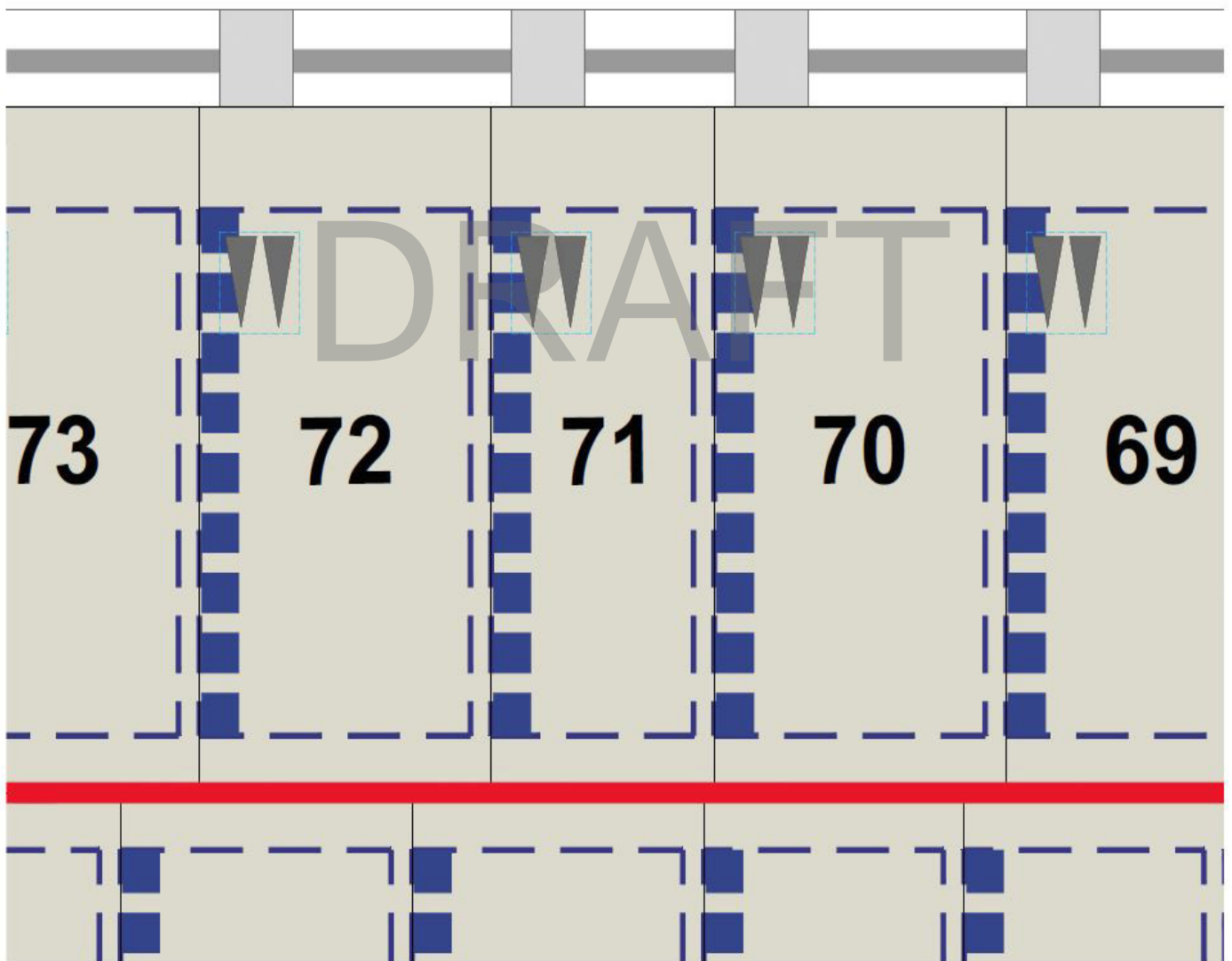


HYDEBERRY BY MIRVAC

BUILDING ENVELOPE GUIDE - SMALL LOTS UNDER 450m²

GARDNER ROAD, ROCHEDALE

FEBRUARY 2018



HYDEBERRY ROCHEDALE BY MIRVAC

BUILDING ENVELOPE GUIDE FOR LOTS UNDER 450M²

For the purposes of this guide, information has been extracted from the following sources:

- Hydeberry Brisbane City Council (BCC) Development Approval – A004645010 (Version 1, dated 3 November 2017)
- Dwelling House (Small Lot) Code (Version 09.00/2018)
- Queensland Development Code (QDC) MP1.1 – Design and Siting Standard for Single Detached Housing – On Lots Under 450m² (Dated 11 March 2010)

Please note there are different requirements for lots under 450m² and for lots 450m² and over.

The information provided within relates to small lots as shown on the Approved Plan of Development, reference BRSS7094.000-007 Rev A (i.e. Lots under 450m²).

DWELLING HOUSE (SMALL LOT) CODE (VERSION 09.00/2018) AMENDMENTS

The following information has been extracted from the Dwelling House (Small Lot) Code, with particular sections updated in accordance with the Hydeberry BCC Development Approval (Preliminary Approval). Sections that have been amended as part of the Preliminary Approval are shown in red.

QUEENSLAND DEVELOPMENT CODE (QDC) MP1.1 – DESIGN AND SITING STANDARD FOR SINGLE DETACHED HOUSING – ON LOTS UNDER 450M² (DATED 11 MARCH 2010) AMENDMENTS

The following information has been extracted from the QDC – Design and Siting Standard for Single Detached Housing – on Lots under 450m², with particular sections updated in accordance with the Hydeberry BCC Development Application Approval (Preliminary Approval). Sections that have been amended as part of the Preliminary Approval are shown in red.

DISCLAIMER: It is important to note that this is not an approved document from a local authority such as the Brisbane City Council or other legislative body and is intended to be used as a guide only. Mirvac recommends you liaise with a professional building certifier to determine if you can construct your desired home on a particular lot

9.3.8 Dwelling house (small lot) code

9.3.8.1 Application

- (1) This code applies to assessing a material change of use or building work if:
 - (a) accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), building work (section 5.7) or an overlay (section 5.10); or
 - (b) assessable development where this code is in an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), building work (section 5.7) or an overlay (section 5.10); or
 - (c) impact assessable development for a dwelling house if on a small lot or a use of a similar nature.
- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where the site is also included in a neighbourhood plan, an overlay code such as the Bushfire overlay code, Flood overlay code, Landslide overlay code, Significant landscape tree overlay code or Waterway corridors overlay code, additional provisions relating to that also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding, are identified in the Flood overlay code.

Note—Where the site is located may be subject to a zone, zone precinct, neighbourhood plan or overlay code, these may vary the outcomes identified in this code and to the extent that these vary, those outcomes prevail.

Note—Preliminary approvals or development approval for other aspects of development can vary the outcomes of this code and to the extent that these vary, those outcomes prevail.

Editor's note—Depositing or allowing sediment or other water contaminants to wash or move into roadways, stormwater pipes and waterways without taking appropriate steps to prevent this occurring, is a breach of the *Environmental Protection Act 1994*. Penalties apply including fines and prosecution. Additional information, including best-practice guidelines for controlling stormwater pollution from building sites and factsheets on erosion and sediment control, can be found on the South East Queensland Healthy Waterways Water by Design program website.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house (small lot) code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development ensures that a dwelling house, including a habitable building on the site, is occupied by the same single household.

