handle*.



Balcony means an unenclosed external platform, whether roofed or unroofed, attached to a *building* and 1m or more above *ground level* and generally includes balustrades.

Battle axe lot means a *lot* that is situated behind another *lot* with a *frontage boundary* and gains access to a *road* via an *access handle*.

Bdy in a figure means boundary.

Building as defined in Schedule 2 of the *Building Act 1975*:

building—

- 1 A *building* is a fixed *structure* that is wholly or partly enclosed by walls or is roofed.
- 2 The term includes a floating *building* and any part of a *building*.

Building height as defined in Schedule 4 of the Planning Regulation 2017:

building height, of a *building*, means—

- (a) the vertical distance, measured in metres, between the *ground level* of the *building* and the highest point on the roof of the *building*, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
- (b) the number of *storeys* in the *building* above *ground level*.

Building line means the alignment of the front-most *external wall* of a *building*.

Building work as defined in section 5 of the *Building Act 1975*:

(1) **Building work** is—

- (a) *building*, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a *building* or other *structure*; or
- (b) excavating or filling—
 - (i) for, or incidental to, the activities mentioned in paragraph (a); or
 - (ii) that may adversely affect the stability of a *building* or other *structure*, whether on the land on which the *building* or other *structure* is situated or on adjoining land; or
- (c) supporting, whether vertically or laterally, land for activities mentioned in paragraph (a); or
- (d) other work regulated under the *building* assessment provisions.

(2) For subsection (1)(d), work includes a management procedure or other activity relating to a *building* or *structure* even though the activity does not involve a structural change to the *building* or *structure*.

Built to boundary (BTB) means *building work* built that is on, or immediately adjacent to, a *lot* boundary.

Carport means an unenclosed *Class 10a building* providing one or more covered *vehicle parking spaces* and may include a *garage door*.

Class 1 building as defined in section A6G2 of the *NCC*:

- (1) A Class 1 *building* is a *dwelling*.
- (2) Class 1 includes the following sub-classifications:
 - (a) Class 1a is one or more *buildings*, which together form a single *dwelling* including the following:
 - (i) A detached house.
 - (ii) One of a group of two or more attached *dwellings*, each being a *building*, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.

(b) Class 1b is one or more *buildings* which together constitute—

(i) a boarding house, guest house, hostel or the like that—

(A) would ordinarily accommodate not more than 12 people; and

(B) have a total area of all floors not more than 300 m² (measured over the enclosing walls of the *building* or *buildings*); or

(ii) four or more single *dwellings* located on one allotment and used for short-term holiday accommodation.

Class 2 building as defined in section A6G3 of the NCC:

(1) A Class 2 building is a *building* containing two or more sole-occupancy units.

(2) Each sole-occupancy unit in a Class 2 building must be a separate dwelling.

Class 10a building as defined in section A6G11(1) and (2)(a) of the NCC:

(1) A Class 10 building is a non-habitable building or structure.

(2) Class 10 includes the following sub-classifications:

(a) Class 10a is a non-habitable *building* including a private *garage*, *carport*, shed or the like.

Common wall as defined in the NCC:

Common wall

For the purposes of—

(a) Volume One, a wall that is common to adjoining *buildings*.

(b) Volume Two and the ABCB Housing Provisions, a wall that is common to adjoining buildings other than Class 1 buildings.

Common boundary means a *lot* boundary that separates two *adjoining premises* and does not include a *frontage boundary*.

Community title lot means a title created by subdivision of land by way of a standard format plan of a community title scheme given under section 10 of the *Body Corporate and Community Management Act 1997*.

Corner lot means a *lot* that is located on a *road corner*.

Corner truncation means a modification to the intersection on a *corner lot* of a *primary frontage boundary* and a *secondary frontage boundary*, where the corner is replaced with a curved or straight line, or a combination of both.

Covered outdoor room means an outdoor area adjoining a building, generally used to provide weather protection for an entry or for dining / recreation, that is covered with a roof, including:

- (a) an alfresco
- (b) a *balcony*
- (c) a deck
- (d) a pergola
- (e) a porch
- (f) a porte cochere

- (g) a verandah.

Deemed-to-Satisfy Solution as defined in Schedule 1 of the *NCC*:

Deemed-to-Satisfy Solution: *A method of satisfying the Deemed-to-Satisfy Provisions.*

Development as defined in Schedule 2 of the *Planning Act 2016*:

development means—

- (a) carrying out—
 - (i) *building* work; or
 - (ii) plumbing or drainage work; or
 - (iii) operational work; or
- (b) reconfiguring a *lot*; or
- (c) making a material change of use of *premises*.

Dividing fence as defined in section 12 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*:

- (1) A **dividing fence** means a fence on the *common boundary* of adjoining lands.
- (2) A fence separating the land of adjoining owners constructed on a line other than the *common boundary* is also a *dividing fence* if—
 - (a) it is impracticable to construct a fence entirely on the *common boundary* of the adjoining lands because of natural physical features; or
 - (b) the adjoining land includes 1 or more parcels of pastoral land separated by a watercourse, lake, or other natural or artificial feature insufficient to stop the passage of stock at all times.

Dwelling as defined in Schedule 24 of the *Planning Regulation 2017*:

dwelling means all or part of a *building* that—

- (a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
 - (i) food preparation facilities; and
 - (ii) a bath or shower; and
 - (iii) a toilet; and
 - (iv) a wash basin; and
 - (v) facilities for washing clothes.

Dwelling house as defined in Schedule 24 of the *Planning Regulation 2017*:

dwelling house means a residential use of *premises* involving—

- (a) 1 *dwelling* and any domestic outbuildings associated with the *dwelling*; or

- (b) 2 *dwelling*s, 1 of which is a *secondary dwelling*, and any domestic outbuildings associated with either *dwelling*.

Entry structure means a *structure* providing a clear visible entry to a *dwelling* to enhance the experience of visitors to the *dwelling*.

External fixture means an aerial, antenna, chimney, flagpole, flue, light fitting, ornament, pipe, pump, satellite dish and other like *structures*.

External wall as defined in the NCC:

External wall

For the purposes of—

- (a) Volume One, an outer wall of a *building* which is not a *common wall*; or
- (b) Volume Two, an outer wall of a *building* which is not a *separating wall*.

Façade means the exterior surface of an *external wall*.

Frontage boundary means any property boundary of a *lot* that can provide public access to a *lot* either from a *road*, sidewalk, footpath, park, open space or otherwise.

Garage means an enclosed *building* or an enclosed part of a *building* providing covered parking for *vehicles* and includes:

- (a) a *Class 10a building*; or
- (b) part of a *Class 1 building* or *Class 2 building*.

Garage door means a door in the *external wall* of a *garage*, or a door installed in a *carport*, that is wide enough to allow *vehicle* access and egress.

Gatehouse means a *Class 10a building* providing a clear visible entry to a *dwelling* and may provide weather protection to enhance the experience of visitors to the *dwelling*.

Ground level as defined in Schedule 24 of the Planning Regulation 2017:

ground level means—

- (a) the level of the natural ground; or
- (b) if the level of the natural ground has changed, the level as lawfully changed.

Habitable room as defined in the NCC:

Habitable room

A room used for normal domestic activities, and—

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Height:

- (a) for a *building* means *building height*; or
- (b) for a *structure* means *structure height*; or
- (c) for an *external wall* means the vertical distance (in metres) from *ground level* to the relevant point on the *façade* of the *external wall*.

Note: *Building height* and *structure height* are defined separately

Inaccessible walls means walls located within 750mm of another *building*, making them difficult or impractical to access for maintenance purposes.

Internal floor area (IFA) for a *secondary dwelling*, means the total floor area of all *storeys* of the *dwelling*, measured from the *façade* of the *external walls* and the centre of any *common walls* of the *building*, including both habitable and non-habitable rooms, such as storage areas but not including area for *vehicle parking spaces*.

Irregularly shaped lot means a *lot* with non-parallel or curved side boundaries, or a *lot* with a shape that makes the measurement of *lot width* at the *primary frontage boundary* unrepresentative of the *lot's* overall dimensions.

Landscape open space means an area of a *lot* required for *landscaping*.

Landscaping means any combination of trees, grass, plants, and garden beds.

Laneway means a *road* with a reserve width of less than 9m.

Local government as defined in Schedule 4 of the *Local Government Act 2009*:

local government—

- (a) for chapter 5, part 1—see section 113A(1); or
- (b) for chapter 5A—see section 150C; or
- (c) for chapter 6, part 7—see section 204G; or
- (d) for chapter 7, part 2—see section 216A; or
- (e) generally—see section 8(1).

Lot means:

- (a) a *lot* under the *Land Title Act 1994*; or
- (b) a separate, distinct parcel of land for which an interest is recorded in a register under the *Land Act 1994*; or
- (c) a *community title lot*.

Lot width means:

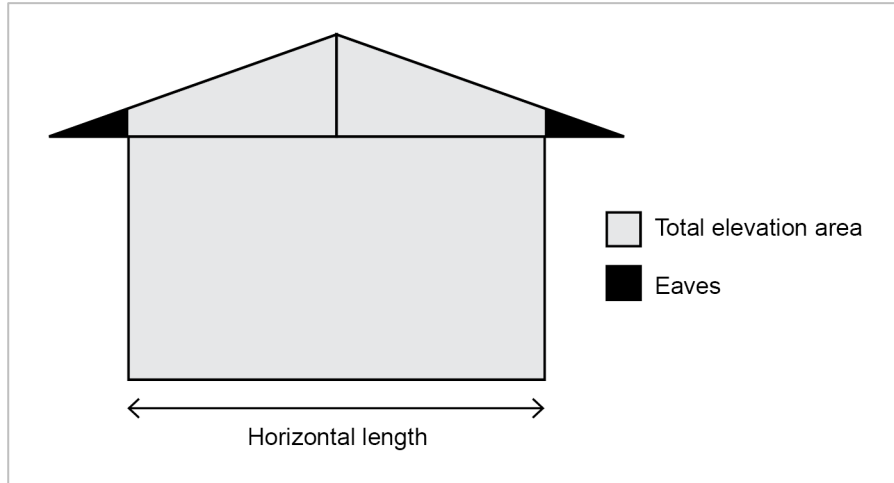
- a) the shortest distance between two *side boundaries* of a *lot*, measured at the *primary frontage boundary* of the *lot*; or
- b) for an *irregularly shaped lot*, *lot width* may be determined as either:
 - i) the measurement between two *side boundaries* of a *lot*, measured at the *building line*; or
 - ii) the *average lot width*.

Maintenance free means building materials that require *minimal maintenance* to retain their structural integrity and appearance over their expected lifespan, including:

- (a) pre-finished materials;
- (b) unpainted or untreated masonry; and
- (c) other durable materials, such as treated timber or natural stone.

Mean height of a *building* means the vertical *height* worked out by dividing –

- (a) the *total elevational area* of the building facing the *primary frontage boundary*; by
- (b) the horizontal length of the *building* facing a *frontage boundary*.



Minimal maintenance means routine upkeep, such as periodic cleaning, but excludes activities like repainting, resealing, or recoating within a specified timeframe (e.g. more than 10 years).

NCC means the *National Construction Code of Australia* published by the Australian Building Codes Board and includes the edition of the code adopted under the *Building Act*.

Outermost projection (OMP) as defined in Schedule 4 of the Planning Regulation 2017:

outermost projection of a *building* or *structure*, means the outermost part of the building or *structure*, other than a part that is—

- (a) a retractable blind; or
- (b) a fixed screen; or
- (c) a rainwater fitting; or
- (d) an ornamental attachment.

Parkway means a *road* adjoining a park and providing limited *vehicle* access to the front of a *lot* which may be otherwise serviced by a *laneway*. A *parkway* may include a portion of land adjacent to a park, a footpath or a cycle path that provides access for Australia Post.

Pedestrian lane means a *laneway* designed to support pedestrian traffic, that is not suitable for motor *vehicles* and provides access between *lots*.

Performance criteria as defined in Schedule 10 to the Building Regulation 2021:

performance criteria, for *building work*, means the particular *performance criteria* for the *building work* stated in the QDC.

Performance requirement as defined in Schedule 2 to the *Building Act 1975*:

performance requirements means any of the following—

- (a) the *performance requirements* under the BCA;

- (b) the *performance criteria* under the QDC;
- (c) a requirement for the assessment of *building work* for which a discretion may need to be exercised under this Act.

Permitted use means the relevant zone in a local categorising instrument categorises a *dwelling house* as:

- (a) accepted *development*; or
- (b) assessable *development* - code assessment.

Plan of development means a plan or condition that applies to the *lot* and forms part of a *development* approval under the *Planning Act 2016*, that specifies matters regulated under this Part.

Prescribed device as defined in Schedule 1, Section 2 of the *Building Regulation 2021*:

prescribed device means any of the following devices, if the device is non-load bearing—

- (a) an aerial;
- (b) an antenna;
- (c) a satellite dish with a maximum diameter of 900mm;
- (d) a flagpole, mast or tower, situated outside an area covered by the Manual of Standards, part 139, published by the Civil Aviation Safety Authority.

Pre-finished materials means materials that will not require ongoing maintenance post-construction, including:

- (a) pre-finished steel sheeting, factory-coated or treated to resist corrosion and weathering;
- (b) durable plastics, such as vinyl or PVC cladding and PVC-coated trim or mouldings;
- (c) composite cladding, such as wood-plastic composites; and
- (d) durable, non-finished metals, such as weathering steel, zinc, or copper, which form a protective patina over time.

Premises as defined in Schedule 2 of the *Planning Act 2016*:

premises means—

- (a) a *building* or other *structure*; or
- (b) land, whether or not a *building* or other *structure* is on the land.

Primary dwelling means a *dwelling* that a *secondary dwelling* is subordinate to.

Primary frontage boundary of a *lot* is – in the following order of priority:

- (a) the boundary nominated by the *local government*; or
- (b) the *frontage boundary* nominated on an approved *plan of development*; or
- (c) the *frontage boundary* addressed by the *adjoining premises* or most commonly addressed by the nearest adjacent *buildings* as the *frontage boundary* of the *lot*; or
- (d) where a *lot* is not vacant, the *frontage boundary* to which the existing *building* has its assigned street address; or
- (e) if the *lot* is on a *road corner*, the shortest *frontage boundary*.

