

9.3.6 Dwelling house code

9.3.6.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Dwelling house³ code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

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*;
 - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services; and
 - (e) where provided, a *secondary dwelling*:-
 - (i) is located, designed, constructed and used to have an association with the primary *dwelling*; and
 - (ii) is small in size, such that the *secondary dwelling* is *ancillary* to the primary *dwelling*.

9.3.6.3 Performance outcomes and acceptable outcomes⁴

Table 9.3.6.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Height of Buildings and Structures</i>			
PO1	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	AO1	The height of the <i>dwelling house</i> does not exceed the height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map.

³ 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*.

⁴ Editor's note—a Structure Plan, as varied by an approved master plan or an approved plan of development for a variation approval or reconfiguring a lot, may vary or specify alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dwelling house*. In such cases, compliance with these alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Performance Outcomes		Acceptable Outcomes	
	seen from neighbouring premises.		
Garages, Carports and Sheds			
PO2	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.	AO2.1	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 ² . Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i> . Note—AO2.1(a) alternative provision to QDC.
		AO2.2	Where located on a lot in a residential zone, the total width of a garage door facing a street (and that is visible from the road <i>frontage</i>) does not exceed 6 metres within any one plane, with any additional garage door being set back a further 1 metre from the street <i>frontage</i> to break up the apparent width of the garage facade.
Setbacks			
PO3	Where located in a <i>residential zone</i> , the <i>dwelling house</i> is set back from any road <i>frontage</i> so as to:- (a) achieve a close relationship with, and high level of passive surveillance of, the street; (b) create a coherent and consistent <i>streetscape</i> , with no or only minor variations in <i>frontage</i> depth; (c) make efficient use of the <i>site</i> , with opportunities for large back yards; (d) provide reasonable privacy to residents and neighbours on adjoining lots; and (e) maintain reasonable access to views and vistas, prevailing breezes and sunlight for each <i>dwelling house</i> .	AO3	Where located in a <i>residential zone</i> , the <i>dwelling house</i> (other than a garage, carport or shed) is <i>setback</i> to any road <i>frontage</i> at least:- (a) 4.5 metres for the ground <i>storey</i> ; and (b) 6 metres for any levels above the ground <i>storey</i> . Note—AO3 alternative provision to QDC.
PO4	Where located in the Rural zone, Rural residential zone or Limited development (landscape residential) zone, the <i>dwelling house</i> is set well back from any road <i>frontage</i> so as to:- (a) maintain an open visual landscape dominated by natural elements (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; (c) protect views and vistas; (d) avoid or minimise noise and dust nuisance from sealed roads, existing State controlled roads and extractive industry <i>transport routes</i> ; and (e) protect the functional characteristics of existing State controlled roads and extractive	AO4.1	Where located on a lot in the Rural zone, and the lot has an area of more than 2 hectares, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:- (a) 40 metres from a State controlled road or an extractive industry <i>transport route</i> ; (b) 20 metres from any other road; or (c) if an extension not exceeding 50m ² <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i> , the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i> .
		AO4.2	Where located on a lot in the Rural zone, and the lot has an area of not more than 2 hectares, or where located on a lot in the Rural residential zone or the Limited development (landscape residential) zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:-

Performance Outcomes		Acceptable Outcomes	
	industry <i>transport routes</i> .		(a) 10 metres from any road <i>frontage</i> ; or (b) if an extension not exceeding 50m ² <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i> , the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i> . Note—AO4.1 and AO4.2 alternative provisions to QDC.
PO5	Where located in the Rural zone, Rural residential zone or the Limited development (landscape residential) zone, the <i>dwelling house</i> is set back from side and rear boundaries so as to:- (a) maintain an open visual landscape dominated by natural elements (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.	AO5.1	Where located on a lot in the Rural zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back from any side or rear boundary at least:- (a) 3 metres where the lot has an area of 2 hectares or less; or (b) 10 metres where the lot has an area of more than 2 hectares.
		AO5.2	Where located on a lot in the Rural residential zone or Limited development (landscape 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.
Setbacks to Canals and Artificial Waterways			
PO6	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.	AO6	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.
Services and Utilities			
PO7	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.	AO7.1	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).
		AO7.2	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.
		AO7.3	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

Performance Outcomes		Acceptable Outcomes	
			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.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking 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.
PO9	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.	AO9	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-049, R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	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.	AO10.1	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.
		AO10.2	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.
		AO10.3	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.
Secondary Dwellings			
PO11	Where located in an <i>urban zone</i> , the <i>secondary dwelling</i> is located on a 'traditional lot' in order to:- (a) protect neighbourhood character; (b) provide an acceptable level of amenity to occupants of the <i>site</i>	AO11	Where located in an <i>urban zone</i> and there is no approved plan of development (nominating lots for <i>secondary dwellings</i>), the <i>secondary dwelling</i> is located on a lot which:- (a) has a minimum area of 600m ² ; and