- (b) Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
- (c) Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.
- (d) Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses.
- (e) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
- (f) Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
- (g) Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.
- (h) Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
 - (i) 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;
 - (ii) 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

9.3.8.3 Performance outcomes and acceptable outcomes

Table 9.3.8.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Development ensures that a building other than a dwelling house on a site:</p> <ul style="list-style-type: none"> (a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; (b) is smaller in size and scale than the dwelling house; (c) has the appearance of a building ancillary to the dwelling house; 	<p>AO1.1</p> <p>Development comprises not more than 1 dwelling house and 1 secondary dwelling, occupied by 1 household comprising:</p> <ul style="list-style-type: none"> (a) 1 person maintaining a household; or (b) 2 or more persons related by blood, marriage or adoption; or (c) not more than 5 persons, not necessarily related by blood, marriage or adoption; (d) not more than 5 persons under the age of 18 and not necessarily related by blood, marriage or adoption, together with 1 or 2

<p>(d) is occupied by members of the same household who occupy the dwelling house.</p>	<p>adult persons who have care or control of them.</p> <p>AO1.2</p> <p>Development for a secondary dwelling is:</p> <p>(a) a maximum of 80m² in gross floor area;</p> <p>(b) located within 20m of the dwelling house;</p> <p>(c) occupied by 1 or more members of the same household as the dwelling house.</p>
<p>PO2</p> <p>Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create overbearing development for adjoining dwelling houses and their private open space;</p> <p>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(d) does not result in the loss of significant views or outlook of adjoining residents;</p> <p>(e) provides for natural light, sunlight and breezes.</p>	<p>AO2</p> <p>Development is contained within:</p> <p>(a) the building envelope for the site, created by applying:</p> <p>(i) the acceptable outcome for maximum building height;</p> <p>(ii) the acceptable outcome for front, rear and side boundary setbacks;</p> <p>(iii) acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or</p> <p>(b) the approved building envelope for the site to the extent of any inconsistency with (a).</p> <p><small>Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot. Note—The building envelope is not the developable area or building extent, but a three dimensional envelope that limits the extent of a building in any direction.</small></p> <p><small>Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.</small></p>
<p>PO3</p> <p>Development has a building height that:</p> <p>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity;</p> <p>(c) contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b);</p> <p>(d) may be higher than adjoining properties only to the extent</p>	<p>AO3</p> <p>Development:</p> <p>(a) in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and:</p> <p>(i) 2 storeys; or</p>

<p>required to achieve the minimum habitable floor levels required for flood immunity.</p> <p>Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p>(ii) 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p> <p>(b) is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.</p> <p>Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m.</p> <p>Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the lesser is the maximum building height.</p>
<p>PO4</p> <p>Development has a building height that:</p> <p>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity.</p> <p>Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p>AO4</p> <p>Development:</p> <p>(a) in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5 above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and:</p> <p>(iii) 3 storeys; or</p> <p>(iv) 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p> <p>(b) is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p>

	<p>Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.</p> <p>Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m.</p> <p>Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.</p>
<p>PO5</p> <p>Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.</p>	<p>AO5</p> <p>Development results in a minimum street frontage setback that is:</p> <p>(a) on the primary street frontage:</p> <p>(i) 4.5 metres to the external wall; and 6m where all adjoining dwelling houses have a setback of 6m or more; or</p> <p>(ii) 3 metres to layering elements including porches, decks or verandahs, as measured to the outermost projection (eaves/fascia). the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or</p> <p>(iii) 3m where there is no adjoining dwelling house;</p> <p>(b) on a secondary street frontage:</p> <p>(i) 1.5m; or</p> <p>(ii) 0.5m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 10m or less wide and a minor road.;</p> <p>(c) in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or</p> <p>(d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p>

PO6

Development provides side boundary setbacks that:

- (a) does not impact on the amenity and privacy of residents in adjoining dwelling houses;
- (b) provides for natural light, sunlight and breezes.

AO6

Development results in a minimum side boundary setback that is:

- (a) 1m for habitable spaces; or
- (b) 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of:
 - (i) 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or
 - (ii) 9m, where in the Low density residential zone or the Character residential zone; or
- (c) 0m where:
 - (i) matching the extent of an existing built to boundary wall on the adjoining property **for a lot under 300sqm; and** ~~or~~
 - (ii) ~~the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or~~
 - (iii) ~~on a lot with an average width of 7.5m or less where the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or~~
 - (iv) on a lot with an average width of more than 7.5m in the Low density residential zone, **Emerging community zone or the Low density residential sub-precinct of the Potential development area in the Rochedale urban community neighbourhood plan but only for nonhabitable spaces, a maximum height of 3.6m and a maximum length of 9m or if greater than 9m in length, the wall steps in to a minimum of 1.5m from the side boundary for a minimum length of 3m and includes at least one window or door before continuing as a built to boundary for a maximum aggregate length of 18m (except where built to a pedestrian pathway); and** ~~or~~

	<p>the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than A06(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or</p> <p>(v) 1.5 metres to a public pedestrian pathway.</p> <p>(d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p> <p>Note—A02.4(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times.</p> <p>Editor's note—For the purpose of satisfying A02.4(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>
<p>PO7</p> <p>Development provides a rear boundary setback that:</p> <p>(a) provides for open space and landscaping;</p> <p>(b) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(c) provides for natural light, sunlight and breezes.</p>	<p>AO7</p> <p>Development results in a minimum rear boundary setback that is:</p> <p>(a) 2.5 metres for a wall up to 4.5m high; and 6m, where on a lot with an average depth of more than 25m; or</p> <p>(b) 4 metres for a wall over 4.5m high. on a lot with an average depth of 25m or less:</p> <p>(i) 3m, for a part of a building or structure up to 4.5m high;</p> <p>(ii) 4.5m, for a part of a building or structure over 4.5m high.</p> <p>(c) located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).</p> <p>Editor's note—in interpreting AO7 refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.</p>
<p>PO8</p> <p>Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.</p>	<p>AO8</p> <p>Development results in a maximum site cover of:</p> <p>(a) 60% of the site area 50% where the lot is 400m² or more; or</p> <p>(b) 60% where the lot is 300m² or more and less than 400m²; or</p> <p>(c) 70% where the lot is 200m² or more and less than 300m²; or</p> <p>(d) 80% where the lot is less than 200m².</p>

<p>PO9</p> <p>Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.</p>	<p>A09.1</p> <p>Development ensures that a built to boundary wall is:</p> <ul style="list-style-type: none"> (a) for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; (b) not located within 1m of a window of a habitable room in an adjoining dwelling house; (c) not located within the front or rear boundary setbacks; (d) low maintenance and constructed of pre-finished materials; (e) limited to one side boundary as shown on the Plan of Development, reference BRSS7094.000-007/ Rev A, received 28 July 2017 (amended in red 3 October 2017); and (f) must not be located fronting a road boundary or a pedestrian pathway with the exception of a garage permitted only on a pedestrian pathway; and (g) garages built along a pedestrian pathway are to be of a maximum height of 3.6m and a maximum length of 9 metres. <p>Refer to Figure c and Figure d.</p> <p>Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under A02.4.</p> <p>A09.2</p> <p>Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than:</p> <ul style="list-style-type: none"> (a) matching the extent of an existing built to boundary wall on adjoining premises; or (b) on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m. <p>Editor's note — For the purposes of satisfying A04.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>
<p>PO10</p>	<p>A010</p>