Priority development area as defined in Schedule 1 of the *Economic Development Act 2012*:

priority development area means either of the following areas, as amended from time to time—

- (a) an area declared under section 34 as a provisional *priority development area*;
- (b) an area declared under section 37 as a *priority development area*.

Privacy fence means a fence (which may include a *dividing fence*) that:

- (a) if perforated, has:
 - (i) a maximum of 25% openings; and
 - (ii) each opening is not more than 50mm square; or
- (b) if slatted or louvred, has:
 - (i) a maximum of 25% openings with clear vision at 90 degrees to the plane of the *window*; and
 - (ii) each opening provides not more than 50mm of clear vision at 90 degrees to the plane of the *window*.

Privacy screen means a translucent, perforated or slatted barrier that:

- (a) if perforated, has:
 - (i) a maximum of 25% openings; and
 - (ii) each opening fits within a 50mm square; or
- (b) if slatted or louvred, has:
 - (i) a maximum of 25% openings with clear vision at 90 degrees to the plane of the *window*; and
 - (ii) each opening provides not more than 50mm of clear vision at 90 degrees to the plane of the *window*.

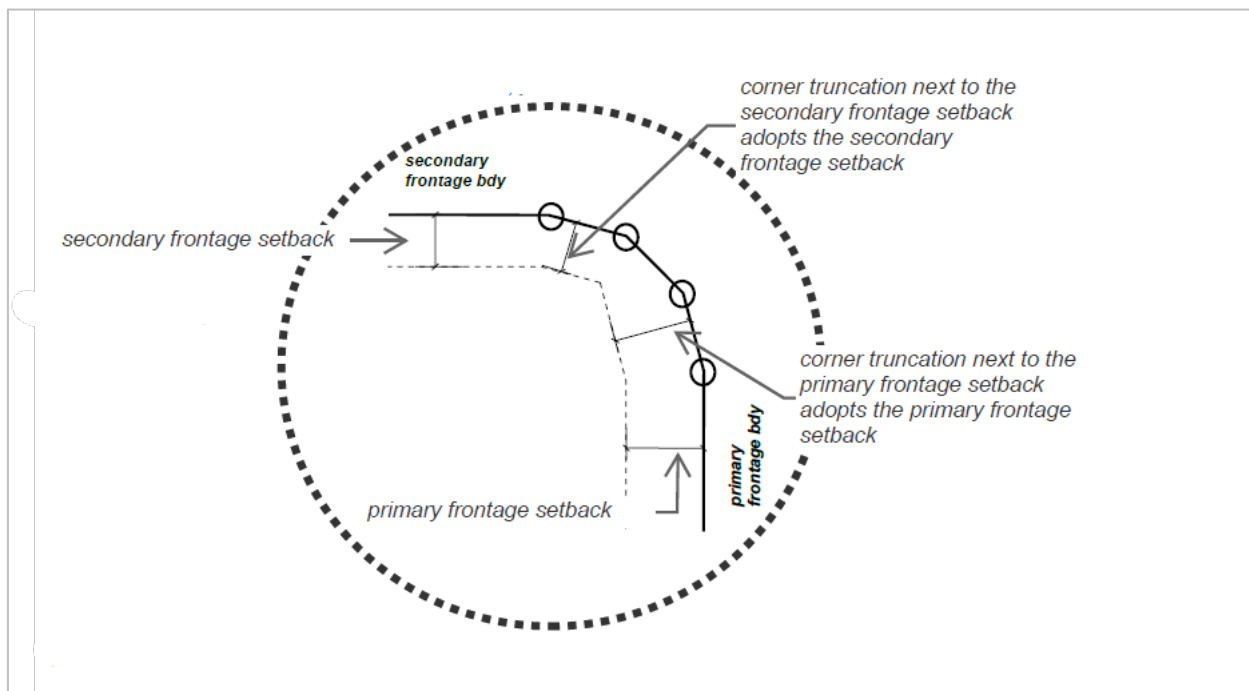
Private open space (POS) means an outdoor space for the exclusive use of residents of a *dwelling*.

QHC setback or setback means:

- (a) for an *external wall* of a *building*, the shortest distance, measured horizontally, between the *façade* of an *external wall* of the *building* to the vertical projection of the boundary of the *lot* where the *building* is; or
- (b) for a *garage door*, the shortest distance, measured horizontally, between the *garage door* to the vertical projection of the boundary of the *lot* that provides access to *vehicles*; or
- (c) for a part of a *building* that is a *window*, deck, pergola, *privacy screen*, *external fixture*, *covered outdoor room*, *balcony* or *weather control element*, the shortest distance, measured horizontally, between the part of the *building* to the vertical projection of the boundary of the *lot* where the part of the *building* is; or
- (d) for a *structure*, other than a *swimming pool*, the shortest distance, measured horizontally, between the *outermost projection* of a *structure* to the vertical projection of the boundary of the *lot* where the *structure* is; or
- (e) for a *swimming pool*, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the *lot*; or

(f) for a *corner truncation*:

- (i) for the *primary frontage boundary*, the shortest distance, measured horizontally, between the relevant element of the *building* or *structure* referred to in (a)-(e) and the vertical projection of the chord of the *corner truncation* that meets the *primary frontage boundary*; and
- (ii) for the *secondary frontage boundary*, the shortest distance, measured horizontally, between the relevant element of the *building* or *structure* referred to in (a)-(e) and the vertical projection of the chord of the *corner truncation* that meets the *secondary frontage boundary*; and
- (iii) the *setback* lines for the *primary frontage boundary* and the *secondary frontage boundary* *terminate* at the point where they intersect.



QHC site cover or **site cover** means

- (a) the portion of the site, expressed as a percentage, that will be covered by a *building* or *structure* and includes—
 - (i) for enclosed spaces – the area including the *external wall*; or
 - (ii) for unenclosed spaces with a roof – the area measured along a line 600mm in from the *outermost projection*; but
- (b) does not include the area of:
 - (i) an unroofed *structure*; or
 - (ii) a *swimming pool*; or
 - (iii) a retaining wall; or
 - (iv) a fence.

Rear boundary means:

- (a) the *common boundary* opposite the *primary frontage boundary*; or
- (b) for a *battle axe lot*, the *common boundary* that is either:
 - (i) opposite the *primary frontage boundary*; or
 - (ii) the boundary furthest in distance from the point where the *access handle* meets the main portion of the *lot*.

Referral agency as defined in section 54(2) of the *Planning Act 2016*:

A **referral agency**, for a *development* application, is—

- (a) the person prescribed by regulation as a *referral agency* for applications of that type; or
- (b) if that person's functions have been devolved or delegated to another person—the other person; or
- (c) if the Minister has decided that a person is a *referral agency* under section 48(7)—that person.

Relevant overlay as defined in Schedule 24 of the *Planning Regulation 2017*:

relevant overlay means—

- (a) an overlay, or part of an overlay, that is about—
 - (i) bush fire hazards, coastal hazards, flood hazards or landslide hazards; or
 - (ii) safety hazards arising from historic mining activities, including, for example, mining subsidence and mining contamination; or
- (b) an overlay, or part of an overlay, that includes an overlay code and is about—
 - (i) *development* of a local heritage place; or
 - (ii) *development* in a place with traditional building character; or
 - (iii) the protection of areas of natural, environmental or ecological significance, including the protection of the biodiversity, significant animals and plants, wetlands and waterways of such areas; or
 - (iv) *development* within an area identified on a map titled 'ANEF' on the State Planning Policy Interactive Mapping System.

Road as defined in section 93 of the *Land Act 1994*:

Meaning of road

- (1) A **road** means an area of land, whether surveyed or unsurveyed—
 - (a) dedicated, notified or declared to be a *road* for public use; or
 - (b) taken under an Act, for the purpose of a *road* for public use.
- (2) The term includes—
 - (a) a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; and
 - (b) a bridge, causeway, culvert or other works in, on, over or under a *road*; and
 - (c) any part of a *road*.

Road corner means the intersection of two *roads* or a bend in a single *road* (including where they share the same name) where:

- (a) the angle between the *road* (or *road* parts) centre lines is no greater than 140 degrees; or
- (b) the two *roads* (or *road* parts) have different verge widths; or
- (c) one *road* (or *road* part) has a footpath and the other *road* (or *road* part) does not; or
- (d) one *road* (or *road* part) has a different pavement width to the other *road* (or *road* part).

Note: Refer to Figure 1.

Secondary dwelling as defined in Schedule 24 of the *Planning Regulation 2017*:

secondary dwelling means a *dwelling* on a *lot* that is used in conjunction with, but subordinate to, another *dwelling* on the *lot*, whether or not the *dwelling* is—

- (a) attached to the other *dwelling*; or
- (b) occupied by individuals who are related to, or associated with, the household of the other *dwelling*.

Secondary frontage boundary of a *lot* is any *frontage boundary* of a *lot* that is not the *primary frontage boundary* and includes a frontage facing:

- (a) a *road* on a *corner lot*; or
- (b) a *laneway* or *parkway*; or
- (c) a park or open space.

Note: Refer to Figure 1.

Separating wall as defined in the *NCC*:

Separating wall: A wall that is common to adjoining *Class 1 buildings*.

Side boundary means a boundary of a *lot* that is not a *rear boundary* or a *primary frontage boundary*.

Site cover means *QHC site cover*.

Slope means:

- (a) for the purposes of determining maximum *height*:
 - (i) the gradient of the *lot* measured across a 20m by 20m area that includes the *building* location; or
 - (ii) where any of the dimensions of the *lot* are less than 20m, the gradient of the *lot* measured across the available length and/or width that includes the *building* location; or
- (b) for the purposes of determining maximum *slope* of a *private open space* the gradient of the space measured across its length and width.

Storey as defined in Schedule 24 of the *Planning Regulation 2017*:

storey—

- (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—
 - (i) a space containing only a lift shaft, stairway or meter room; or
 - (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
 - (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or
 - (iv) a basement with a ceiling that is not more than 1m above *ground level*; and
- (b) includes—
 - (i) a mezzanine; and
 - (ii) a roofed *structure* that is on, or part of, a rooftop, if the *structure* does not only accommodate building plant and equipment.

Structure as defined in Schedule 2 of the *Building Act 1975*:

structure includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.

Structure height means

- (a) for a free-standing *structure* - the vertical distance (in metres) from *ground level* to the highest point of the *structure*; or
- (b) for a *structure* attached to a *building* - the vertical distance (in metres) from the *building height* to the highest point of the *structure*.

Swimming pool as defined in Schedule 2 of the *Building Act 1975* – but does not include an indoor *swimming pool*:

swimming pool means an excavation or *structure*—

- (a) capable of being filled with water to a depth of 300mm or more; and
 - (b) capable of being used for swimming, bathing, wading, paddling or some other human aquatic activity; and
 - (c) solely or principally used, or designed, manufactured or adapted to be solely or principally used, for the purposes mentioned in paragraph (b) despite its current use;
- and includes a spa pool, spa tub or similar thing (whether portable or fixed) and a wading pool (other than a portable wading pool), but does not include—
- (d) a fish pond or pool solely or principally used, or designed, manufactured or adapted to be solely or principally used, for ornamental purposes; or
 - (e) a dam or tank solely or principally used, or designed, manufactured or adapted to be solely or principally used, for aquaculture, marine research or storage of water; or
 - (f) a watercourse; or
 - (g) a portable wading pool; or
 - (h) a spa bath situated in a bathroom, other than a spa bath continually filled with water to a depth of more than 300mm; or
 - (i) a birthing pool used solely for waterbirths.

Swimming pool deck means the finished surface immediately adjacent to the edge of a *swimming pool*, designed to provide access to the water.

Total elevational area means the total area of the two-dimensional outline of a *building* viewed from the *primary frontage boundary*, measured from *ground level*, including any open or unenclosed portions, but excluding the area of any eaves.

Tourist park as defined in Schedule 24 of the *Planning Regulation 2017*:

tourist park means the use of *premises* for—

- (a) holiday accommodation in caravans, self-contained cabins, tents or other similar *structures*; or
- (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

Uncovered vehicle parking space means an area of the *lot* designated for parking *vehicles* that does not have a roof.

Utility structure means a clothesline, heating or cooling system, hot water appliance, pump, fence, mast, antenna, retaining wall or free-standing wall or *swimming pool* or the like, but does not include a gas, electrical or water meter.

Vehicle as defined in section 15 of the *Transport Operations (Road Use Management-Road Rules) Regulation 2009*:

What is a vehicle

A **vehicle** includes—

- (a) a motor *vehicle*, trailer and tram; and
- (b) a bicycle; and
- (c) a personal mobility device; and
- (d) an animal-drawn *vehicle*, and an animal that is being ridden or drawing a *vehicle*; and
- (e) a combination;

but does not include a motorised mobility device, a wheelchair, a train, a wheeled recreational device or a wheeled toy.

Vehicle parking space means a space to park one or more *vehicles*.

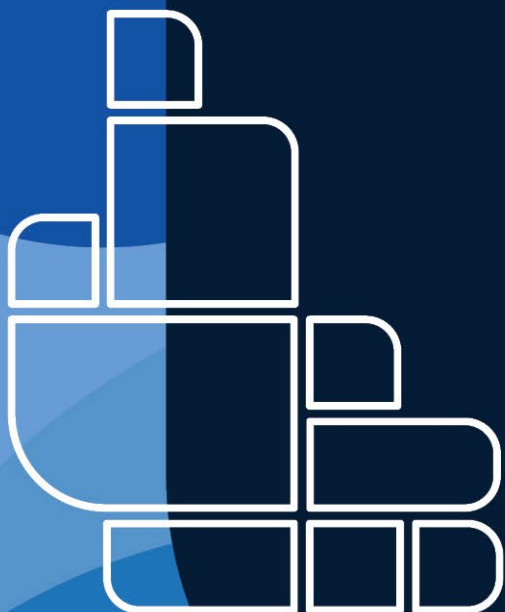
Weather control element means an awning, fascia, the eaves of a *building* or a *window* hood.

Window as defined in Schedule 1 of the *NCC*:

Window includes a roof light, glass panel, glass block or brick, glass louvre, glazed sash, glazed door, or other device which transmits natural light directly from outside a building to the room concerned when in the closed position.

