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### Dwelling house code

#### Application

This code applies to development identified as requiring assessment against the Dwelling house code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

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

#### Specific benchmarks for assessment

Requirements for development accepted subject to requirements and benchmarks for assessable development

Editor’s notes—

* + - * 1. Acceptable outcomes are quantifiable standards and performance outcomes are qualitative statements for the purposes of the *Building Act 1975*.
				2. Where an acceptable outcome is nominated as an alternative provision, developmentthat does not comply with one or more of these acceptable outcomes will require referral to Council pursuant to Schedule 9, Part 3, Division 2, Table 3 of the Regulation.
				3. Acceptable outcomes AO9.1 to AO9.5 and AO10.1 to AO10.3 in Table 9.2.6.3.1 of this code are planning provisions. Development that does not comply with one or more of these acceptable outcomes will require assessment by Council as the assessment manager, except where Council is identified as a referral agency pursuant to Schedule 9, Part 3, Division 2, Table 8 of the Regulation.

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Development footprint plan and alternative setbacks***  |  |
| **PO1**A dwelling house is sited to complement and be consistent with the form and character of the local area, having regard to:-1. the existing or intended built form of the locality; and
2. the individual constraints of the site.

Note—PO1 is an alternative provision to QDC MP1.1 and MP1.2, P1 and P2, for development involving siting a dwelling house on a site where a development footprint plan has been approved. | **AO1**1. Where the site has an approved development footprint plan and the plan nominates setbacks from front, side or rear property boundaries, the dwelling house is setback in accordance with the approved plan.

**OR**1. Where there is no approved development footprint plan that nominates setbacks from a property boundary for the site, and the site is not included in the Rural zone or Rural residential zone, the dwelling house is sited as per QDC MP1.1 and MP1.2, A1(a), (b) and (c) and A2(a), (b), (c) and (d).

Note—AO1(a) is an alternative provision to QDC MP1.1 and MP1.2, A1(a), (b) and (c), and A2(a), (b), (c), and (d) for development involving siting a dwelling house.   | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Building setbacks in the Rural zone and Rural residential zone (where there is no development footprint plan that nominates alternative setbacks for the site)*** |  |
| **PO2**Where located in the Rural zone or Rural residential zone, a dwelling house is set well back from any road frontage so as to:-1. maintain an open or mostly open rural landscape;
2. protect the visual amenity of scenic rural roads;
3. avoid or minimise noise or other nuisance from sealed and unsealed roads; and
4. protect the functional characteristics of the State and local road networks.

Note—PO2 is an alternative provision to QDC MP1.2, P1, for development involving siting a dwelling house in a Rural zone or Rural residential zone only. | **AO2.1**Where located in the Rural zone on a lot exceeding 2ha in area, the dwelling house is setback at least:-1. 40m from a State-controlled road; or
2. 20m from any other road; or
3. where there is an existing dwelling house on the site, the same distance as the existing dwelling house.

**AO2.2**Where located in the Rural residential zone, or on a lot not exceeding 2ha in area in the Rural zone, the dwelling house is setback at least:-1. 10m from any road; or
2. where there is an existing dwelling house on the site, the same distance as the existing dwelling house.

Note—AO2.1 and AO2.2 are alternative provisions to QDC MP1.2, A1(a), (b) and (c), for development involving siting a dwelling house in a Rural zone or Rural residential zone only.  | Click and provide your representations. |
| **PO3**Where located in the Rural zone or Rural residential zone, a dwelling house is well back from side and rear boundaries so as to:-1. preserve the low intensity character and amenity of the area; and
2. maintain a high level of privacy between neighbouring premises.

Note—PO3 is an alternative provision to QDC MP1.2, P2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only. | **AO3**Where located in the Rural zone or Rural residential zone, the dwelling house is setback from any side or rear boundary in accordance with the following:-1. a minimum of 10m where the lot is more than 2ha in area; or
2. a minimum of 3m where the lot is not more than 2ha in area.

Note—AO3 is an alternative provision to QDC MP1.2, A2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only. | Click and provide your representations. |
| ***Building height*** |  |
| **PO4**As per QDC MP 1.1, P4 and QDC MP 1.2, P4.Editor’s note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay. | **AO4*** + - * 1. Where the site has an approved development footprint plan and the plan nominates an envelope for the height of buildings or structures on a site, the dwelling house is located within the approved building envelope.

**OR*** + - * 1. Where there is no approved development footprint plan for the site that nominates alternative outcomes for building height, the dwelling house is as per QDC MP 1.1, A4 and QDC MP 1.2, A4.