<p>Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.</p>	<p>Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m.</p> <p>Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.</p>
<p>PO11</p> <p>Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest.</p> <p>Note—This performance outcome is not applicable for a rear lot.</p>	<p>AO11</p> <p>Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street.</p> <p>Note—This acceptable outcome is not applicable for a rear lot.</p>
<p>PO12</p> <p>Development ensures that vehicle access and parking is accommodated on site with:</p> <ul style="list-style-type: none"> (a) vehicle access of an appropriate grade and width to facilitate safe property access; (b) a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; (c) an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household. 	<p>AO12.1</p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <ul style="list-style-type: none"> (a) 1 car parking space for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site; (c) where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage. <p>Editor's note—Compliance with AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.</p> <p>AO12.2</p> <p>Development provides vehicular crossings that:</p> <ul style="list-style-type: none"> (a) have a maximum crossover width of 4m (excluding apron tapers); (b) comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; (c) comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).
<p>PO13</p> <p>Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p>AO13.1</p> <p>Development of a lot with any street frontage of:</p> <ul style="list-style-type: none"> (a) 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or (b) more than 7.5m has up to double-width car accommodation.

Editor's note—Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.

AO13.2

Development involving tandem car parking is constructed in accordance with Figure e.

AO13.3

Development involving double-width car parking is:

- (a) 6m maximum door width for a garage or total width where a carport or combination of both; or
- (b) may have a door on the front of a carport;
- (c) for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the:
 - (i) upper storey, balcony or verandah of a 2 or more storey building; or
 - (ii) eave of a single-storey building;
- (d) for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.

Note—AO13.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah.

Editor's note—AO13.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.

AO13.4

Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback):

- (a) may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house;
- (b) may include a crossover for the full width of the car accommodation.

Refer to Figure f.

	<p>Note—This acceptable outcome supersedes the street frontage setback requirements in AOS</p>
<p>PO14</p> <p>Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p>	<p>AO14.1</p> <p>Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure g) incorporates windows, decks, balconies, terraces or roof decks that:</p> <ul style="list-style-type: none"> (a) are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or (b) where a window, have: <ul style="list-style-type: none"> (i) sill heights of 1.5m above the floor level of that storey; or (ii) are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or (iii) have fixed external screens; or (iv) where at the ground storey, fencing to a height of 1.5m above ground-storey floor level; (c) where a deck, balcony, terrace, or roof deck have fixed screening.
	<p>AO14.2</p> <p>Development ensures that a roof deck or viewing platform:</p> <ul style="list-style-type: none"> (a) is set back at least 1.5m from the side boundary; (b) has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.
	<p>AO14.3</p> <p>Development incorporates screening devices that are:</p> <ul style="list-style-type: none"> (a) solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j); (b) offset a minimum of 0.3m from the face of the wall around any window. <p>Note—Screening devices may be hinged to facilitate emergency egress only.</p>

<p>PO15</p> <p>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.</p>	<p>AO15</p> <p>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>
<p>If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B</p>	
<p>PO16</p> <p>Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.</p>	<p>AO16</p> <p>Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.</p>
<p>PO17</p> <p>Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by:</p> <ul style="list-style-type: none"> (a) maintaining access to sunlight, daylight and privacy; (b) ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space. 	<p>AO17.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) has a maximum wall height of 4.5m above ground level; (b) is no more than 1 storey above ground level; (c) has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; (d) complies with setbacks specified in AO6 and AO7. <p>AO17.2</p> <p>Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.</p>

Table 9.3.8.3.B—Adaptable housing elements

Item	Detail
Dwelling access	<ul style="list-style-type: none"> (a) Dwelling access provides a well-lit, continuous, accessible path from the car accommodation and driveway to the front door. (b) All entries into the dwelling from external paths have no more than a 10mm change in level.

<p>Design of dwelling and associated external areas</p>	<p>(a) Essential features of the dwelling that must be accessible to a person with a disability include kitchen, bathroom, living area, laundry, telephone/internet connection, storage areas (linen etc.), garage, letterbox, bin access and outdoor space.</p> <p>(b) Dwellings are designed in accordance with AS 4299-1995: Adaptable housing with respect to sufficient circulation space for a wheelchair to manoeuvre.</p> <p>(c) All doorways and manoeuvring space around doorways are a minimum of 0.85m.</p> <p>(d) Where possible, the dwelling unit is open plan, but any hallways are at least 1.2m wide.</p> <p>(e) The kitchen is open plan, with a minimum approach horizontal clearance of 1.55m in front of all benches, storage and fixed appliances.</p> <p>(f) At least 1 bedroom has a minimum clear 3.6m by 3.6m internal dimension and is accessible to a disabled person from the dwelling's entry level.</p> <p>(g) At least 1 bathroom, toilet and shower has reinforced walls and is accessible to a disabled person from the dwelling's entry level. The shower area must be step free.</p> <p>(h) The laundry has a minimum circulation space 1.55m deep in front of or beside appliances. Taps are located to the side, not the back of laundry tubs and washing machines.</p> <p>(i) Any staircases are adjacent to a load-bearing wall, to facilitate installation of a wheelchair stair lift.</p>
<p>Notes—</p> <ul style="list-style-type: none"> ● An accessible path has a minimum 1.2m width, with a maximum crossfall of 1:40, has only gentle ramping (maximum slope of 1:20) and does not have steps or ledges along the length of travel. ● Reinforced walls have 12mm structural plywood (or equivalent), screw fixed to the wall framing, before fixing the finished wall sheets. This allows for future fixing of grab rails or other fittings in any location. ● Well-lit areas comply with lighting standards AS/NZS 1158.3.1: 2005: Lighting for roads and public spaces. 	

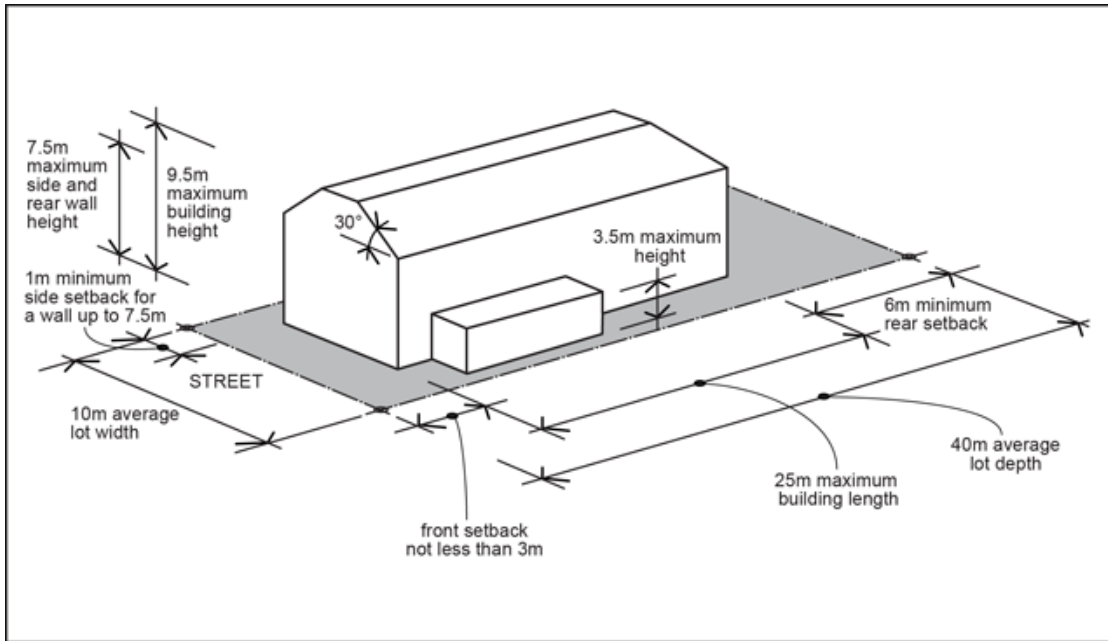


Figure a—Building envelope for a typical 405m² (16 perch) lot with one street frontage in the Low density residential zone