Queensland Housing Code

Chapter 1: Design and siting standards
for houses on lots under 450m²



Contents

Design and siting	21
1. <i>Building and structure height</i>	21
2. <i>QHC setbacks—Frontage boundaries</i>	21
3. <i>QHC setbacks—Common boundaries</i>	25
4. <i>QHC site cover and IFA for secondary dwellings</i>	29
5. <i>Visual privacy</i>	29
6. <i>Built to boundary walls and inaccessible walls</i>	31
Streetscape	31
7. <i>Dwelling entry</i>	31
8. <i>Vehicle parking and access</i>	32
9. <i>Garage and carport presentation</i>	34
10. <i>Fences, walls and screens</i>	36
Site planning and design	36
11. <i>Open space</i>	36

Design and siting

1. Building and structure height

P1 Performance criteria

P1 Building and structure height

1. *Building work* has a *height* that:
 - a. permits adequate sunlight and ventilation to *dwelling*s and *private open space* in *adjoining premises*; and
 - b. is consistent with the *height* of *dwelling*s intended or prevailing in the immediate area.

A1 Acceptable solutions

A1.1 Building and structure height

1. *Class 1 buildings* and *Class 2 buildings* have a maximum *height* of 8.5m.
2. *Class 10a buildings* have a maximum *height* of 4.5m.
3. Where the *slope* of a *lot* exceeds 15%, the *heights* in A1.1(1)-(2) are increased by 1.5m.
4. *Structures* have a maximum *height* of:
 - a. for a fence, *privacy fence*, *privacy screen*, retaining wall or free-standing wall or the like – 2m; or
 - b. for a *prescribed device* that is attached to a *building* – 3.5m above the *building*; or
 - c. for a *prescribed device* that is detached from a *building* – 10m.
5. A reference to a fence, *privacy fence*, *privacy screen* retaining wall or free-standing wall includes a *structure* that is a combination of these elements and must not exceed a maximum *height* of 2m.
6. A1.1(4) does not apply to *swimming pools*.

Note

For A1.1:

1. *Adopting local governments* may vary the default *acceptable solutions* for *building and structure height* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.

2. QHC setbacks—Frontage boundaries

P2 Performance criteria

P2 QHC setbacks—Frontage boundaries

1. *Building work* is *setback* from *frontage boundaries* to:
 - a. facilitate sufficient on-site parking that ensures *vehicles can be accommodated within the lot*;
 - b. provide for entry features and weather protection;
 - c. encourage articulation and visual amenity to the streetscape;
 - d. be generally consistent with existing *frontage boundary setbacks* of neighbouring *buildings* or *structures*; and
 - e. avoid unreasonable impacts on the outlook and views of neighbouring residents.

A2 Acceptable solutions

A2.1 QHC setbacks—Frontage boundaries

1. *Class 1 buildings, Class 2 buildings and Class 10a buildings* comply with the *frontage boundary setbacks* in **Table 1**.
2. *Structures* comply with the *frontage boundary setbacks* in **Table 2**.
3. Where a *lot* has multiple *frontage boundaries*, setbacks in **Table 1** and **Table 2** are specified based on the type of *frontage boundary*.

Note

1. *Adopting local governments* may vary the default acceptable solutions for the *frontage boundary setbacks* for a *carport* by including alternative provisions in the relevant local government planning scheme under section 33 of the *Building Act*.
2. Further requirements for *swimming pool* barriers are contained in the QDC MP 3.4 – *Swimming pool barriers* (QDC MP 3.4).

Table 1 — Minimum frontage boundary setbacks for buildings

Type	Minimum QHC setback for external walls (excluding garages and carports)			
<i>Class 1 buildings and Class 2 buildings</i>	<i>Primary frontage boundary</i>	<i>Secondary frontage boundaries –Road</i>	<i>Secondary frontage boundaries –Laneway, Pedestrian lane or Parkway</i>	<i>Secondary frontage boundaries –Other</i>
<i>External wall (excluding garages and carports)</i>	3m	1.5m	1m	2m

Type	Minimum QHC setback for garages, carports and other Class 10a buildings			
<i>Class 10a buildings</i>	<i>Primary frontage boundary</i>	<i>Secondary frontage boundaries –Road</i>	<i>Secondary frontage boundaries –Laneway, Pedestrian lane or Parkway</i>	<i>Secondary frontage boundaries –Other</i>
<i>Building work including:</i> - a garage; or - a carport.	5m	5m	1m	2m
<i>Building work including:</i> - a garage door;.	5.4m	5.4m	1m	2m
<i>Building work including a detached:</i> - laundry; or - shed.				

Type	Minimum QHC setback for garages, carports and other Class 10a buildings			
Class 10a buildings	Primary frontage boundary	Secondary frontage boundaries – Road	Secondary frontage boundaries – Laneway, Pedestrian lane or Parkway	Secondary frontage boundaries – Other
Building work including: - a <i>carport</i> that is 4.5m or less in <i>height</i> with a <i>mean height</i> of no more than 3.5m; or - a <i>garage door</i> for a <i>carport</i> 4.5m or less in <i>height</i> with a <i>mean height</i> of no more than 3.5m; or - a <i>gatehouse</i> that is 3m or less in <i>height</i> and has a roof area of no more than 4m².	BTB permitted	BTB permitted	BTB permitted	1m

Supplementary Provisions

In Table 1:

1. Where a *laneway* or a *parkway* is the *primary frontage boundary* of a lot, then the setback for a *Class 1 building* or a *Class 2 building* in Table 1 is 2m.
 2. Where the setback of an *adjoining premises* is less than the *primary frontage boundary setback* specified in Table 1, the *primary frontage boundary setback* for a *Class 1 building* or a *Class 2 building* is reduced by 1m.
 3. Any *Class 10a building work* not specifically listed in Table 1 must comply with the setbacks for a *Class 1 building* in Table 1.
 4. Where a *garage door* is *built to boundary*, the design and operation of the door must ensure that it does not project or encroach beyond the *lot boundary* at any point during its operation.
-

Table 2— Minimum frontage boundary setbacks – structures

Type specified	Minimum QHC setback			
Structures	Primary frontage boundary	Secondary frontage boundary— Road	Secondary frontage boundary— Laneway, Pedestrian lane or Parkway	Secondary frontage boundary— Other
If 1.2m or less in height and involving building work that is: - a <i>swimming pool</i>.	1.5m	1.5m	1.5m	1.5m

Type specified	Minimum QHC setback			
Structures	Primary frontage boundary	Secondary frontage boundary—Road	Secondary frontage boundary—Laneway, Pedestrian lane or Parkway	Secondary frontage boundary—Other
If 2m or less in height and involving building work that is: - a utility meter; or - a <i>utility structure</i>, if screened from public view.	BTB permitted	BTB permitted	BTB permitted	BTB permitted
If 2.4m or less in height and involving building work that is: - an <i>external fixture</i>.	1m	1m	1m	1m
If over 2.4m in height and involving building work that is: - an <i>external fixture</i>.	2m	1m	1m	1m
If 3.0m or less in height and involving building work that is: - an <i>entry structure</i>.	BTB permitted	BTB permitted	BTB permitted	BTB permitted
If 4.5m or less in height and involving building work that is: - a <i>weather control element</i> for a <i>carport</i>.	BTB permitted	BTB permitted	0.5m	1m
If 4.5m or less in height and involving building work that is: - a <i>covered outdoor room</i>; or - a <i>balcony</i>; or - stairs, ramps or landings.	1.5m	0.5m	0.5m	1.5m
If 8.5m or less in height and involving building work that is: - a <i>weather control element</i>; or - a <i>privacy screen</i>.	1.5m	0.5m	0.5m	1.5m

Supplementary Provisions

In Table 2:

1. Where *structures* exceed the *height* requirements stated in Table 2, or are not specifically listed in Table 2, the *setback* in Table 1 for *Class 1 buildings* applies.
2. If a *structure* is attached to a *building*, and the *setback* for the *building* specified in Table 1 is less than the *setback* for the *structure* specified in Table 2, the *setback* for the *building* in Table 1 applies to the *structure*.
3. Where a solid fence extends at least 1m above the level of the *swimming pool deck* (between the water and the frontage), the minimum *setback* for a *swimming pool* is *BTB*.

3. QHC setbacks—Common boundaries

P3 Performance criteria

P3 QHC setbacks—Common boundaries

1. *Building work* is *setback* from the *lot* boundary to:
 - a. ensure adequate natural light and ventilation to *habitable rooms*; and
 - b. ensure adequate natural light and ventilation to *habitable rooms* of buildings on *adjoining premises*; and
 - c. minimise the impact of *building work* on the amenity and privacy of residents of *adjoining premises*; and
 - d. provide adequate space at the rear of the *lot* to support outdoor living, recreation, *landscaping*, privacy, natural light, and ventilation for the benefit of residents.

A3 Acceptable solutions

A3.1 QHC setbacks—Common boundaries

1. *Class 1 buildings*, *Class 2 buildings* and *Class 10a buildings* comply with the *common boundary setbacks* in **Table 3**.
1. *Structures* comply with the *common boundary setbacks* in **Table 4**.

Note

1. Further requirements for *heights* of *dividing fences* apply under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.
2. Further requirements for *swimming pool barriers* are contained in the QDC MP 3.4.

Table 3 — Minimum common boundary setbacks – external walls

Type	Minimum QHC setback	
<i>Class 1 buildings</i> and <i>Class 2 buildings</i>	<i>Side boundary</i>	<i>Rear boundary</i>
The ground floor, or that part of an <i>external wall</i> that is 4.5m or less in <i>height</i>	1m	3m
The second <i>storey</i> , or that part an <i>external wall</i> that is over 4.5m and 8.5m or less in <i>height</i>	1m	2.5m
The third <i>storey</i> , or that part an <i>external wall</i> that is over 8.5m in <i>height</i> : Where the <i>lot width</i> is 12.5m or less	2m	2.5m
The third <i>storey</i> , or that part an <i>external wall</i> that is over 8.5m in <i>height</i> : Where the <i>lot width</i> is more than 12.5m	2.5m	2.5m

Type	Minimum QHC setback	
<i>Secondary dwelling (single storey detached)</i>	<i>Side boundary</i>	<i>Rear boundary</i>
That part of a detached <i>secondary dwelling</i> that is 4.5m or less in <i>height</i>	1m	1.5m
<i>Class 10a buildings</i>	<i>Side boundary</i>	<i>Rear boundary</i>
If 3.5m or less in <i>height</i> and involving <i>building work</i> that is: - a <i>gatehouse</i> that has a roof area of no more than 4m².	<i>BTB</i> permitted	<i>BTB</i> permitted
If 4.5m or less in <i>height</i> and involving <i>building work</i> that is: - a <i>garage</i>, <i>carport</i>, laundry, or shed up to 9m total combined length along each <i>common boundary</i>.	<i>BTB</i> permitted	<i>BTB</i> permitted

Supplementary Provisions

In Table 3:

1. Table 3 provides separate requirements for each *storey* of a *dwelling* based on *height* or the number of *storeys*. This allows the second *storey* facing the *rear boundary* to cantilever 0.5m over the ground floor. Structural supports may be located in line with the upper *storey setback* distance. Ground floor structural supports for upper *storeys* must not exceed 10% of the length of *external wall* being supported to maintain *private open space*.
 2. For a *secondary dwelling* that is not a single-storey detached *building*, the *setback* requirements specified for *Class 1 buildings* and *Class 2 buildings* in Table 3 apply.
 3. Where *Class 10a buildings* exceed the *height* requirements stated in Table 3, or are not specifically listed in Table 3, the *setbacks* for *Class 1 buildings* in Table 3 apply.
 4. *Setbacks* under Table 3 may be determined using either:
 - a. the number of *storeys*; or
 - b. the *height* of the *external wall* at the relevant point.
 5. For Table 3, a *garage*, *carport*, laundry, or shed may extend along two intersecting *common boundaries*, provided the total length along each *common boundary* does not exceed 9m.
-

Figure 1 — Frontage boundary and common boundary (side and rear) location diagram

