

9.3.5 Dwelling house code

9.3.5.1 Application

This code applies to accepted development subject to requirements and assessable development:-

- (a) being building work for a dwelling house; and
- (b) identified as requiring assessment against the Dwelling house code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a dwelling house includes domestic outbuildings and works normally associated with a dwelling, including a secondary dwelling.

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure that the design and siting of dwelling houses protects residential amenity and maintains streetscape character and that associated secondary dwellings and domestic outbuildings are of an appropriate scale and intensity.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) the building form, siting, design and use of the dwelling house is consistent with the desired amenity and character of the area;
 - (b) secondary dwellings and domestic outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;
 - (c) dwelling houses are not at an unacceptable risk from natural hazards.

9.3.5.3 Assessment benchmarks and requirements

Editor's note—an approved plan of development for a variation request (pursuant to Section 50 of the Act) or reconfiguring a lot may vary or specify alternative assessment benchmarks for a dwelling house. In such cases, compliance with these alternative assessment benchmarks will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Table 9.3.5.3.1 Assessment benchmarks for assessable development and requirements for accepted development (QDC alternative provisions or quantifiable standards)

Editor's note—development for a dwelling house identified in **Part 5 (Tables of assessment)** as accepted development subject to requirements that does not comply with a Queensland Development Code (QDC) alternative provision or quantifiable standard in **Table 9.3.5.3.1** is decided under Schedule 9 of the Regulation. If in a residential zone, non-compliance with any of the acceptable outcomes corresponding to performance outcomes PO1 through to PO6 will therefore trigger referral of a building works development application to the Council as a concurrence agency.

Performance outcomes		Acceptable outcomes	
Road setbacks			
PO1	The location of a dwelling house facilitates an acceptable streetscape, appropriate for:- (a) the bulk of the building or structure; (b) the road boundary setbacks of neighbouring buildings or structures; (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.	AO1.1	Any dwelling house on a lot less than 450m ² is setback:- (a) at least 4.5m from the nominated road frontage and at least 3m from any other road frontage; or (b) for the nominated road frontage, within 20% of the average front setbacks of the adjoining dwellings, where there are existing dwelling houses on both adjoining lots, and at least 3m from any other road frontage; or (c) where located on lots with a site area

Performance outcomes		Acceptable outcomes	
		AO1.2	<p>of 300m² or less, compliance with the Table 9.4.3.3.3 in the Reconfiguring a Lot Code is required.</p> <p>Note—alternative provision to QDC MP1.1 A1(a), A1(b)(i) and A1(c).</p> <p>Any dwelling house on a lot 450m² or greater is setback:-</p> <p>(a) at least 6m from the nominated road frontage and at least 3m from any other road frontage; or</p> <p>(b) for the nominated road frontage, within 20% of the average front setbacks of the adjoining dwellings, where there are existing dwelling houses on both adjoining lots, and at least 3m from any other road frontage.</p> <p>Note—alternative provision to QDC MP1.2 A1(a), A1(b)(i), A1b(ii)(A) and A1(b)(ii)(B).</p>
Building height			
PO2	<p>The height of a dwelling house and any domestic outbuilding does not unduly:-</p> <p>(a) overshadow adjoining dwelling houses;</p> <p>(b) obstruct the outlook from adjoining lots; and</p> <p>(c) dominate the intended streetscape character.</p> <p>Note—qualitative standard - QDC MP 1.1, P4 and MP 1.2, P4.</p>	<p>AO2.1</p> <p>Unless specified in AO2.2 or AO2.3 below, the maximum building height is:-</p> <p>(a) 8.5m above ground level where on a slope up to 15%; or</p> <p>(b) 10m above ground level where on a slope of more than 15%.</p> <p>AO2.2</p> <p>The maximum building height of a domestic outbuilding is:-</p> <p>(a) 4.5m above ground level to the highest point; and</p> <p>(b) 3.6m above ground level to the eaves.</p> <p>AO2.3</p> <p>The maximum building height of a domestic outbuilding in the Rural zone or Rural residential zone is 6m above ground level.</p> <p>Note—quantifiable standard - QDC MP 1.1, A4 and MP 1.2, A4.</p>	
Visual privacy			
PO3	<p>As per QDC MP 1.1, P5 and MP 1.2, P5</p> <p><i>Qualitative standard</i></p>	AO3	<p>As per QDC MP 1.1, A5 and MP 1.2, A5</p> <p><i>Quantifiable standard</i></p>
Structures on corner sites			
PO4	<p>As per QDC MP 1.1, P7 and MP 1.2, P7</p> <p><i>Qualitative standard</i></p>	AO4	<p>As per QDC MP 1.1, A7 and MP 1.2, A7</p> <p><i>Quantifiable standard</i></p>
On-site car parking			
PO5	<p>As per QDC MP 1.1, P8 and MP 1.2, P8</p> <p><i>Qualitative standard</i></p>	AO5	<p>As per QDC MP 1.1, A8 and MP 1.2, A8</p> <p><i>Quantifiable standard</i></p>
Outdoor living space (for lots 450m² and under only)			
PO6	<p>As per QDC MP 1.1, P9</p> <p><i>Qualitative standard</i></p>	AO6	<p>As per QDC MP 1.1, A9</p> <p><i>Quantifiable standard</i></p>

Table 9.3.5.3.2 Assessment benchmarks for assessable development and requirements for accepted development

Editor's note—the performance outcomes for a dwelling house in **Table 9.3.5.3.2** are planning scheme provisions and non-compliance with one or more of the corresponding acceptable outcomes will trigger a planning development application to the Council if in a residential zone. For development involving a dwelling house other than in a residential zone, refer to the relevant tables of assessment in **Part 5 (Tables of assessment)**.

Performance outcomes		Acceptable outcomes	
Flood immunity			
PO1	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):- (a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.	AO1	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution; OR Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records and estimated extents of inundation from historic flood events. OR Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.
Access design and construction			
PO2	Safe and compliant access is provided to the site from the road.	AO2	A driveway crossover is provided in accordance with the applicable standard drawing contained in the Planning scheme policy for development works : (a) FC-230-01 Residential Driveway Slab and Tracks; OR (b) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings; OR (c) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.
Secondary dwellings			
PO3	A secondary dwelling is subordinate in bulk and scale so as to maintain the appearance of a dwelling house with ancillary buildings when viewed from the street.	AO3.1	Only one secondary dwelling is established in association with a dwelling house.
		AO3.2	A secondary dwelling has a maximum gross floor area of 70m ² and a total use area of 100m ² , excluding car parking

Performance outcomes		Acceptable outcomes	
		AO3.3	areas. A minimum of one on-site car parking space is provided to service the secondary dwelling.
Sheds on vacant lots in a Residential zone or Rural residential zone			
PO4	Where on a vacant lot in a Residential zone or Rural residential zone, a shed is sited and designed to ensure that an adequate building envelope is maintained for the construction of a future dwelling house on the lot.	AO4	Any shed to be erected on a vacant lot in a Residential zone or the Rural residential zone maintains a building envelope, with a minimum area of 300m ² , for the future construction of a dwelling house on the lot.