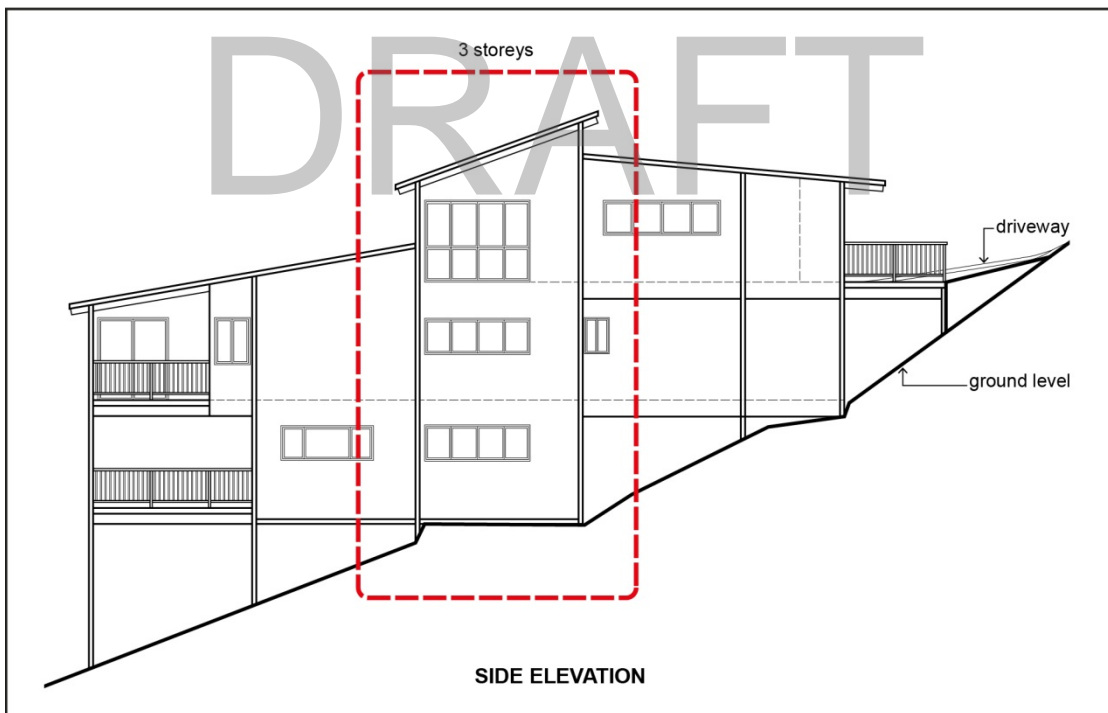


Figure b—Predominantly 2 storey dwelling addressing local circumstances of topography