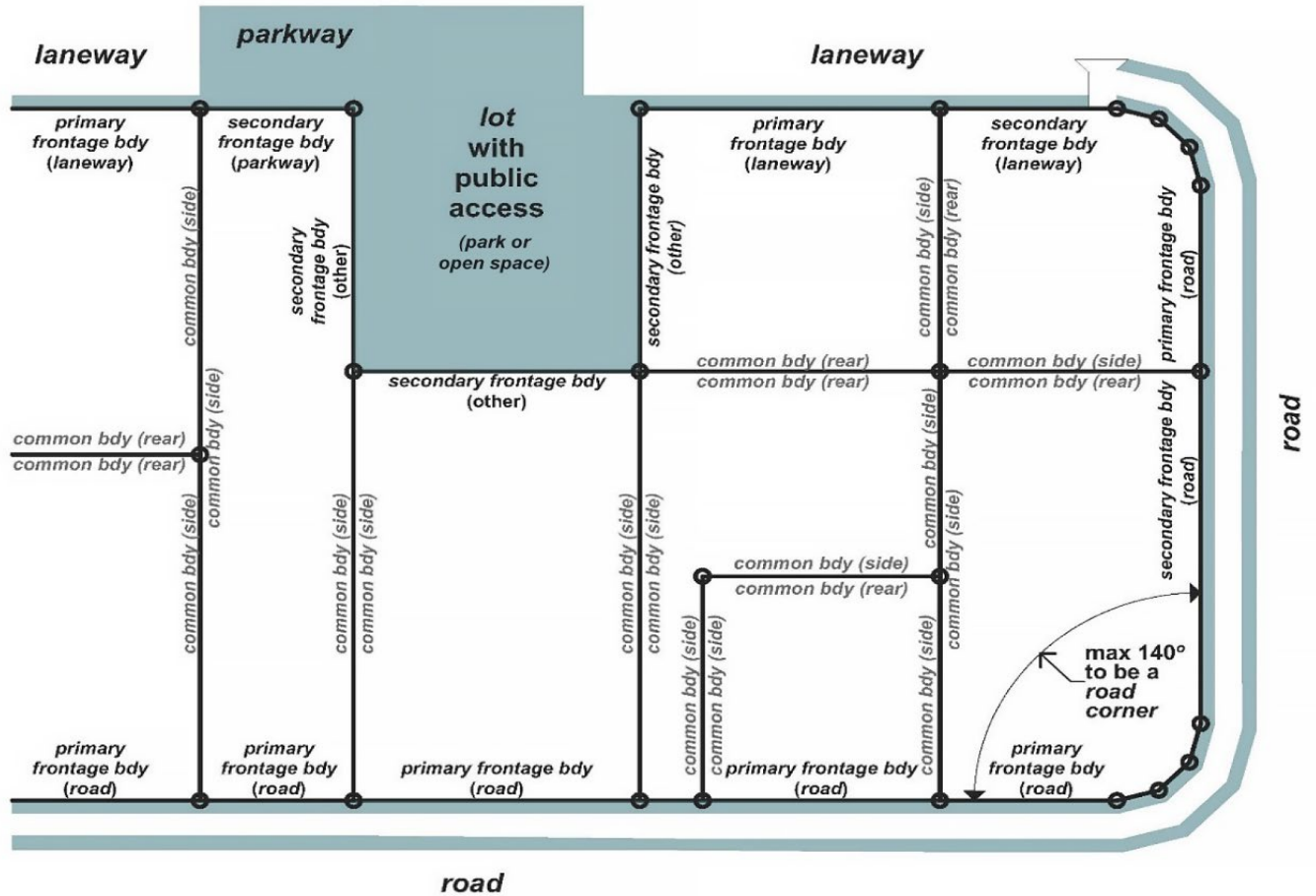


Table 4 — Minimum common boundary setbacks – structures

Type specified	Minimum QHC setbacks	
Structures	Side boundary	Rear boundary
If 2m or less in height and building work that is: - a utility meter; or - a <i>utility structure</i>, if screened from public view.	BTB permitted	BTB permitted
If 2.4m or less in height and involving building work that is: - an <i>external fixture</i>.	0.5m	0.5m
If 3.0m or less in height and involving building work that is: - an entry <i>structure</i>.	BTB permitted	BTB permitted
If 4.5m or less in height and involving building work that is: - a <i>weather control element</i> for a carport.	BTB permitted	BTB permitted
If 4.5m or less in height and involving building work that is: - a <i>covered outdoor room</i>; or - a <i>balcony</i>.	0.5m	1.5m
If 4.5m or less in height and building work that is: - a <i>swimming pool</i>.	1.5m	1.5m
If 8.5m or less in height and involving building work that is: - a <i>weather control element</i>; or - a <i>privacy screen</i>.	0.5m	1.5m

Supplementary Provisions

In Table 4:

1. Where a *weather control element* is attached to a part of a *building* that is BTB, the minimum setback is BTB.
2. Where *structures* exceed the *height* requirements stated in Table 4, or are not specifically listed in Table 4, the setbacks in Table 3 for *Class 1 buildings* and *Class 2 buildings* apply.
3. If a *structure* is attached to a *building*, and the setback for the *building* specified in Table 3 is less than the setback for the *structure* specified in Table 4, the setback for the *building* in Table 3 applies to the *structure*.
4. Where a solid fence extends at least 1m above the level of the *swimming pool* (between the water and the *adjoining premises*), the minimum setback for a *swimming pool* is BTB.

4. QHC site cover and IFA for secondary dwellings

P4 Performance criteria

P4.1 QHC site cover

1. *Building work* results in a *site cover* that:
 - a. provides adequate *private open space* for recreation;
 - b. facilitates adequate sunlight and ventilation for residents;
 - c. is balanced between built form and permeable landscaped areas;
 - d. positively contributes towards residential amenity and local character;
 - e. accommodates required service facilities and on-site parking for *vehicles*.

P4.2 Internal floor area for secondary dwellings

1. *Building work* for a *secondary dwelling* is smaller in size and subordinate to the *primary dwelling*.

A4 Acceptable solutions

A4.1 QHC site cover

1. The maximum *site cover* for all *buildings* and *structures* does not exceed:
 - a. on *lots* 250m² or less – 65%; and
 - b. on *lots* greater than 250m² – 60%.
2. When calculating *site cover* for a *battle axe lot*, the area of an *access handle* that forms part of the *lot* must be excluded from the calculation.

A4.2 Internal floor area for secondary dwellings

1. *Building work* for a *secondary dwelling* has a maximum *internal floor area* of 50m².

Note

1. *Adopting local governments* may increase the *default acceptable solutions* for *site cover* and *internal floor area* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
-

5. Visual privacy

P5 Performance criteria

P5 Visual privacy

1. *Building work* is designed to minimise direct overlooking to *adjoining premises* through building siting, layout and the configuration of windows, balconies, *privacy fences* and *privacy screens*.

A5 Acceptable solutions

A5 Visual privacy

1. Where a *window sill* of a *dwelling* is 2m or less above *ground level* and the *window* is *setback* 1m or less from a *common boundary*, *building work* includes:
 - a. a *privacy fence* with a minimum *height* of 1.8m on the *common boundary*; or
 - b. a sill that is 1.5m or more above floor level; or
 - c. fixed obscure glazing in any part of the *window* below 1.5m above floor level; or
 - d. fixed external *privacy screens* covering the *window*.
2. Where a *window sill* of a *dwelling* is more than 2m above *ground level* and the *window* is *setback* 1.5m or less from a *common boundary*, *building work* includes:
 - a. a sill that is 1.5m or more above floor level; or
 - b. fixed obscure glazing in any part of the *window* below 1.5m above floor level; or
 - c. fixed external *privacy screens* covering the *window*.
3. Where a deck, pergola, verandah or *balcony* is more than 1m above *ground level* and is *setback* 2m or less from a *common boundary*, *building work* includes a *privacy screen* at the perimeter of the deck, pergola, verandah or *balcony* extending not less than 1.5m above the floor level.

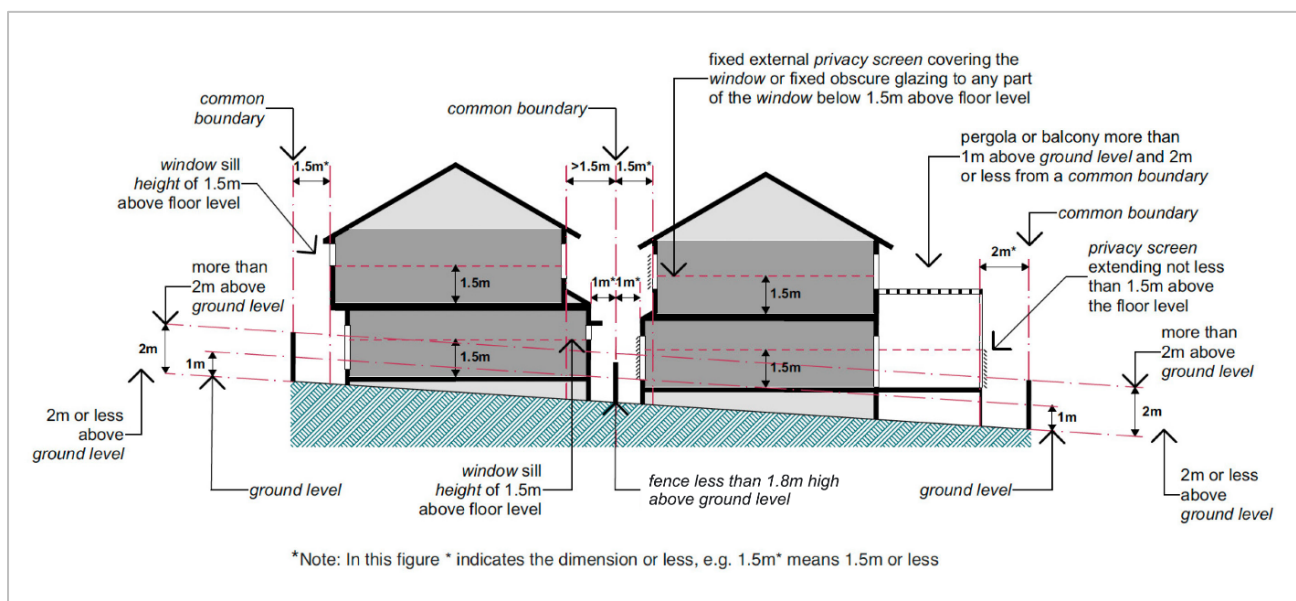
Exemption

1. P5 and A5 do not:
 - a. apply to common boundaries separating *adjoining premises* that are not residential in use; and
 - b. impose any requirements to provide privacy between a *primary dwelling* and a *secondary dwelling* located on the same *lot*.

Note

1. While P5 and A5 do not mandate privacy measures between a *primary dwelling* and a *secondary dwelling*, the provisions may offer guidance on implementing appropriate measures to enhance privacy for residents of both *dwelling*s. Such measures could include the use of screening devices, window placement, or soft *landscaping* (e.g., hedges, trees, or shrubs) to achieve similar outcomes.

Figure 2 —Visual privacy example



6. Built to boundary walls and inaccessible walls

P6 Performance criteria

6.1 Maintenance of built to boundary walls

1. The design and construction of a *building* that is close to a *common boundary* facilitates building maintenance.

P6.2 Maintenance of inaccessible walls

1. The design and construction of *inaccessible walls* for primary and *secondary dwellings* facilitates building maintenance.

A6 Acceptable solutions

A6.1 Maintenance of built to boundary walls

1. Walls within 750mm of a *common boundary* must be *maintenance free*.

A6.2 Maintenance of inaccessible walls

1. Walls within 750mm of another *dwelling* must be *maintenance free*.

Streetscape

7. Dwelling entry

P7 Performance criteria

P7 Dwelling entry

1. *Building work*:
 - a. promotes visual interest and a high level of visual amenity to all *frontage boundaries*; and
 - b. ensures the entry to a *dwelling* is clearly identifiable from the street.

A7 Acceptable solutions

A7.1 Dwelling entry

1. *Building work* ensures that the entry of a *dwelling* is clearly identifiable from a *frontage boundary* with a visible:
 - a. front door or pathway leading to an entry door; or
 - b. gate, or *entry structure* provided with a house number.

Exemption

1. P7 and A7 do not apply to:
 - a. a *secondary dwelling*; or
 - b. a *battle axe lot*.

8. Vehicle parking and access

P8 Performance criteria

P8.1 Vehicle parking spaces

1. *Vehicle parking spaces* provided on-site must meet the parking needs of residents and visitors, ensuring minimal impact on street parking availability.

P8.2 Design of vehicle parking spaces

1. *Vehicle parking spaces, garages and carports* are of a sufficient size:
 - a. in relation to the scale and use of the *dwelling*; and
 - b. to prevent intrusion of *vehicles* into public areas.

A8 Acceptable solutions

A8.1 Number of vehicle parking spaces

1. Each *dwelling* must be provided with a minimum of 2 *vehicle parking spaces*.
2. At least 1 *vehicle parking space* must be located in a *garage* or a *carport*.
3. Where a *secondary dwelling* is located on the *lot*, a third parking space (covered or uncovered) must be provided for the *secondary dwelling*.
4. A *parking space* for a *secondary dwelling* may be provided in tandem with *parking spaces* for the *primary dwelling*.

A8.2 Design of vehicle parking spaces

1. *Vehicle parking spaces* are designed and constructed to comply with:
 - a. Australian Standard AS2890.1:2004; or
 - b. the minimum dimensions specified in **Table 5** (Figure 3).

Note

1. *Adopting local governments* may vary the *default acceptable solutions* for the number of *vehicle parking spaces* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
-

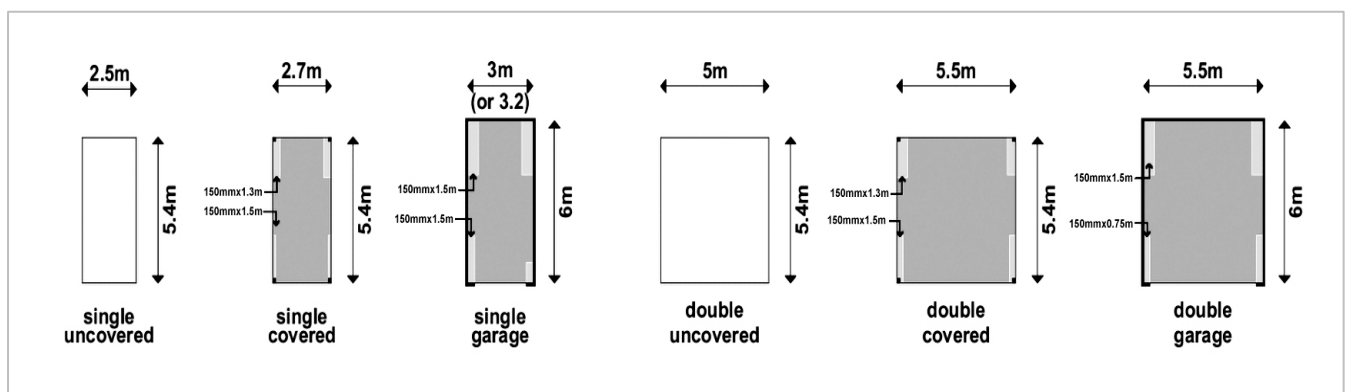
Table 5 — Minimum dimensions for vehicle parking spaces

Description	Minimum size	
<i>Uncovered vehicle parking spaces</i>	Width	Depth
Single	2.5m	5.4m
Double	5m	5.4m
<i>Covered vehicle parking spaces</i>	Width	Depth
Single	2.7m	5.4m
Double	5.5m	5.4m
<i>Vehicle parking spaces in a garage</i>	Width	Depth
Single	3m or 3.2m	6m
Double	5.5m	6m

Supplementary Provisions

In Table 5:

1. If level entry access required under the NCC - *Livable Housing Design Standard* is provided through a single car garage, then the single parking space must be a minimum width of 3.2m.
2. For covered vehicle parking spaces and vehicle parking spaces in a garage, minor encroachments are permitted to the internal corners of each parking space. The maximum size of each encroachment is limited to 150mm in width by 1.5m in depth (see Figure 3).

Figure 3 — Vehicle parking spaces minimum dimensions

9. Garage and carport presentation

P9 Performance criteria

P9.1 Garage and carport access widths (other than laneways)

1. *Garages and carports:*
 - a. are designed and constructed so that *vehicles* can safely enter from a *road*; and
 - b. do not visually dominate the streetscape.