Editor’s note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay.Note—AO4 is an alternative provision~~s~~ to QDC MP1.1 and MP1.2, A1(a), (b) and (c), and A2(a), (b), (c), and (d) for development involving siting a dwelling house. | Click and provide your representations. |
| ***Visual privacy*** |  |
| **PO5**As per QDC MP 1.1, P5 and QDC MP 1.2, P5. | **AO5**As per QDC MP 1.1, A5 and QDC MP 1.2, A5. | Click and provide your representations. |
| ***Structures on corner sites*** |  |
| **PO6**As per QDC MP 1.1, P7 and QDC MP 1.2, P7. | **AO6**As per QDC MP 1.1, A7 and QDC MP 1.2, A7. | Click and provide your representations. |
| ***Access and On-site car parking*** |  |
| **PO7**As per QDC MP 1.1, P8 and QDC MP 1.2, P8.Editor’s note—PO9(f) specifies an alternative provision to on-site car parking for development involving a secondary dwelling. | **AO7**As per QDC MP 1.1, A8 and QDC MP 1.2, A8, except minimum dimensions of:-1. for a single garage, 5.7m by 3m wide internally; and
2. for a double garage, 5.7m by 5.7m wide internally.

Note—AO7(a) and (b) are alternative provisions to QDC MP1.1, A8(A)(i)(D) and (E), and QDC MP1.2, A8(a)(iv) and (v).Editor’s note—AO9.6 specifies an alternative provision to on-site car parking for development involving a secondary dwelling. | Click and provide your representations. |
| ***Outdoor living space (only applicable to lots less than 450m2)*** |  |
| **PO8**As per QDC MP 1.1, P9. | **AO8**As per QDC MP 1.1, A9. | Click and provide your representations. |
| ***Secondary dwellings*** |  |
| **PO9**Any secondary dwelling:-1. is used for a domestic residential purpose;
2. is smaller in size and scale than the dwelling house;
3. has the appearance of a building ancillary to the dwelling house;
4. is occupied by members of the same household who occupy the dwelling house;
5. is located on a site that has sufficient area to accommodate the secondary dwelling while maintaining the residential amenity of the surrounding area; and
6. provides on-site car parking to satisfy the projected needs of occupants of the secondary dwelling.

Note—PO9(f) is an alternative provision to QDC MP1.1, P8 and QDC MP1.2, P8, for development involving a secondary dwelling only. | **AO9.1**Only one secondary dwelling is established in association with the dwelling house.**AO9.2**Where located in the Low density residential zone, the secondary dwelling is located on a lot that has a minimum area of 800m².**AO9.3**The secondary dwelling has a maximum gross floor area of 60m2.**AO9.4**Any dwelling house that includes a secondary dwelling is designed to function and have the appearance of a single dwelling, including:-1. the secondary dwelling is to be:-
	1. inter-connected with other parts of the dwelling house (e.g. via a connecting door, hall or breezeway); or
	2. where free standing, located within 20m of the primary dwelling and connected by a minimum 1.2m wide concrete or paved ribbon path between the doors of each dwelling;
2. the dwelling house has a single front door (main entrance) and any entrance to the secondary dwelling is not clearly visible from the street;
3. garage door openings and/or carports visible from the street are grouped together and located on one side of the front (street) elevation; and
4. the secondary dwelling shares the same open space areas, driveway, street address and letter box as the primary dwelling (only one letter box is provided for the dwelling house).

Editor’s note—a secondary dwelling should be designed to respond to changing household needs such that if or when the secondary dwelling is no longer required, the building (or part) can be used as part of the primary dwelling, or can be relocated off the site.**AO9.5**The secondary dwelling is occupied by members of the same household who occupy the dwelling house. Where an occupant of the secondary dwelling is not related by blood, marriage or adoption to a person residing in the primary dwelling, a functional relationship or connection must exist between the occupants of both dwellings. Editor’s note—examples of a functional relationship or connection include:-* the carer of, or person that is cared for by, an occupant of the dwelling house;
* the occupant shares meals with or is provided with board and lodging directly by the occupant/s of the primary dwelling (e.g. cooking, laundry etc.).

**AO9.6**In addition to the car parking requirements for the dwelling house as nominated within the QDC, at least one (1) on-site car parking space is provided to service the secondary dwelling. Note—AO9.6 is an alternative provision to QDC MP1.1, A8 and QDC MP1.2, A8, for development involving a secondary dwelling only. | Click and provide your representations. |
| ***Services and utilities*** |  |
| **PO10**The dwelling house is provided with and connected to essential infrastructure and services, where available. | **AO10.1**The dwelling house is to have a single point of connection to the reticulated water supply, sewerage, stormwater drainage and electricity supply infrastructure networks (where available to the lot).**AO10.2**Where not located in a sewered area, the dwelling house is provided with an effluent treatment and disposal system in accordance with the *Plumbing and Drainage Act 2018.***AO10.3**Where reticulated water supply is not available to the lot, the dwelling house is provided with an alternative supply of potable water.Editor’s note—for water supply provided via rainwater collection, a minimum 45,000 litre rainwater tank is recommended for domestic supply. Standards Australia *HB230-2008 Rainwater Tank Design and Installation Handbook* includes information for the collection, storage and use of rainwater for private domestic use. | Click and provide your representations. |