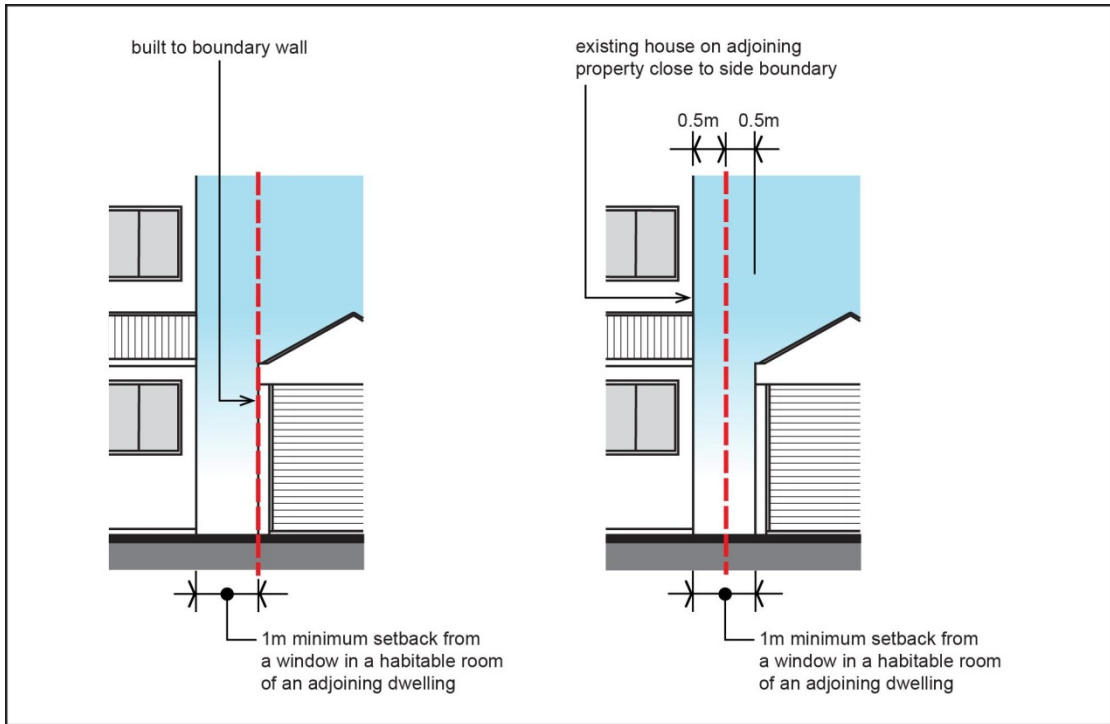


Figure c—Built to boundary walls

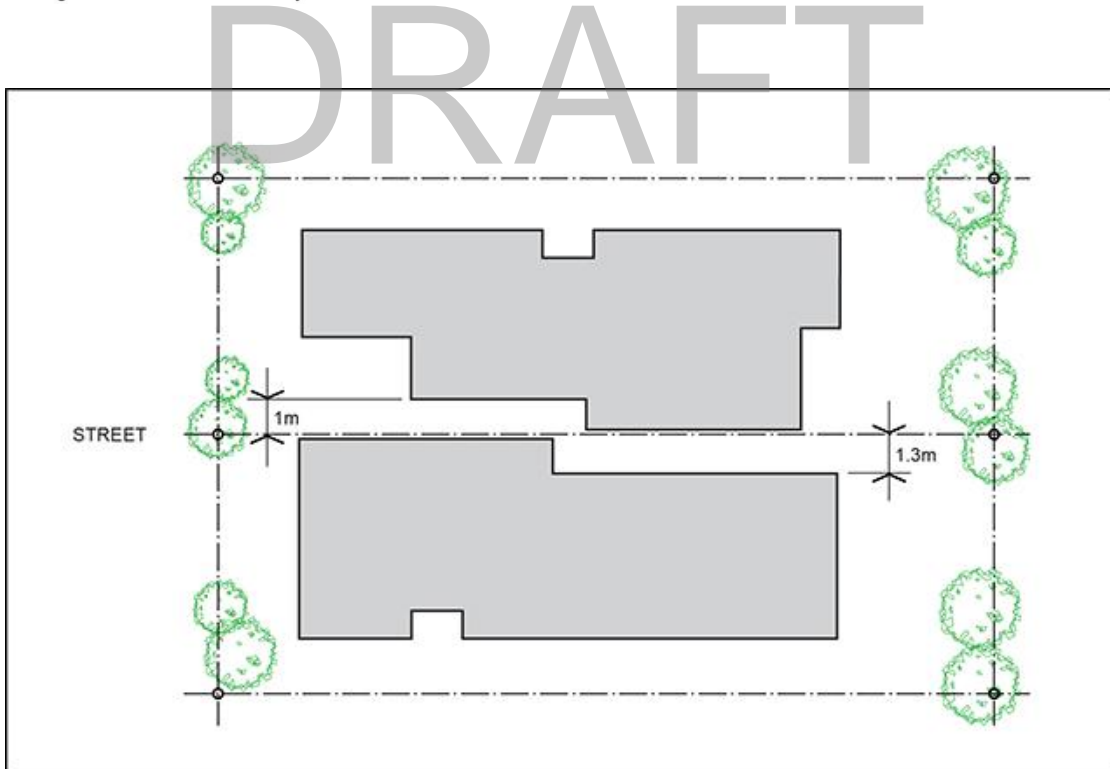


Figure d—Example of two dwelling houses built to the same boundary

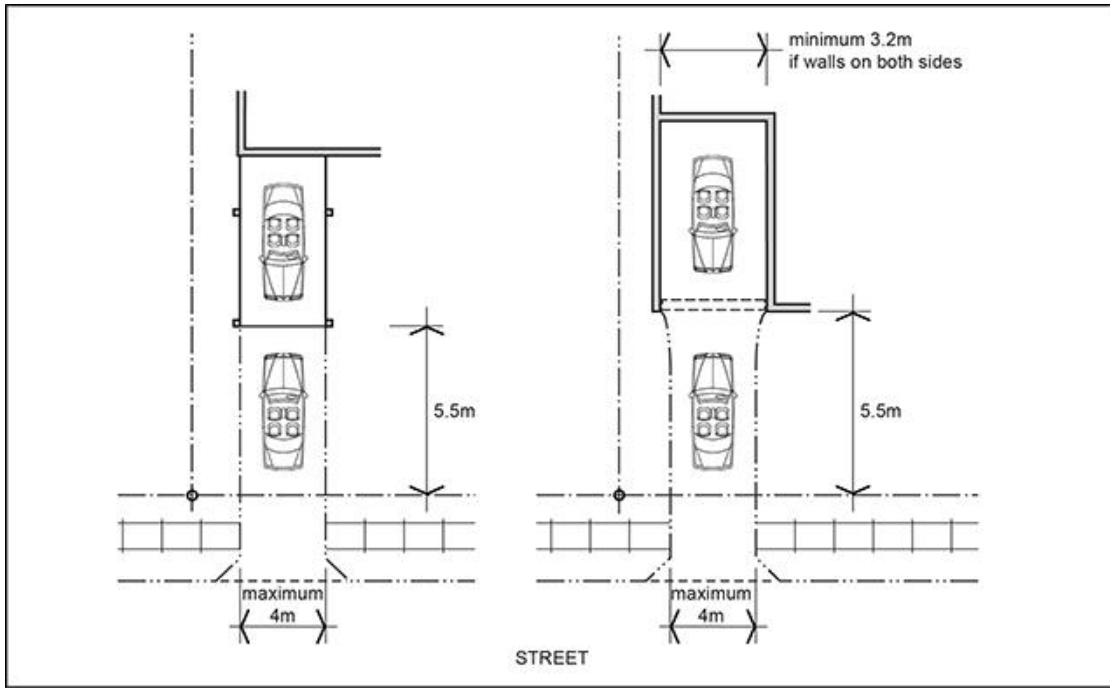


Figure e—Tandem design, including minimum dimensions for car parking

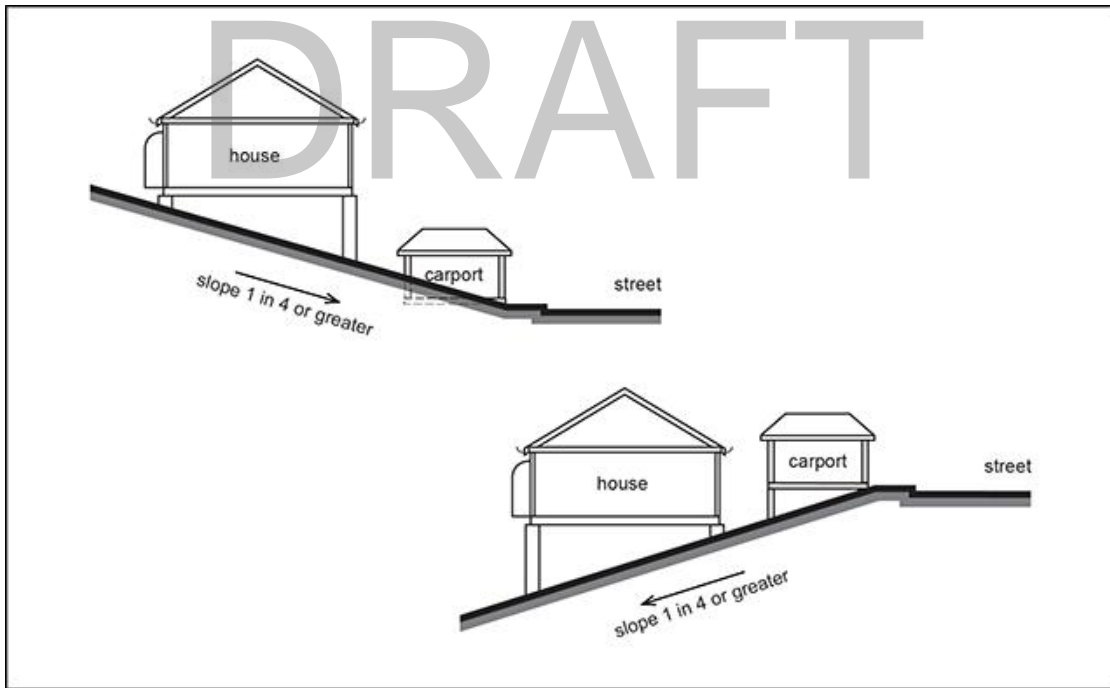


Figure f—Car accommodation on steep slope