P9.2 Garages and carports facing a laneway

1. *Garages and carports:*
 - a. are designed to allow for *vehicle* entry from the *laneway*; minimise the visual impact of *vehicles*, *utilities*, and *utility storage areas*.

A9 Acceptable solutions

A9.1 Garage and carport access widths (other than laneways)

1. The *access width* for *garages* and *carports* complies with the maximum widths in **Table 6**.
2. A *garage* or *carport* opening may exceed the maximum width specified in **Table 6** if:
 - a. the additional width is 3.3m or less; and
 - b. the additional width is *setback* 1m more than any other *garage* or *carport* access; and the *lot width* is greater than 18m.

A9.2 Garages and carports facing a laneway

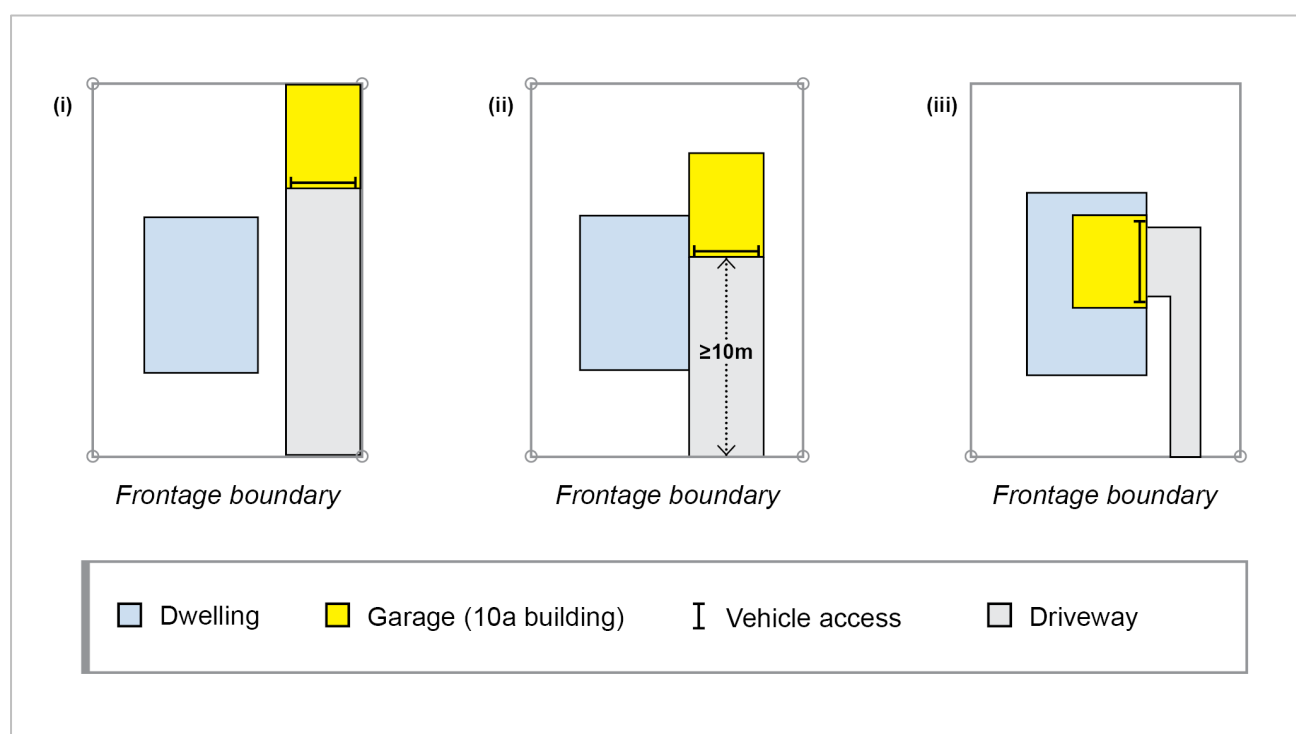
1. *Garages and carports* facing a *laneway* can extend along the full length of a *secondary frontage (laneway)*.
2. *Garages and carports* facing a *laneway* can be fitted with a door facing the *laneway* for the full extent of the *garage* or *carport access width*.

Exemption

1. P9 and A9 do not apply to a *Class 10a building* that is:
 - i. located entirely behind the rear wall of the *primary dwelling* on the *lot*; or
 - ii. set back a minimum of 10 metres from a *frontage boundary* that provides vehicle access to the *building*; or
 - iii. attached to a *dwelling* in a way that the *Class 10a building* is substantially screened from view from the street, and any vehicle access opening does not directly face a *frontage boundary* that provides vehicle access.

Note

1. *Adopting local governments* may vary the *default acceptable solutions* for *garage* and *carport* maximum *access widths* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
 2. For Exemption 1 refer to examples in Figure 4.
-

Figure 4 — Exempt vehicle access openings**Table 6 – Maximum access width of garage and carport**

Garage and carport maximum access widths			
Access from <i>frontage boundary</i> other than a <i>laneway</i> and <i>secondary frontage boundary</i>	1 storey	2 storeys, where the first floor overhangs the <i>garage</i> or <i>carport</i> by no less than 0.5m	2 storeys, in all other circumstances
<i>Lot width up to 10m</i>	3.3m	4.8m	3.3m
<i>Lot width between 10m to 12.5m</i>	4.8m	6m	4.8m
<i>Lot width greater than 12.5m</i>	6m		
Access from <i>secondary frontage boundary</i>			
In all circumstances	6m		

10. Fences, walls and screens

P10 Performance criteria

P10 Fences, walls and screens

1. *Building work* ensures that a fence, wall or screen that is provided in association with a *dwelling*:
 - a. facilitates security and privacy;
 - b. minimises the impact on the amenity and privacy of residents of *adjoining premises*;
 - c. facilitates casual surveillance of public space adjoining any *frontage boundary*; and
 - d. enhances the use of *private open space*.

A10 Acceptable solutions

A10 Frontage and common boundaries

1. A fence, *privacy fence*, *privacy screen*, retaining wall or free-standing wall with a maximum *height* of 2m can be *built to boundary*.
2. A reference to a fence, *privacy fence*, *privacy screen* retaining wall or free-standing wall includes a *structure* that is a combination of these elements and must not exceed a maximum *height* of 2m.

Note

1. *Adopting local governments* may vary the *default acceptable solutions* for a *fence*, *privacy fence*, *privacy screen*, free standing wall or retaining wall on a *frontage boundary* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
 2. Further requirements for *swimming pool* barriers are contained in the QDC MP 3.4.
 3. Further requirements for *heights of dividing fences* apply under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.
-

Site planning and design

11. Open space

P11 Performance criteria

P11.1 Private open space

1. *Dwellings* are provided with a *private open space* that has access to natural light, usable proportions that are responsive to the size of the *lot* and the recreation needs of residents.

P11.2 Landscape open space

1. A *dwelling* is provided with a *landscape open space* that promotes opportunities for natural shading, reduces stormwater impacts and enhances the amenity of the streetscape.

A11 Acceptable solutions

A11.1 Private open space

1. *Dwellings* are provided with a *private open space* that complies with the minimum requirements specified in **Table 7** (Figure 5).

A11.2 Landscape open space

1. *Dwellings* are provided with a *landscape open space* that complies with the minimum requirements specified in **Table 7** (Figure 6).
2. Where there is a *secondary dwelling* on a *lot*:
 - a. only one *landscape open space* is required; and
 - b. the *landscape open space* must be located between the *frontage boundary* and the *dwelling* closest to the *frontage boundary*.

Note

1. Adopting *local governments* may vary the default *acceptable solutions* for *landscape open space* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.

Table 7 — Minimum requirements for *private open space* and *landscape open space*

Type	Minimum dimension	Minimum area	Location	Maximum slope	Use	Building work and landscaping
Private open space located 2m or less above ground level	3m	15m ² with at least 7.5m ² open to the sky	Directly accessible from a <i>habitable room</i> other than a bedroom	A <i>slope</i> of not more than 5%	Not used for utility purposes such as bin storage, clothes drying and the like	Does not include a <i>utility structure</i>
Private open space located more than 2m above ground level	2m	9m ² with at least 4.5m ² open to the sky	Directly accessible from a <i>habitable room</i> other than a bedroom	N/A	Not used for utility purposes such as bin storage, clothes drying and the like	Does not include a <i>utility structure</i>
Landscape open space	0m	0m ²	Between the <i>dwelling</i> and a <i>frontage boundary</i>	N/A	Not used to provide access to the <i>lot</i> or another <i>lot</i>	Does not include paving, any impervious surface or <i>building work</i> both underneath and overhead

Figure 5 — Private open space (POS) example options

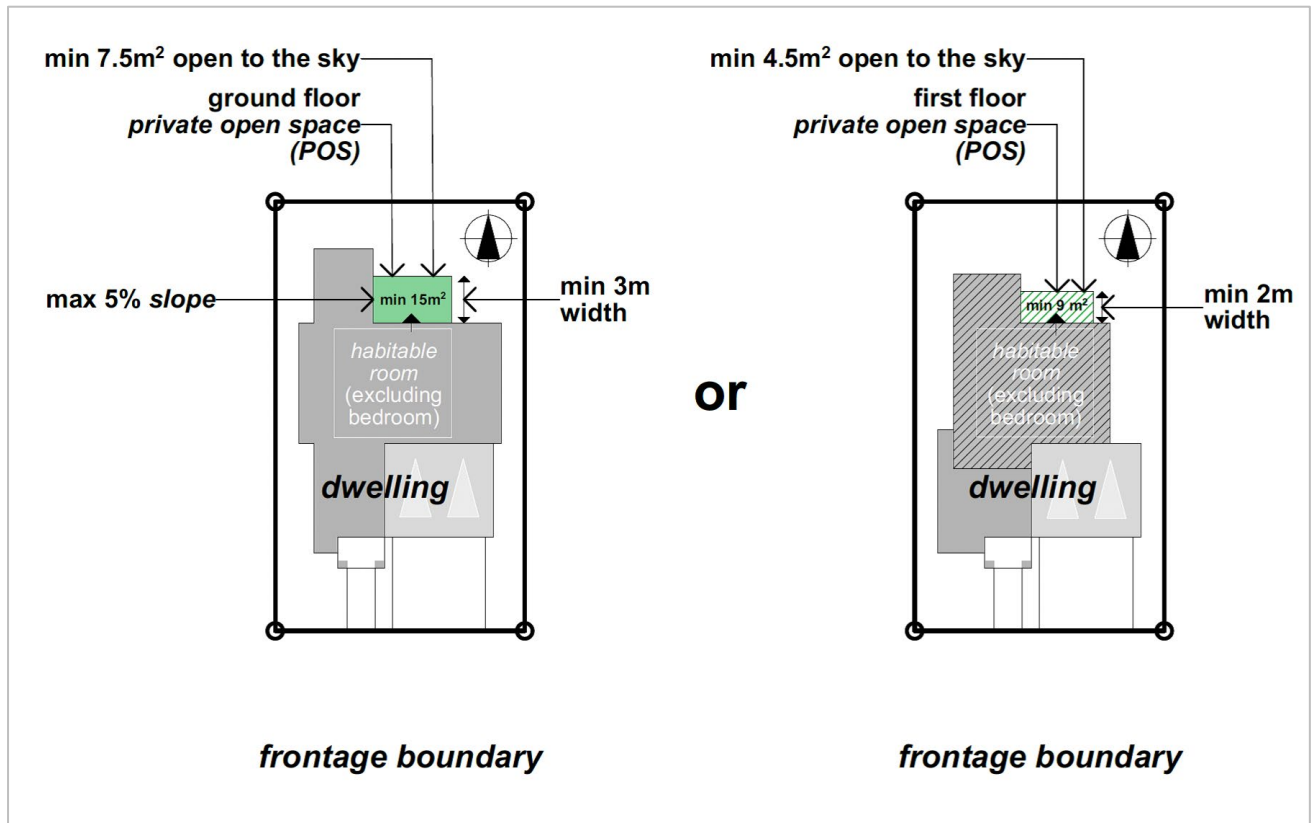
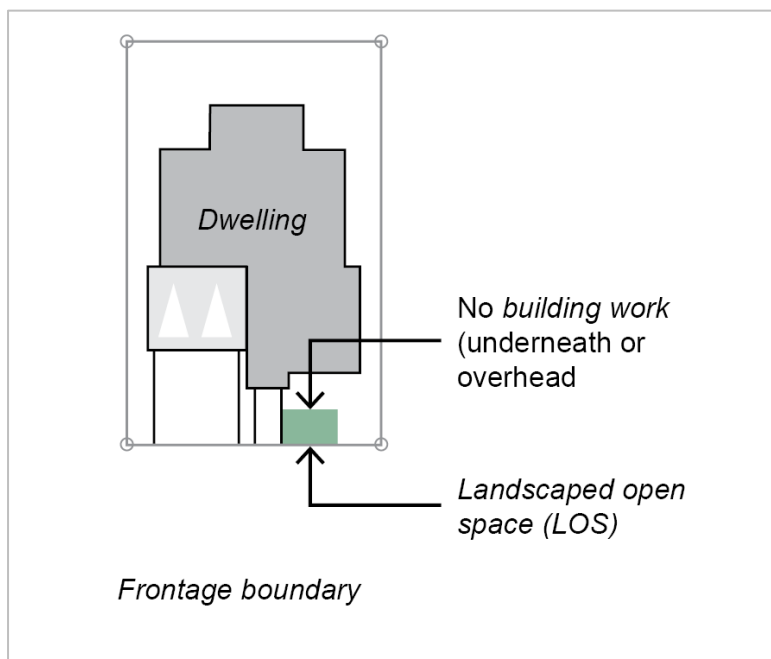


Figure 6 — Landscape open space example



Queensland Housing Code

Chapter 2: Design and siting standards for houses on lots 450m² and over



Contents

Design and siting	40
1. <i>Building and structure height</i>	41
2. <i>QHC setbacks—Frontage boundaries</i>	41
3. <i>QHC setbacks—Common boundaries</i>	47
4. <i>QHC site cover and IFA for secondary dwellings</i>	50
5. <i>Visual privacy</i>	51
6. <i>Built to boundary walls and inaccessible walls</i>	52
Streetscape	53
7. <i>Dwelling entry</i>	53
8. <i>Vehicle parking and access</i>	53
9. <i>Garage and carport presentation</i>	55
10. <i>Fences, walls and screens</i>	57
Site planning and design	58
11. <i>Open space</i>	58

Design and siting

1. Building and structure height

P1 Performance criteria

P1 Building and structure height

1. *Building work* has a *height* that:
 - a. permits adequate sunlight and ventilation to *dwelling*s and *private open space* in *adjoining premises*; and
 - b. is consistent with the *height* of *dwelling*s intended or prevailing in the immediate area

A1 Acceptable Solutions

A1.1 Building and structure height

1. *Class 1 buildings* and *Class 2 buildings* have a maximum *height* of 8.5m.
2. *Class 10a buildings* have a maximum *height* of 4.5m.
3. Where the *slope* of a *lot* exceeds 15%, the *heights* in A1.1(1)-(2) are increased by 1.5m.
4. *Structures* have a maximum *height* of—:
 - a. for a fence, *privacy fence*, *privacy screen*, retaining wall or free-standing wall or the like – 2m; or
 - b. for a *prescribed device* that is attached to a *building* – 3.5m above the *building*; or
 - c. for a *prescribed device* that is detached from a *building* – 10m.
5. A reference to a fence, *privacy fence*, *privacy screen* retaining wall or free-standing wall includes a *structure* that is a combination of these elements and must not exceed a maximum *height* of 2m.
6. A1.1(4) does not apply to *swimming pools*.