Performance Outcomes		Acceptable Outcomes	
	<p>and neighbouring <i> dwellings</i>; and</p> <p>(c) provide sufficient area to accommodate the <i> dwellings</i> and associated access, parking, site facilities, open space and <i> setback</i> requirements.</p> <p>Note—for the purposes of this performance outcome, a 'traditional lot' is a lot that is at least 600m² in area.</p>		<p>(b) is regular in shape (i.e. square or rectangular) or, if not regular in shape, is able to accommodate a square or rectangle of at least 400m² in area within the lot.</p> <p>OR</p> <p>Where located in an <i> urban zone</i> and there is an approved plan of development (nominating lots for <i> secondary dwellings</i>), the <i> secondary dwelling</i>:-</p> <p>(a) is located on a lot nominated for a <i> secondary dwelling</i>; or</p> <p>(b) provides accommodation only for a relative or carer of a resident of the <i> dwelling house</i>.</p> <p>Note—A reference to an approved plan of development in AO11 above, only applies to an approved plan of development which nominates <i> secondary dwelling</i> lots.</p>
PO12	<p>The <i> secondary dwelling</i> is:-</p> <p>(a) small in size and clearly <i> ancillary</i> to the primary <i> dwelling</i>; and</p> <p>(b) located in close proximity to the primary <i> dwelling</i>.</p>	AO12.1	<p>The <i> secondary dwelling</i> has a maximum <i> gross floor area</i> of:-</p> <p>(a) 90m² where located on a lot in the Rural zone or Rural residential zone; and</p> <p>(b) 60m² where located on a lot in any other zone.</p>
		AO12.2	<p>Where freestanding, the <i> secondary dwelling</i> is located within 20m of the primary <i> dwelling</i> (measured from the <i> outermost projection</i> of each <i> dwelling</i>).</p>
PO13	<p>The <i> secondary dwelling</i> is located, designed, constructed and used to share common services and vehicle access arrangements.</p>	AO13	<p>The primary <i> dwelling</i> and the <i> secondary dwelling</i> share a single (common):-</p> <p>(a) water connection and meter;</p> <p>(b) waste water connection/system;</p> <p>(c) street number and letterbox; and</p> <p>(d) vehicle access driveway and access point.</p> <p>Note—the <i> secondary dwelling</i> can utilise an independent water supply and/or on-site effluent treatment and disposal system where reticulated services are not available to the lot.</p>
PO14	<p>The <i> secondary dwelling</i> is provided with sufficient parking to meet user needs and minimise the demand for on-street parking.</p>	AO14	<p>At least one (1) on-site car parking space, in addition to the requirement for the primary <i> dwelling</i>, is provided for the <i> secondary dwelling</i>.</p> <p>Note—on-site car parking for the <i> secondary dwelling</i> is not to be provided in a tandem configuration with the car parking provided for the primary <i> dwelling</i>.</p>
Filling or excavation			
PO15	<p>Any <i> filling or excavation</i> associated with a <i> dwelling house</i>:-</p> <p>(a) sensitively responds to the slope 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</p>	AO15	<p>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 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</p>

Performance Outcomes		Acceptable Outcomes	
	the privacy or amenity of surrounding premises.		<p>involving a change in ground level of less than 200mm.</p> <p>OR</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>OR</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 Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code.</p>
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO16	<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>AO16.1</p> <p>AO16.2</p> <p>AO16.3</p> <p>AO16.4</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 280m².</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>
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO17	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.	AO17	<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—AO17 alternative provision to QDC.</p>
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45			
PO18	<p>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:-</p> <p>(a) building character and appearance;</p>	AO18	<p>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>.</p> <p>Note—AO18.1 alternative provision to QDC.</p>

Performance Outcomes		Acceptable Outcomes	
	(b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.		
PO19	Any <i>secondary dwelling</i> is:- (a) small in size and has an integrated appearance with the primary <i>dwelling</i> in order to maintain the prevailing low density residential character and amenity of the area; and (b) sited and designed to not adversely impact upon views or outlooks from neighbouring <i>dwellings</i> .	AO19.1 AO19.2	Any <i>secondary dwelling</i> has a maximum gross floor area of 45m ² . Any <i>secondary dwelling</i> does not exceed 4 metres in height from <i>ground level</i> .