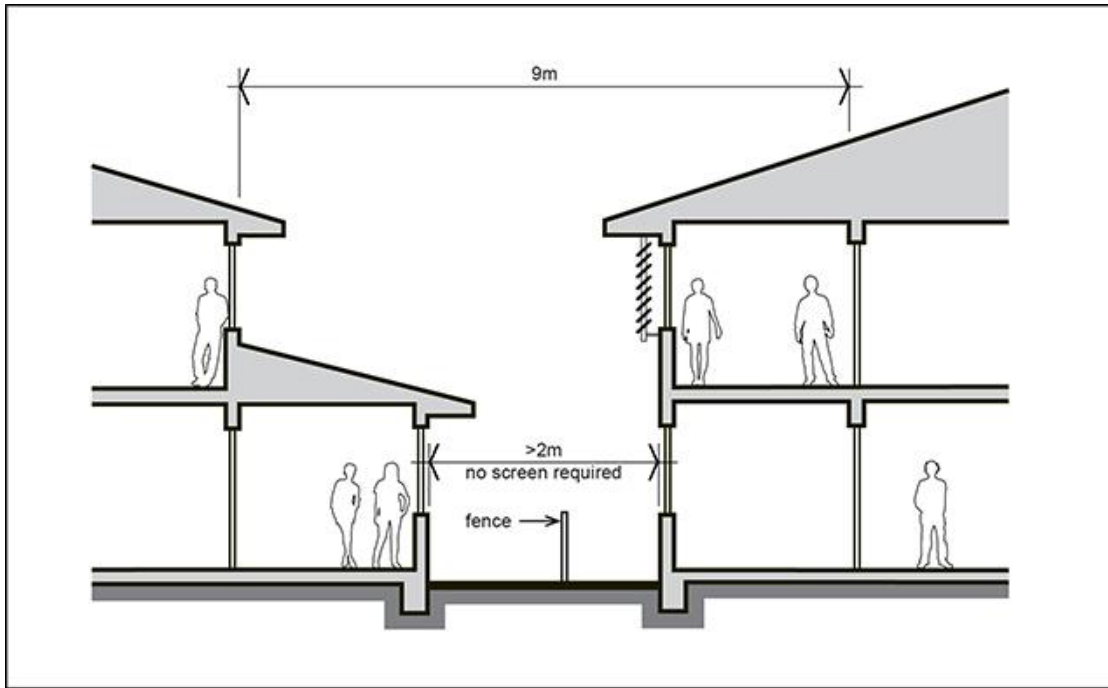


Figure g—At ground floor level, no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground level, no screen is required where a minimum 9.0m setback from neighbouring window occurs.

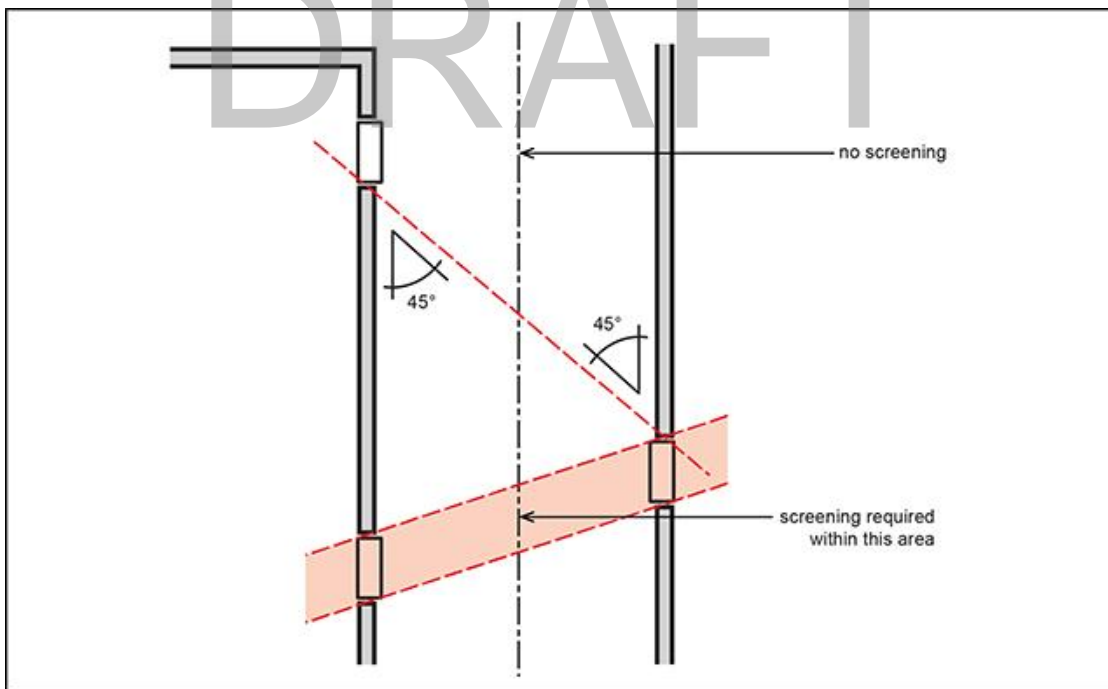


Figure h—Adequate screening will be provided unless separation between windows is achieved

