

## 9.3.6 Dwelling house code

### 9.3.6.1 Application

This code applies to self assessable and assessable development identified as requiring assessment against the Dwelling house<sup>4</sup> code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure *dwelling houses* achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-
  - (a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
  - (b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;
  - (c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; and
  - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services.

### 9.3.6.3 Assessment criteria<sup>5</sup>

**Table 9.3.6.3.1 Criteria for self assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Height of Buildings and Structures</b>			
<b>PO1</b>	The height of the <i>dwelling house</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	<b>AO1</b>	The height of the <i>dwelling house</i> does not exceed 8.5 metres, notwithstanding the height specified on an applicable Height of Buildings and Structures Overlay Map.
<b>Garages, Carports and Sheds</b>			
<b>PO2</b>	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ; (c) maintain an adequate area suitable for landscapes adjacent to the road <i>frontage</i> ; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street.	<b>AO2.1</b>	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any road <i>frontage</i> ; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m <sup>2</sup> .  Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i> .

<sup>4</sup> Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

<sup>5</sup> Editor's note—a Structure Plan, as varied by an approved master plan and an approved plan of development for a preliminary approval overriding a planning scheme (pursuant to Section 242 of the Act) or reconfiguring a lot, may vary or specify alternative assessment criteria for a *dwelling house*. In such cases, compliance with these alternative assessment criteria will be deemed to represent compliance with the comparable provisions of the Dwelling house code.



Performance Outcomes		Acceptable Outcomes	
	(rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; and (c) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises.	<b>AO5.2</b>	of 2 hectares or less; or (b) 10 metres where the lot has an area of more than 2 hectares.  Where located on a lot in the Rural residential zone the <i>dwelling house</i> (including any associated garage, carport or shed) is <i>setback</i> at least 3 metres from any side or rear boundary.  Note—AO5.1 and AO5.2 alternative provisions to QDC.
<b>Setbacks to Canals and Artificial Waterways</b>			
<b>PO6</b>	Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or waterbodies (e.g. lakes) to:- (a) protect the structural integrity of the canal/ <i>waterway</i> /waterbody profile and revetment wall; (b) ensure no unreasonable loss of amenity to adjacent land and dwellings occur having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (c) building massing and scale as seen from neighbouring premises.	<b>AO6</b>	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial <i>waterway</i> /waterbody.  Note—AO6 alternative provision to QDC.
<b>Services and Utilities</b>			
<b>PO7</b>	The <i>dwelling house</i> is provided with a level of <i>infrastructure</i> and services that is appropriate to its setting and commensurate with its needs.	<b>AO7.1</b>  <b>AO7.2</b>  <b>AO7.3</b>	Where located on a lot in an <i>urban zone</i> the <i>dwelling house</i> is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications <i>infrastructure</i> networks (where available to the lot).  Where located on a lot in a <i>non-urban zone</i> and/or reticulated sewerage is not available to the lot, the <i>dwelling house</i> is connected to an on-site effluent treatment and disposal system.  Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.  Where located on a lot in a <i>non-urban zone</i> and/or reticulated water supply is not available to the lot, the <i>dwelling house</i> is provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.
<b>Access and Car Parking</b>			
<b>PO8</b>	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	<b>AO8</b>	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m <sup>2</sup> —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m <sup>2</sup> —at least 1 (one) covered car parking

Performance Outcomes		Acceptable Outcomes	
			space.  Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
<b>PO9</b>	The design and management of <i>access</i> , parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	<b>AO9</b>	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
<b>Tennis Courts and Sports Courts</b>			
<b>PO10</b>	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	<b>AO10.1</b>	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		<b>AO10.2</b>	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		<b>AO10.3</b>	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
<b>Secondary Dwellings</b>			
<b>PO11</b>	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated <i>access</i> , parking, landscape and <i>setback</i> requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	<b>AO11.1</b>	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m <sup>2</sup> .
		<b>AO11.2</b>	The <i>secondary dwelling</i> has a maximum <i>gross floor area</i> of:- (a) 90m <sup>2</sup> where located on a lot in the Rural zone or Rural residential zone; and (b) 60m <sup>2</sup> where located on a lot in another zone.
		<b>AO11.3</b>	The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%.
		<b>AO11.4</b>	At least 1 (one) car parking space, in addition to the requirement for the <i>dwelling house</i> , is provided for the <i>secondary dwelling</i> .
<b>Filling or excavation</b>			
<b>PO12</b>	Any <i>filling or excavation</i> associated with a <i>dwelling house</i> :- (a) sensitively responds to the slope	<b>AO12</b>	Except where located on a <i>site</i> having a <i>slope</i> of greater than 15% as identified on an applicable Landslide Hazard and

Performance Outcomes		Acceptable Outcomes	
	<p>and landform characteristics of the <i>site</i>;</p> <p>(b) provides safe and efficient access for vehicles and pedestrians on sloping land;</p> <p>(c) minimises adverse impacts on the <i>streetscape</i>; and</p> <p>(d) does not adversely impact upon the privacy or amenity of surrounding premises.</p>		<p>Steep Land Overlay Map:-</p> <p>(a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and</p> <p>(b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm.</p> <p><b>OR</b></p> <p>Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building.</p> <p><b>OR</b></p> <p>Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i>.</p> <p>Editor's note—drainage deficient areas are identified on <b>Figure 8.2.7 (Drainage deficient areas)</b> of the <b>Flood hazard overlay code</b>.</p>
<b>Additional Requirements for Dwelling Houses in Certain Areas and Precincts</b>			
<b>Blackall Range Local Plan Area</b>			
<b>PO13</b>	<p>The <i>dwelling house</i>:-</p> <p>(a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up;</p> <p>(b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and</p> <p>(c) incorporates roof forms that are consistent with traditional rural or rural village setting.</p>	<p><b>AO13.1</b></p> <p><b>AO13.2</b></p> <p><b>AO13.3</b></p> <p><b>AO13.4</b></p>	<p>The height of the <i>dwelling house</i> does not exceed 2 storeys.</p> <p>The total footprint of the <i>dwelling house</i>, including any associated garage, carport or shed, does not exceed 280m<sup>2</sup>.</p> <p>The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment.</p> <p>Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey.</p> <p>The <i>dwelling house</i> incorporates one of the following roof designs:-</p> <p>(a) gable roof;</p> <p>(b) hip roof;</p> <p>(c) Dutch gable;</p> <p>(d) pitched roof with skillion at rear; or</p> <p>(e) multiple gable roof.</p>
<b>Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32)</b>			
<b>PO14</b>	<p>The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.</p>	<b>AO14</b>	<p>The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road.</p> <p>Note—AO14 alternative provision to QDC.</p>

Performance Outcomes		Acceptable Outcomes	
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) on Local Plan Map LPM45			
<b>PO15</b>	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.	<b>AO15.1</b>	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> .  Note—AO15.1 alternative provision to QDC.
		<b>AO15.2</b>	Any <i>secondary dwelling</i> not physically attached to the <i>dwelling house</i> by a common wall and under the main roof does not exceed 4 metres in height.