Note

For A1.1:

1. *Adopting local governments* may vary the default *acceptable solutions* for *building* and *structure height* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.

2. QHC setbacks—Frontage boundaries

P2 Performance criteria

P2 QHC setbacks—Frontage boundaries

1. *Building work* is *setback* from *frontage boundaries* to:
 - a. facilitate sufficient on-site parking that ensures *vehicles* can be accommodated within the *lot*;
 - b. provide for entry features and weather protection;
 - c. encourage articulation and visual amenity to the streetscape;
 - d. be generally consistent with existing *frontage boundary setbacks* of neighbouring *buildings* or *structures*; and
 - e. avoid unreasonable impacts on the outlook and views of neighbouring residents.

A2 Acceptable Solutions

A2.1 QHC setbacks—Frontage boundaries

1. *Class 1 buildings, Class 2 buildings and Class 10a buildings* comply with the *frontage boundary setbacks* in **Table 1**.
2. *Structures* comply with the *frontage boundary setbacks* in **Table 2**.
3. Where a *lot* has multiple *frontage boundaries*, setbacks in **Table 1** and **Table 2** are specified based on the type of *frontage boundary*.

Note

1. *Adopting local governments* may vary the default acceptable solutions for the *frontage boundary setbacks* for a *carport* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the *Building Act*.
2. Further requirements for *swimming pool* barriers are contained in the QDC MP3.4 – Swimming pool barriers (QDC MP3.4).

Table 1 — Minimum frontage boundary setbacks for buildings

Type	Minimum QHC setback for external walls (excluding garages and carports)			
<i>Class 1 buildings and Class 2 buildings</i>	<i>Primary frontage boundary</i>	<i>Secondary frontage boundaries – Road</i>	<i>Secondary frontage boundaries – Laneway, Pedestrian lane or Parkway</i>	<i>Secondary frontage boundaries – Other</i>
<i>External wall (excluding garages and carports)</i>	5m	Apply Table A1	1m	3m

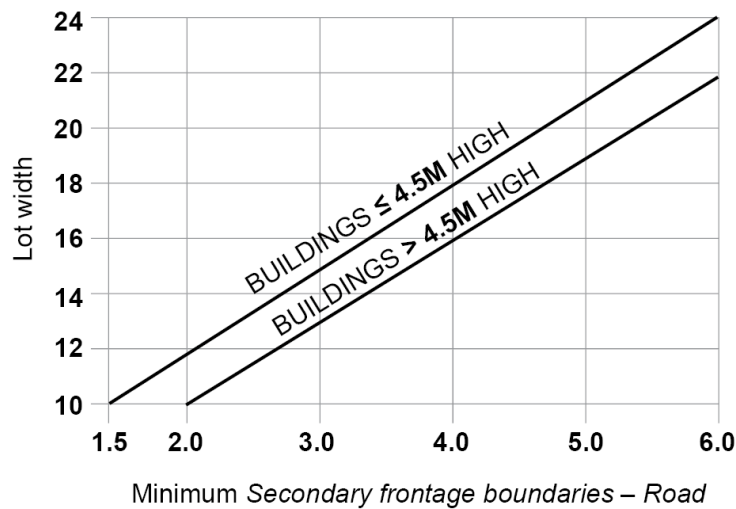
Type	Minimum QHC setback for garages, carports and other Class 10a buildings			
Class 10a buildings	Primary frontage boundary	Secondary frontage boundaries – Road	Secondary frontage boundaries – Laneway, Pedestrian lane or Parkway	Secondary frontage boundaries – Other
<i>Building work including:</i> - a garage; or - a carport.	5.6m	5.6m	1m	3m
<i>Building work including:</i> - a garage door. <i>Building work including a detached:</i> - laundry; or - shed.	6m	6m	1m	3m
<i>Building work including:</i> - a carport that is 4.5m or less in <i>height</i> with a <i>mean height</i> of no more than 3.5m; or - a garage door for a carport for a carport 4.5m or less in <i>height</i> with a <i>mean height</i> of no more than 3.5m; or - a gatehouse that is 3m or less in <i>height</i> and has a roof area of no more than 4m².	BTB permitted	BTB permitted	BTB permitted	1m

Supplementary Provisions

In Table 1:

1. Where a *laneway* or a *parkway* is the *primary frontage boundary* of a lot, then the *setback* for a *Class 1 building* or a *Class 2 building* in Table 1 is 2m.
2. Where the *setback* of an *adjoining premises* is less than the *primary frontage boundary setback* specified in Table 1, the *primary frontage boundary setback* for a *Class 1 building* or a *Class 2 building* is reduced by 1m.
3. Any *Class 10a building work* not specifically listed in Table 1 must comply with the *setbacks* for a *Class 1 building* in Table 1.

4. Where a *garage door* is *built to boundary*, the design and operation of the door must ensure that it does not project or encroach beyond the *lot* boundary at any point during its operation.
-

Table A1

Supplementary Provisions

For Table A1:

1. The Minimum QHC setback can be calculated using the following formulas:

$$\text{For buildings } \leq 4.5\text{m high: QHC setback} = \frac{(\text{lot width} - 5.34)}{3.11}$$

$$\text{For buildings } > 4.5\text{m high: QHC setback} = \frac{(\text{lot width} - 4)}{3}$$

Table 2— Minimum frontage boundary setbacks – structures

Type specified	Minimum QHC setback			
Structures	Primary frontage boundary	Secondary frontage boundaries – Road	Secondary frontage boundaries – Laneway, Pedestrian lane or Parkway	Secondary frontage boundaries – Other
If 1.2m or less in height and involving building work that is: - a swimming pool.	1.5m	1.5m	1.5m	1.5m
If 2m or less in height and involving building work that is: - a utility meter; or - a utility structure, if screened from public view.	BTB permitted	BTB permitted	BTB permitted	BTB permitted

Type specified	Minimum QHC setback			
Structures	Primary frontage boundary	Secondary frontage boundaries – Road	Secondary frontage boundaries – Laneway, Pedestrian lane or Parkway	Secondary frontage boundaries – Other
If 2.4m or less in height and involving building work that is: - an external fixture.	1m	1m	1m	1m
If over 2.4m in height and involving building work that is: - an external fixture.	4m	3m	1.0m	2m
If 3.0m or less in height and involving building work that is: - an entry structure.	BTB permitted	BTB permitted	BTB permitted	BTB permitted
If 4.5m or less in height and involving building work that is: - a weather control element for a carport.	BTB permitted	BTB permitted	0.5m	1m
If 4.5m or less in height and involving building work that is: - a covered outdoor room; or - a balcony; or - stairs, ramps or landings.	3m	2.5m	0.5m	1.5m
If 8.5m or less in height and involving building work that is: - a weather control element; or - a privacy screen.	3m	0.5m less than the setback for an external wall under Table A1	0.5m	1.5m

Supplementary Provisions

In Table 2:

- Where *structures* exceed the *height* requirements stated in Table 2, or are not specifically listed in Table 2, the *setback* in Table 1 for *Class 1 buildings* applies.
- If a *structure* is attached to a *building*, and the *setback* for the *building* specified in Table 1 is less than the *setback* for the *structure* specified in Table 2, the *setback* for the *building* in Table 1 applies to the *structure*.
- Where a solid fence extends at least 1m above the level of the *swimming pool deck* (between the water and the frontage), the minimum *setback* for a *swimming pool* is *BTB*.

3. QHC setbacks—Common boundaries

P3 Performance criteria

P3 QHC setbacks—Common boundaries

1. *Building work* is *setback* from the *lot* boundary to:
 - a. ensure adequate natural light and ventilation to *habitable rooms*;
 - b. ensure adequate natural light and ventilation to *habitable rooms* of *buildings* on *adjoining premises*;
 - c. minimise the impact of *building work* on the amenity and privacy of residents of *adjoining premises*;
 - d. provide adequate space at the rear of the *lot* to support outdoor living, recreation, *landscaping*, privacy, natural light, and ventilation for the benefit of residents.

A3 Acceptable solutions

A3.1 QHC setbacks—Common boundaries

1. *Class 1 buildings*, *Class 2 buildings* and *Class 10a buildings* comply with the *common boundary setbacks* in **Table 3**.
2. *Structures* comply with the *frontage boundary setbacks* in **Table 4**.

Note

1. Further requirements for *heights* of *dividing fences* apply under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.
2. Further requirements for *swimming pool* barriers are contained in the QDC MP 3.4 – Swimming Pool Barriers (QDC MP 3.4).

Table 3 — Minimum common boundary setbacks – external walls

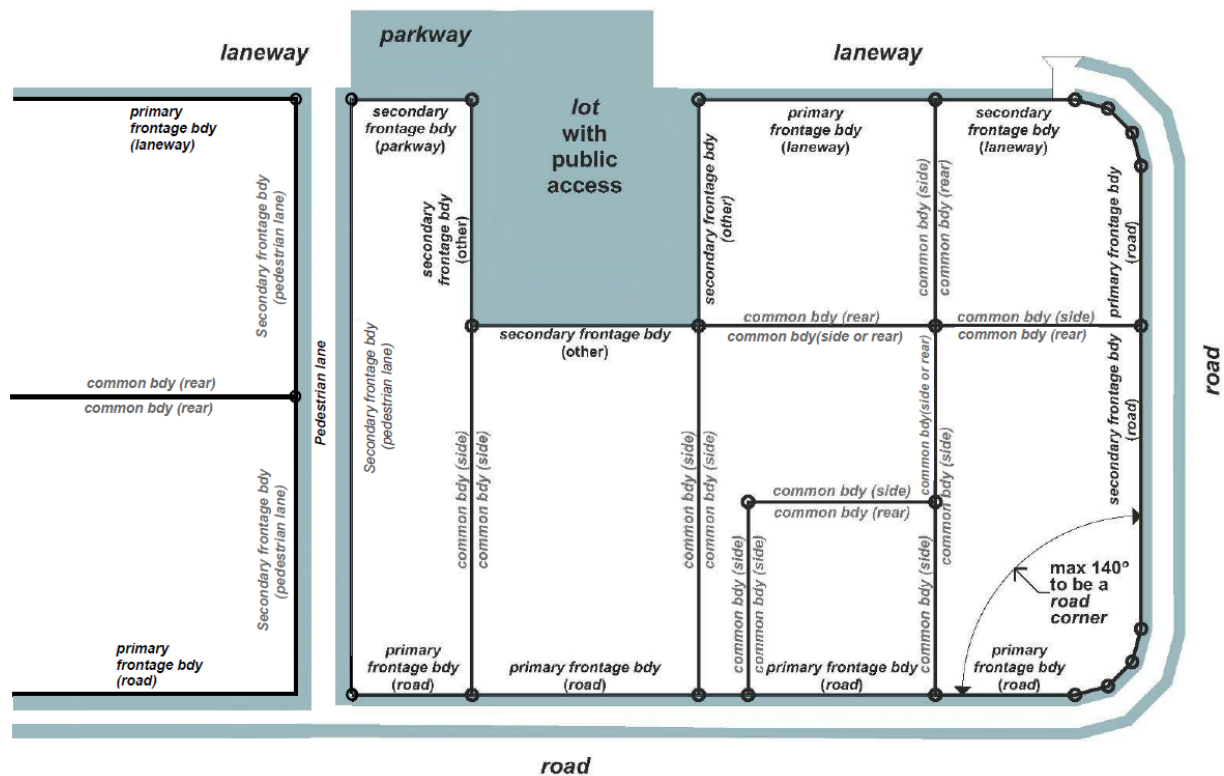
Type	Minimum QHC setback	
<i>Class 1 buildings</i> and <i>Class 2 buildings</i>	<i>Side boundary</i>	<i>Rear boundary</i>
The ground floor, or that part of an <i>external wall</i> that is 4.5m or less in <i>height</i>	1.5m	4m
The second <i>storey</i> , or that part of an <i>external wall</i> that is over 4.5m and 8.5m or less in <i>height</i>	1.5m	3m
The third <i>storey</i> , or that part of an <i>external wall</i> that is over 8.5m in <i>height</i>	2.5m	3m
<i>Secondary dwelling (single storey detached)</i>	<i>Side boundary</i>	<i>Rear boundary</i>
That part of a detached <i>secondary dwelling</i> that is 4.5m or less in <i>height</i>	1.5m	2m

Type	Minimum QHC setback	
Class 10a buildings	Side boundary	Rear boundary
If 3.5m or less in height and involving building work that is: - a <i>gatehouse</i> that has a roof area of no more than 4m².	BTB permitted	BTB permitted
If 4.5m or less in height and involving building work that is: - a <i>garage, carport, laundry, or shed</i> up to 9m total combined length along each <i>common boundary</i>.	BTB permitted	BTB permitted

Supplementary Provisions

In Table 3:

1. There are separate requirements for each *storey* of a *dwelling* based on *height* or the number of *storeys*. This allows the second *storey* facing the *rear boundary* to cantilever 1m over the ground floor. Structural supports may be located in line with the upper *storey setback* distance. Ground floor structural supports for upper *storeys* must not exceed 10% of the length of *external wall* being supported to maintain *private open space*.
2. For a *secondary dwelling* that is not a single-*storey* detached *building*, the *setback* requirements specified for *Class 1 buildings* and *Class 2 buildings* in Table 3 apply.
3. Where *Class 10a buildings* exceed the *height* requirements stated in Table 3, or are not specifically listed in Table 3, the *setbacks* for *Class 1 buildings* in Table 3 apply.
4. *Setbacks* under Table 3 may be determined using either:
 - a. the number of *storeys*; or
 - b. the *height* of the *external wall* at the relevant point.
5. For Table 3, a *garage, carport, laundry, or shed* may extend along two intersecting *common boundaries*, provided the total length along each *common boundary* does not exceed 9m.