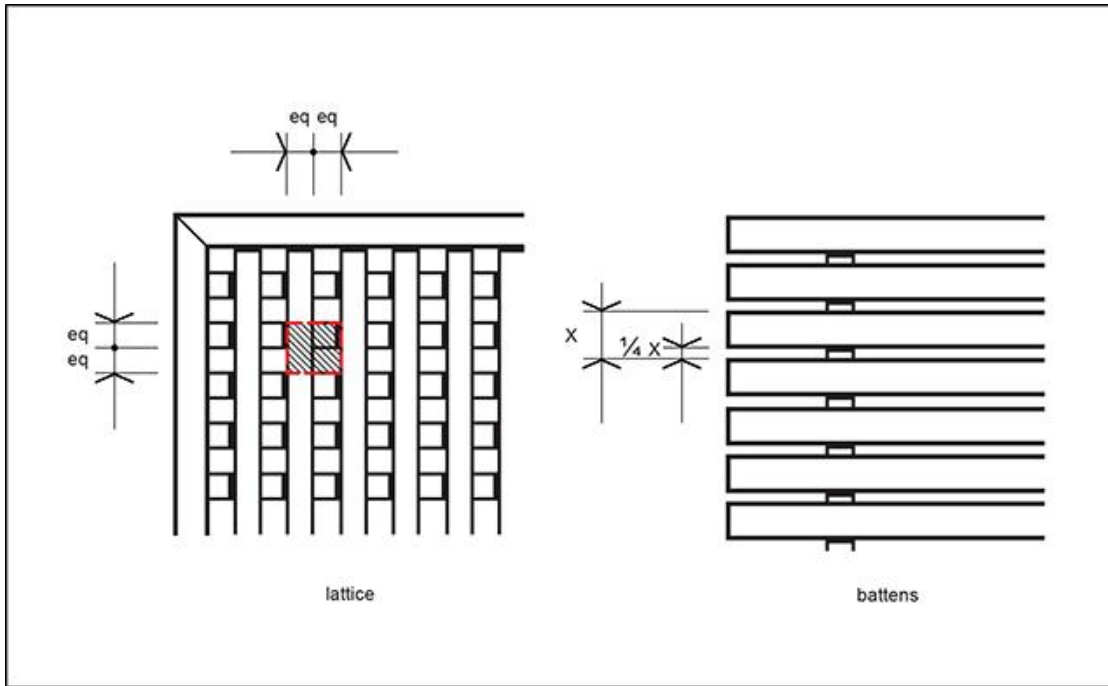


Figure i—Privacy screening

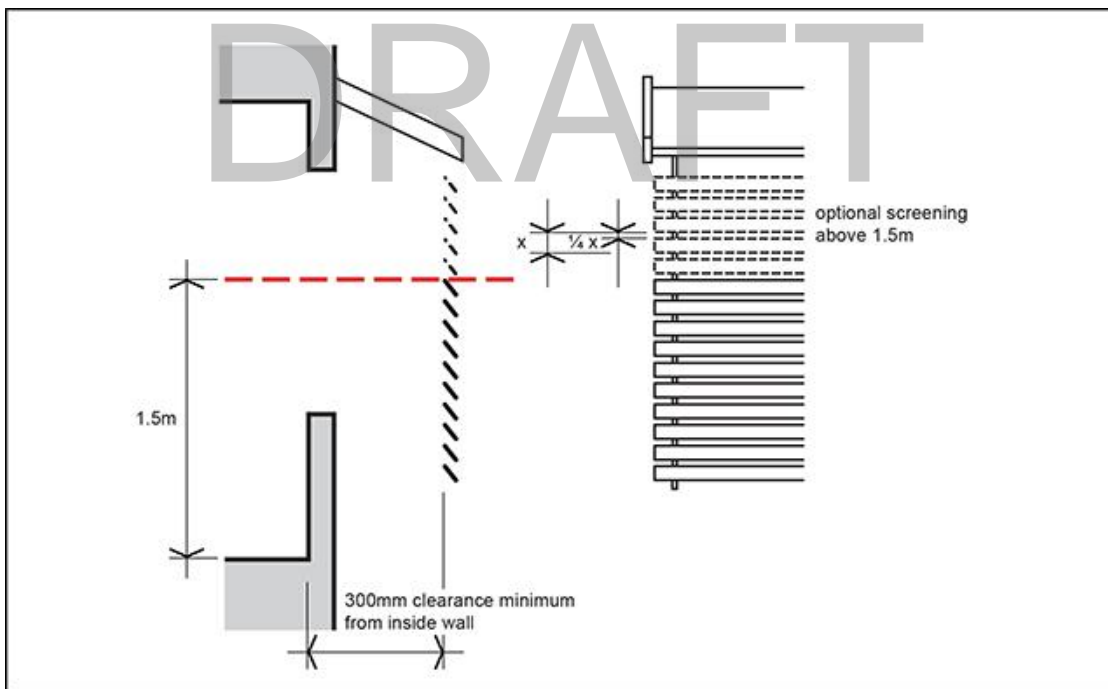


Figure j—Privacy screening requirements

**MP 1.1 – DESIGN AND SITING STANDARD FOR SINGLE
DETACHED HOUSING – ON LOTS UNDER 450M²**

Index

Purpose	2
Commencement.....	2
Application	2
Referral Agency	2
Associated Requirements	2
Referenced Standards	2
Definitions	2
ELEMENT 1 – DESIGN AND SITING OF BUILDINGS AND STRUCTURES..	6
ELEMENT 2 – SPACE FOR ON-SITE CAR PARKING.....	15
ELEMENT 3 – OUTDOOR LIVING SPACE	16

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Purpose

To provide good residential design that promotes the efficient use of a *lot*, an acceptable amenity to residents, and to facilitate off street parking.

Commencement

This version of MP 1.1 commences on 26 March 2010 and replaces the part published on 16 November 2007.

Application

MP 1.1 applies to new *building* work for single *detached dwellings* (Class 1) and associated Class 10 *buildings* and *structures* on *lots* less than 450m² in *area* including “*community title lots*” having only one *detached dwelling* on a *lot*.

MP 1.1 does not apply to:

- a) Development in an *urban development area*; or
- b) Except for swimming pools, structures less than 1m above natural ground

Note 1 - Development in an *urban development area* must comply with the requirements of the land use plan for the area and guidelines issued by the Urban Land Development Authority

Referral Agency

The Local Government is a concurrence agency as per items 19 and 21 in schedule 7, table 1 of the *Sustainable Planning Regulation 2009*.

Associated Requirements

Compliance with this standard may not be the only requirement. Planning schemes, local laws, State Acts and other IDAS codes may impose additional requirements.

Referenced Standards

There are no Australian Standards referenced by this standard.

Definitions

Note 2 - Italicised words within the body of the text are defined.

Acceptable solution has the same meaning as Building solution in the Building Code of Australia – Volume 2.

Access place means a minor cul-de-sac street providing local residential access, with shared traffic, pedestrian and recreation use.

Access street means a street providing local residential access with shared traffic, pedestrian and recreation use with local traffic access priority.

Area means for enclosed spaces, the *area* including the outside wall; and for unenclosed spaces, the *area* is measured along a line 600mm in from the perimeter of the roof.

Balcony means any external platform, attached to and accessed from a *building* and 1 metre or more above adjacent finished ground level.

Building has the same meaning as in the *Building Act 1975*.

Building height means the vertical distance between natural surface level of the ground and the apex of a *building's* roof, but not including any receiving antennae, chimneys or flues.

Carport means a class 10a *building*, other than a *garage*, providing covered vehicular parking.

Note 3 - Also refer to *Open carport* and *Garage*.

Collector Street means a street providing for local residential access and local traffic movement within performance limits defined in Queensland Streets.

Community Title refers to title created by subdivision of land by way of a standard format plan of a *community title* scheme given under the provisions of the *Body Corporate and Community Management Act 1997* (BCCM Act).

Depth of a lot means either the dimension at right angles to the *road* boundary or the average of the relevant dimensions at right angles to an irregular *road* boundary.

Detached dwelling means a single dwelling not attached to another dwelling and on an individual *lot*.

Frontage means the *road* alignment of a *lot*.

Garage means an enclosed class 10a *building*, providing covered vehicular parking.

Habitable room has the same meaning as in the *Building Code of Australia*.

Height of a *building* or *structure* at any point for the purpose of determining its *setback* from a boundary means the vertical distance between the *outermost projection* and the natural ground.

Note 4 - Refer also to *Mean height* and *Building height*.

Lot means a separate, distinct parcel of land on which a *building* is to be built, or is built.

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

- (b) the total elevational *area* of the wall of a *building* or *structure* facing the boundary; by
- (c) the horizontal length of the *building* or *structure* facing the boundary.

Natural ground surface, for a *lot*, means

- (a) the ground level of the *lot* on the day the first plan of survey showing the *lot* was registered; or
- (b) if the ground level on the day mentioned in paragraph (a) is not known, the *natural ground surface* as determined by the *building* certifier.

Nominated road frontage means the *road frontage* nominated by the Local Government for the *area*.

Open Carport means a *carport* with –

- (a) two sides or more open, and a side is also considered open where the roof covering adjacent to that side is not less than 500mm from another *building* or a side or rear allotment boundary; and
- (b) not less than one-third of its perimeter open.

Outermost projection means the *outermost projection* of any part of a *building* or *structure* including, in the case of a roof, the outside face of the fascia, or the roof *structure* where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.

Performance Criteria has the same meaning as “performance requirement” in the Building Code of Australia – Volume 2.

Rear boundary clearance, refer to side and *rear boundary clearance*.

Road means –

- (a) an *area* of land dedicated to public use as a *road*; or
- (b) an *area* open to , or used by, the public and developed for, or has, as 1 of its main uses, the driving or riding of motor vehicles; and
- (c) does not include a pedestrian or bicycle path.

Road boundary clearance, for a *building* or *structure* on a *lot* means the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot* adjacent to the *road*.

Secondary frontage means the *road frontage* of a *lot* as determined by the Local Government.

Setback means:

- a) for a building or structure other than a swimming pool, the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot*.
- b) for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the *lot*

Side and rear boundary clearance means:

- a) for a building or structure other than a swimming pool, the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot*
- b) for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the *lot*

Slope means the gradient of the natural ground of a *lot* measured across a 20m x 20m *area* over the *building* location, or where the *lot* is less than 20m wide – 20m x width of *lot*.