Figure 1 — Frontage boundary and common boundary (side and rear) location diagram**Table 4 — Minimum common boundary setbacks – structures**

Type specified	Minimum QHC setback	
Structures	Side boundary	Rear boundary
If 2m or less in height and building work that is: - a utility meter; or - a utility structure, if screened from public view.	BTB permitted	BTB permitted
If 2.4m or less in height and building work that is: - an external fixture.	0.5m	0.5m
If 3.0m or less in height and building work that is: - an entry structure.	BTB permitted	BTB permitted

Type specified	Minimum QHC setback	
Structures	Side boundary	Rear boundary
If 4.5m or less in height and involving building work that is: - a weather control element for a carport.	BTB permitted	BTB permitted
If 4.5m or less in height and building work that is: - a covered outdoor room; or - a balcony; or - stairs, ramps or landings.	1m	2m
If 4.5m or less in height and building work that is: - a swimming pool.	1.5m	1.5m
If 8.5m or less in height and building work that is: - a weather control element; or - a privacy screen.	0.5m	2m

Supplementary Provisions

In Table 4:

1. Where a *weather control element* is attached to a part of a *building* that is *BTB*, the minimum *setback* is *BTB*.
2. Where *structures* exceed the *height* requirements stated in Table 4, or are not specifically listed in Table 4, the *setbacks* in Table 3 for *Class 1 buildings* and *Class 2 buildings* apply.
3. If a *structure* is attached to a *building*, and the *setback* for the *building* specified in Table 3 is less than the *setback* for the *structure* specified in Table 4, the *setback* for the *building* in Table 3 applies to the *structure*.
4. Where a solid fence extends at least 1m above the level of the *swimming pool deck* (between the water and the *adjoining premises*), the minimum *setback* for a *swimming pool* is *BTB*.

4. QHC site cover and IFA for secondary dwellings

P4 Performance criteria

P4.1 QHC site cover

1. *Building work* results in a *site cover* that:
 - a. provides adequate *private open space* for recreation;
 - b. facilitates adequate sunlight and ventilation for residents;
 - c. is balanced between built form and permeable landscaped areas;
 - d. positively contributes towards residential amenity and local character; and
 - e. accommodates required service facilities and on-site parking for *vehicles*.

P4.2 Internal floor area for secondary dwellings

1. *Building work* for a *secondary dwelling* is smaller in size and subordinate to the *primary dwelling*.

A4 Acceptable solutions

A4.1 QHC site cover

1. The maximum *site cover* for all *buildings* and *structures* does not exceed 50%.
2. When calculating *site cover* for a *battle axe lot*, the area of an *access handle* that forms part of the *lot* must be excluded from the calculation.

A4.2 Internal floor area for secondary dwellings

1. *Building work* for a *secondary dwelling* has a maximum *internal floor area* of:
 - a. 50m² for *lots* less than 1000m²; and
 - b. 60m² for *lots* 1000m² or larger.

Note

1. *Adopting local governments* may increase the *default acceptable solutions* for *site cover* and *internal floor area* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
-

5. Visual privacy

P5 Performance criteria

P5 Visual privacy

1. *Building work* is designed to minimise direct overlooking to *adjoining premises* through *building* siting, layout and the configuration of *windows*, *balconies*, *privacy fences* and *privacy screens*.

A5 Acceptable solutions

A5.1 Visual privacy

1. Where a *window sill* of a *dwelling* is 2m or less above *ground level* and the *window* is *setback* 1m or less from a *common boundary*, *building work* includes:
 - a. a *privacy fence* with a minimum *height* of 1.8m on the *common boundary*; or
 - b. a sill that is 1.5m or more above floor level; or
 - c. fixed obscure glazing in any part of the *window* below 1.5m above floor level; or
 - d. fixed external *privacy screens* covering the *window*.
2. Where a *window sill* of a *dwelling* is more than 2m above *ground level* and the *window* is *setback* 1.5m or less from a *common boundary*, *building work* includes:
 - a. a sill that is 1.5m or more above floor level; or
 - b. fixed obscure glazing in any part of the *window* below 1.5m above floor level; or
 - c. fixed external *privacy screens* covering the *window*.

3. Where a deck, pergola, verandah or *balcony* is more than 1m above *ground level* and is *setback* 2m or less from a *common boundary*, *building work* includes a *privacy screen* at the perimeter of the deck, pergola, verandah or *balcony* extending not less than 1.5m above the floor level.

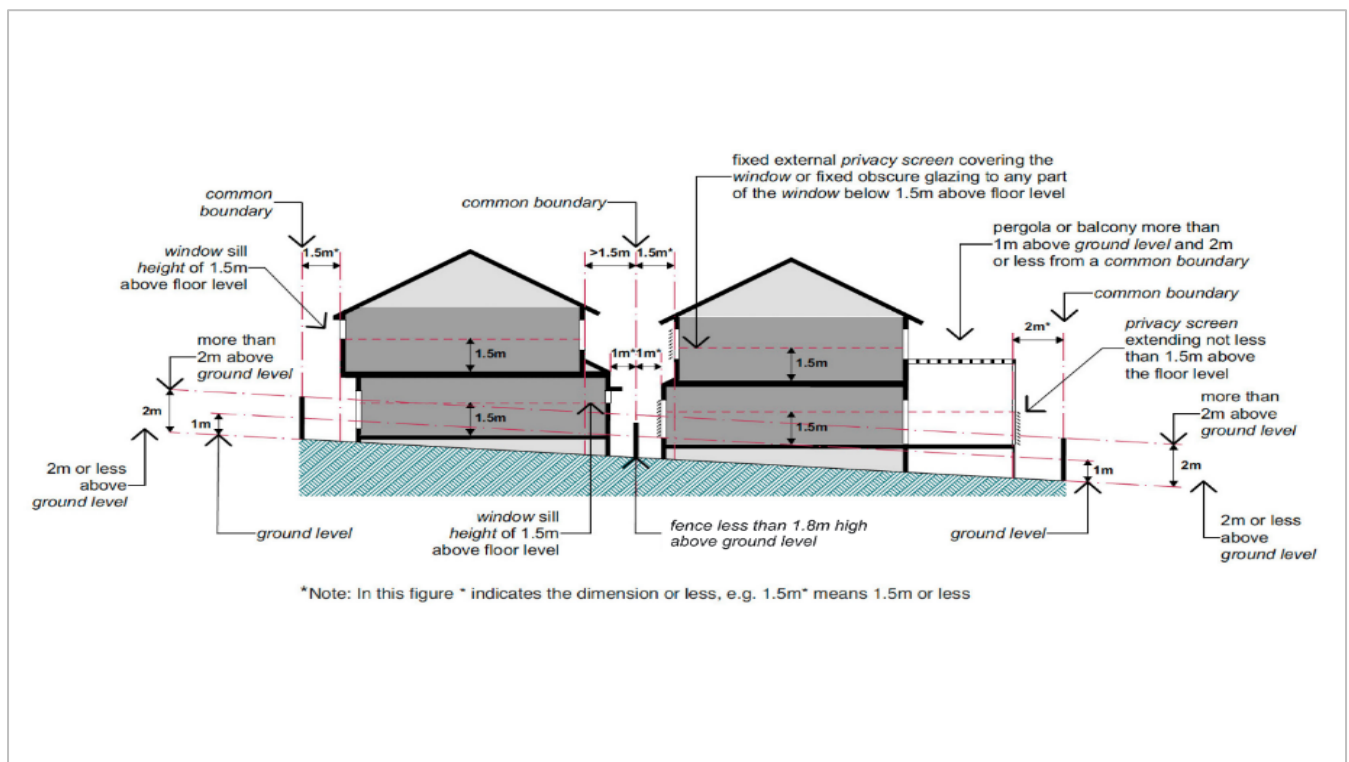
Exemption

1. P5 and A5 do not:
 - a. apply to common boundaries separating *adjoining premises* that are not residential in use; and
 - b. impose any requirements to provide privacy between a *primary dwelling* and a *secondary dwelling* located on the same *lot*.

Note

1. While P5 and A5 do not mandate privacy measures between a *primary dwelling* and a *secondary dwelling*, the provisions may offer guidance on implementing appropriate measures to enhance privacy for residents of both *dwelling*s. Such measures could include the use of screening devices, window placement, or soft *landscaping* (e.g., hedges, trees, or shrubs) to achieve similar outcomes.

Figure 2 — Visual privacy example



6. Built to boundary walls and inaccessible walls

P6 Performance criteria

P6.1 Maintenance of built to boundary walls

1. The design and construction of a *building* that is close to a *common boundary* facilitates *building* maintenance.

P6.2 Maintenance of *inaccessible walls*

1. The design and construction of *inaccessible walls* for primary and *secondary dwellings* facilitates *building* maintenance.

A6 Acceptable solutions

A6.1 Maintenance of *built to boundary walls*

1. Walls within 750mm of a *common boundary* must be *maintenance free*.

A6.2 Maintenance of *inaccessible walls*

1. Walls within 750mm of another *dwelling* must be *maintenance free*.
-

Streetscape

7. Dwelling entry

P7 Performance criteria

P7 Dwelling entry

1. *Building work*:
 - a. promotes visual interest and a high level of visual amenity to all *frontage boundaries*; and
 - b. ensures the entry to a *dwelling* is clearly identifiable from the street.

A7 Acceptable solutions

A7.1 Dwelling entry

1. *Building work* ensures that the entry of a *dwelling* is clearly identifiable from a *frontage boundary* with a visible:
 - a. front door or pathway leading to an entry door; or
 - b. gate, *gatehouse* or *entry structure* provided with a house number.

Exemption

1. P7 and A7 do not apply to:
 - a. *lots* that are 2000m² and larger in size; or
 - b. a *secondary dwelling*; or
 - c. a *battle axe lot*.

8. Vehicle parking and access

P8 Performance criteria

P8.1 Vehicle parking spaces

1. *Vehicle parking spaces* provided on-site must meet the parking needs of residents and visitors, ensuring minimal impact on street parking availability.

P8.2 Design of vehicle parking spaces

1. *Vehicle parking spaces, garages and carports* are of a sufficient size:
 - a. in relation to the scale and use of the *dwelling*; and
 - b. to prevent intrusion of *vehicles* into public areas.

A8 Acceptable solutions

A8.1 Number of vehicle parking spaces

1. Each *dwelling* must be provided with a minimum of 2 *vehicle parking spaces*.
2. At least 1 *vehicle parking space* must be located in a *garage or a carport*.
3. Where a *secondary dwelling* is located on the *lot*, a third *parking space* (covered or uncovered) must be provided for the *secondary dwelling*.
4. A *parking space* for a *secondary dwelling* may be provided in tandem with *parking spaces* for the *primary dwelling*.

A8.2 Design of vehicle parking spaces

2. *Vehicle parking spaces* are designed and constructed to comply with:
 - a. Australian Standard AS2890.1:2004; or
 - b. the minimum dimensions specified in **Table 5** (Figure 3).

Note

2. Adopting local *governments* may vary the *default acceptable solutions* for the number of *vehicle parking spaces* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.

Table 5 — Minimum dimensions for vehicle parking spaces

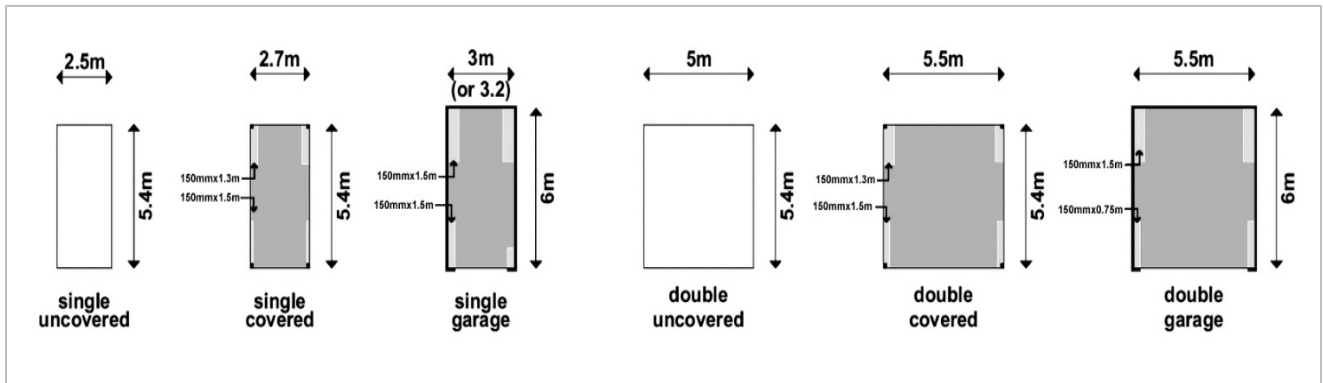
Description	Minimum size	
Uncovered vehicle parking spaces	Width	Depth
Single	2.5m	5.4m
Double	5m	5.4m
Covered vehicle parking spaces	Width	Depth
Single	2.7m	5.4m
Double	5.5m	5.4m
Vehicle parking spaces in a garage	Width	Depth
Single	3m or 3.2m	6m
Double	5.5m	6m

Supplementary Provisions

In Table 5:

1. If level entry access required under the *NCC - Livable Housing Design Standard* is provided through a single car garage, then the single parking space must be a minimum width of 3.2m.
2. For covered vehicle parking spaces and vehicle parking spaces in a garage, minor encroachments are permitted to the internal corners of each parking space. The maximum size of each encroachment is limited to 150mm in width by 1.5m in depth (see Figure 3).

Figure 3 — Vehicle parking spaces minimum dimensions



9. Garage and carport presentation

P9 Performance criteria

P9.1 Garage and carport access widths (other than laneways)

1. *Garages and carports:*
 - a. are designed and constructed so that *vehicles* can safely enter from a *road*; and
 - b. do not visually dominate the streetscape.

P9.2 Garages and carports facing a laneway

1. *Garages and carports:*
 - a. are designed to allow for vehicle entry from the laneway;
 - b. minimise the visual impact of vehicles, utilities, and utility storage areas.

A9 Acceptable solutions

A9.1 Garage and carport access widths (other than laneways)

1. The *access width* for *garages* and *carports* complies with the maximum widths in **Table 6**.
2. A *garage* or *carport access width* may exceed the maximum width specified in **Table 6** if:
 - a. the additional width is 3.3m or less; and
 - b. the additional width is *setback* 1m more than any other *garage* or *carport* opening; and the *lot width* is greater than 18m.

A9.2 Garages and carports facing a laneway

1. *Garages and carports* facing a *laneway* can extend along the full length of a *secondary frontage* (*laneway*).
2. *Garages and carports* facing a *laneway* can be fitted with a door facing the *laneway* for the full extent of the *garage* or *carport access width*.

Exemption

1. P9 and A9 do not apply to:
 - a. lots that are 2000m² and larger in size;
 - b. a *Class 10a building* that is:
 - i. located entirely behind the rear wall of the *primary dwelling* on the lot; or
 - ii. set back a minimum of 10 metres from a *frontage boundary* that provides vehicle access to the *building*; or
 - iii. attached to a *dwelling* in a way that the *Class 10a building* is substantially screened from view from the street, and any vehicle access opening does not directly face a *frontage boundary* that provides vehicle access.

Note

1. *Adopting local governments* may vary the default *acceptable solutions* for *garage* and carport maximum *access widths* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
2. For Exemption 1(b) refer to examples in Figure 4.

Figure 4 — Exempt vehicle access openings

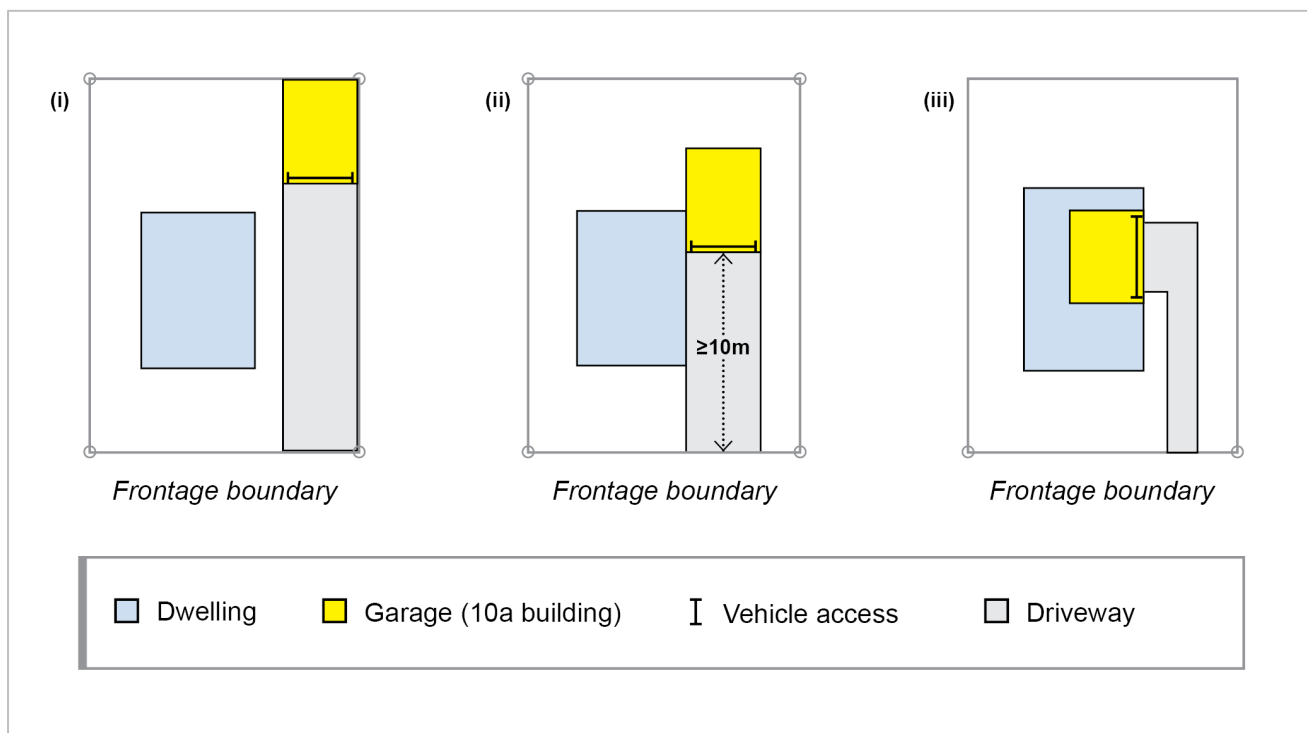


Table 6 – Maximum access width of garage and carport

Garage and carport maximum access widths			
Access from frontage boundary other than a laneway and secondary frontage boundary	1 storey	2 storeys, where the first floor overhangs the garage or carport by no less than 0.5m	2 storeys, in all other circumstances
Lot width up to 10m	3.3m	4.8m	3.3m
Lot width between 10m to 12.5m	4.8m	6m	4.8m
Lot width greater than 12.5m	6m		
Access from secondary frontage boundary			
In all circumstances	6m		

10. Fences, walls and screens

P10 Performance criteria

P10 Fences, walls and screens

1. *Building work* ensures that a fence, wall or screen that is provided in association with a *dwelling*:
 - a. facilitates security and privacy;
 - b. minimises the impact on the amenity and privacy of residents of *adjoining premises*;
 - c. facilitates casual surveillance of public space adjoining any *frontage boundary*; and
 - d. enhances the use of *private open space*

A10 Acceptable solutions

A10 Frontage and common boundaries

2. A fence, *privacy fence*, *privacy screen*, retaining wall or free-standing wall with a maximum *height* of 2m can be *built to boundary*.
3. A reference to a fence, *privacy fence*, *privacy screen* retaining wall or free-standing wall includes a *structure* that is a combination of these elements and must not exceed a maximum *height* of 2m.

Note

1. *Adopting local governments* may vary the *default acceptable solutions* for a fence, *privacy fence*, *privacy screen*, free standing wall or retaining wall on a *frontage boundary* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
2. Further requirements for *swimming pool* barriers are contained in the QDC MP 3.4.
3. Further requirements for *heights* of *dividing fences* apply under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

Site planning and design

11. Open space

P11 Performance criteria

P11.1 Private open space

1. *Dwellings* are provided with a *private open space* that has access to natural light, usable proportions that are responsive to the size of the *lot* and the recreation needs of residents.

P11.2 Landscape open space

1. A *dwelling* is provided with a *landscape open space* that promotes opportunities for natural shading, reduces stormwater impacts and enhances the amenity of the streetscape.

A11 Acceptable solutions

A11.1 Private open space

1. *Dwellings* are provided with a *private open space* that complies with the minimum requirements specified in **Table 7** (Figure 5).

A11.2 Landscape open space

1. *Dwellings* are provided with a *landscape open space that complies with the minimum requirements specified in Table 7* (Figure 6).
2. Where there is a *secondary dwelling* on a *lot*:
 - a. only one *landscape open space* is required; and
 - b. the *landscape open space* must be located between the *frontage boundary* and the *dwelling* closest to the *frontage boundary*.

Exemption

1. P11 and A11 do not apply to *lots* that are 2000m² and larger in size.

Note

1. *Adopting local governments* may vary the default *acceptable solutions* for *landscape open space* by including alternative provisions in the relevant *local government* planning scheme under section 33 of the Building Act.
-

Table 7 — Minimum requirements for *private open space* and *landscape open space*

Type	Minimum dimension	Minimum area	Location	Maximum slope	Use	Building work and landscaping
Private open space located 2m or less above ground level	4m	20m ² with at least 10m ² open to the sky	Directly accessible from a <i>habitable room</i> other than a bedroom	A <i>slope</i> of not more than 5%	Not used for utility purposes such as bin storage, clothes drying and the like	Does not include a <i>utility structure</i>
Private open space located more than 2m above ground level	2.5m	12m ² with at least 6m ² open to the sky	Directly accessible from a <i>habitable room</i> other than a bedroom	N/A	Not used for utility purposes such as bin storage, clothes drying and the like	Does not include a <i>utility structure</i>
Landscape open space	0m	0m ²	Between the <i>dwelling</i> and a <i>frontage boundary</i>	N/A	Not used to provide access to the <i>lot</i> or another <i>lot</i>	Does not include paving, any impervious surface or <i>building work</i> both underneath and overhead

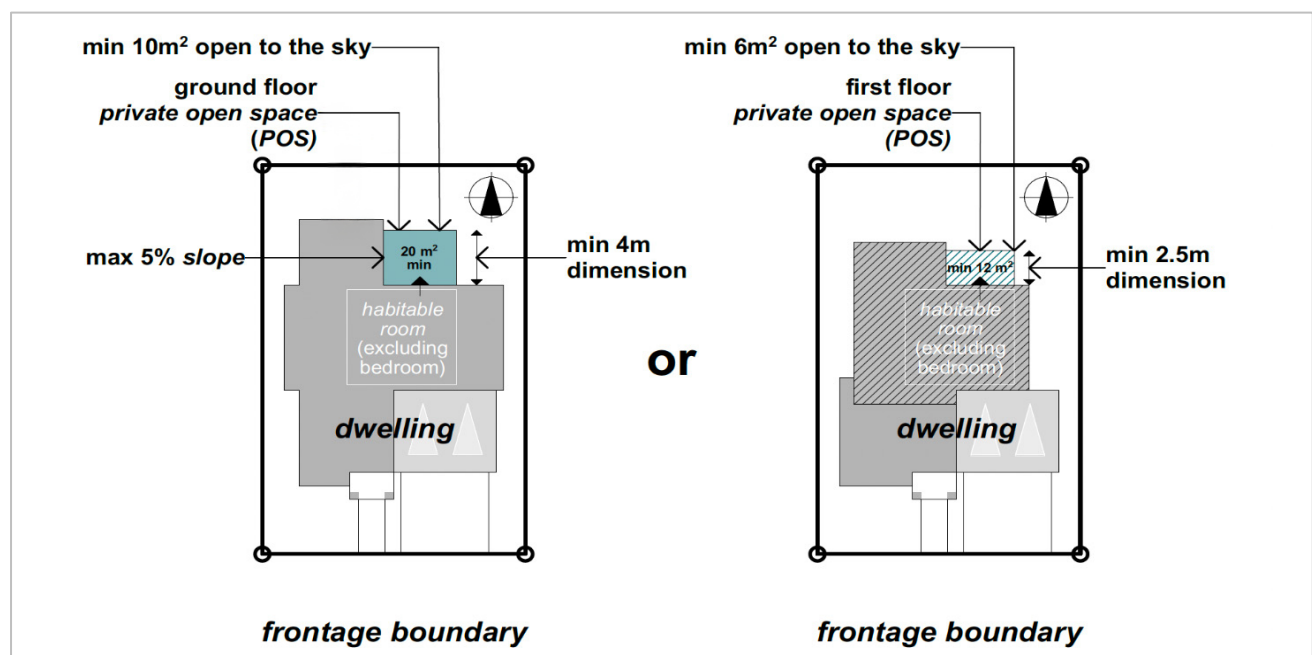
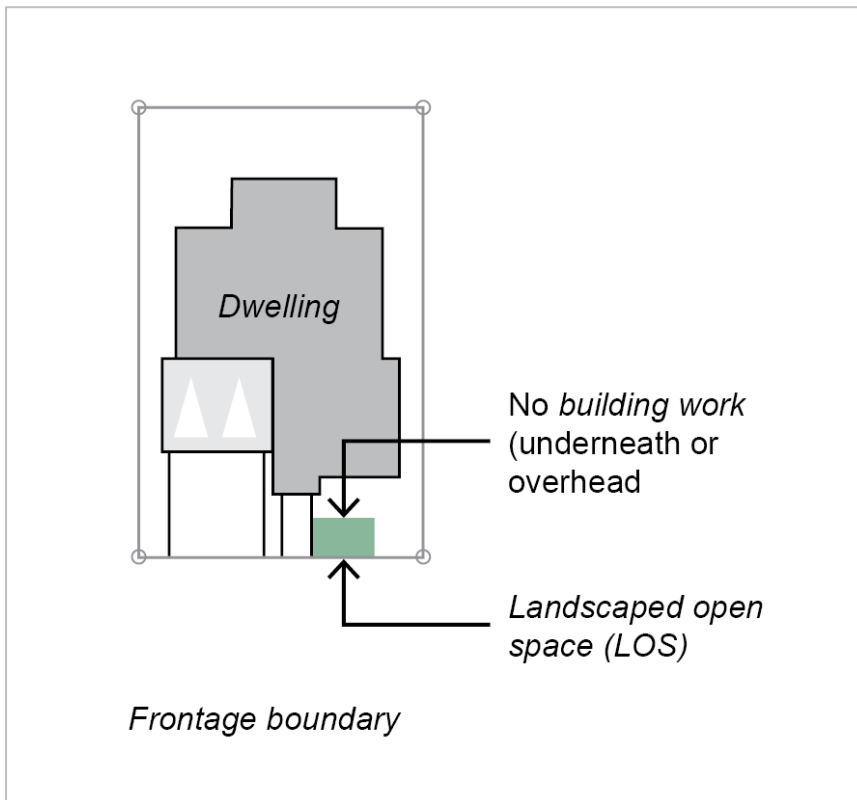
Figure 5 — *Private open space (POS)* example options

Figure 6 — Landscape open space example



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