Structure has the same meaning as in the *Building Act 1975*.

Urban development area has the same meaning as that given in the Urban Land Development Authority Act 2007.

Window has the same meaning as in the *Building Code of Australia*.

Window/Balcony Screen means a translucent, perforated or slatted barrier, including a fence, constructed of durable material and having –

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

ELEMENT 1 – DESIGN AND SITING OF BUILDINGS AND STRUCTURES

PERFORMANCE CRITERIA

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Buildings and structure

P1 The location of a *building or structure* facilitates an acceptable streetscape, appropriate for –

- (a) the bulk of the *building or structure*; and
- (b) the *road* boundary setbacks of neighbouring *buildings or structure*; and
- (c) the outlook and views of neighbouring residents; and
- (d) nuisance and safety to the public.

A1 (a) For a *detached dwelling* the minimum *road setback* is:

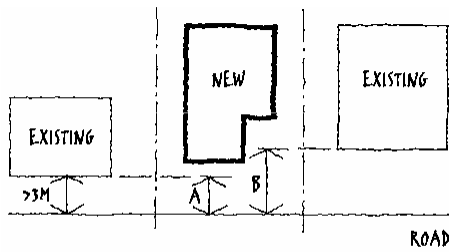
(i) as in **Table A1**; or

Street Type	Minimum Frontage setback (m) [†]	Minimum side to corner street (m)
Access place and Access street	3.0	1.0
Collector street	4.0	2.0

(ii) where there are existing *detached dwellings* on both adjoining *lots* and at least one of the *detached dwellings* is setback from the *road* between 3m and 6m, and the difference between their *road setbacks* is-

(A) not more than 2m a distance between the two *buildings* (**Figure 1**); or

Figure 1

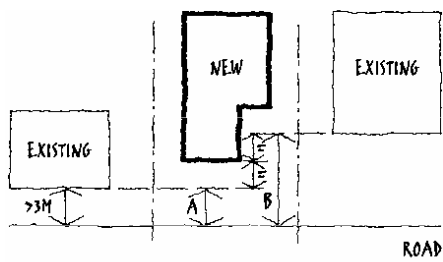


WHERE B LESS A IS NOT MORE THAN 2M
 SETBACK = ANY DISTANCE BETWEEN A AND B

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CRITERIA**

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Figure 2



WHERE B LESS A IS 2M OR MORE
SETBACK = AVERAGE DISTANCE BETWEEN A AND B

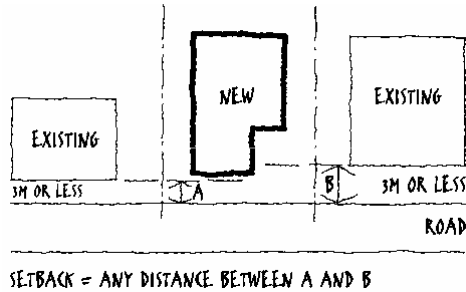
~~(B) more than 2m the average of the road setbacks of the adjacent buildings (Figure 2); and~~

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PERFORMANCE CRITERIA

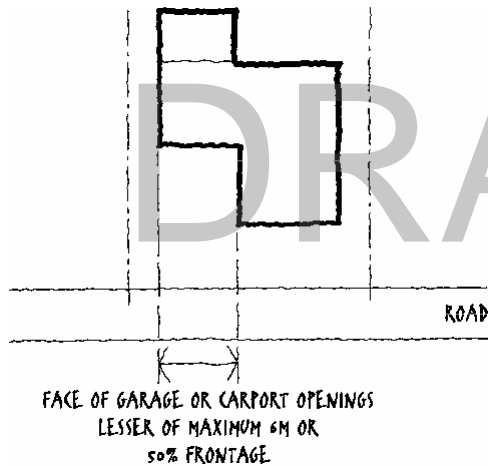
ACCEPTABLE SOLUTIONS

Figure 3



(iii) where adjacent buildings have road setbacks of 3m or less – any distance between the setbacks (Figure 3)

Figure 4



(b) For a **garage/carport** the minimum road setback is-

- (i) as for A1(a); and
- (ii) for a rectangular or near rectangular lot, the elevational dimension of openings facing the street is the lesser of 6m and 50% of the street frontage. (Figure 4)

PERFORMANCE CRITERIA

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Table A1

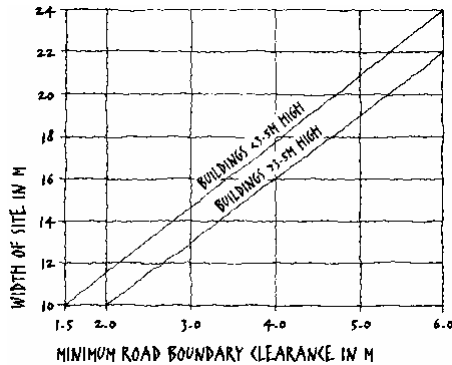
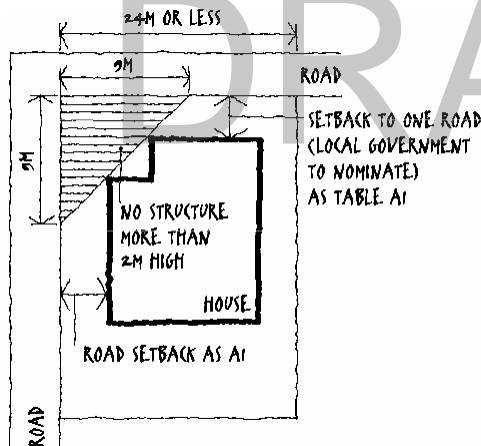


Figure 5



(c) For a ~~corner lot~~, the minimum ~~road setback~~ is-

(i) ~~as for A1(a); and (b) (i) and (ii); except~~

(ii) ~~where the average depth of the lot is 24m or less:~~

(A) ~~for the nominated road frontage as Table A1 (Figure 5); and~~

(B) ~~for the other road frontage as for A1; provided~~

(C) ~~no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages.~~

(d) For **structures** minimum road setbacks are as for A1(a), (b), and (c) except for –

(i) **swimming pools** where the minimum distance from the water to the road frontage is –

(A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or

**PERFORMANCE
CRITERIA**

**ACCEPTABLE
SOLUTIONS**

(B) ~~where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool, — no requirement; and~~

(ii) screens, fences, retaining walls or a combination of screens fences or retaining walls not more than 2m in height; and

(iii) roofed gatehouses and arches having a –

(A) maximum *area* of 4m²; and

(B) not more than 2m wide elevation to street; and

(C) not more than 3m in *height*.

P2 *Buildings and structures –*

(a) provide adequate daylight and ventilation to *habitable rooms*; and

A2 Development results in a minimum side boundary setback that is:

(a) 1m for habitable spaces; or

(b) 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of:

(i) 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or

(ii) 9m, where in the Low density residential zone or the Character residential zone; or

(c) 0m where:

(i) matching the extent of an existing built to boundary wall on the adjoining property for a lot under 300sqm; and

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(ii) on a lot with an average width of more than 7.5m in the Low density residential zone, Emerging community zone or the Low density residential sub-precinct of the Potential development area in the Rochedale urban community neighbourhood plan but only for non-habitable spaces, a maximum height of 3.6m and a maximum length of 9m or if greater than 9m in length, the wall steps in to a minimum of 1.5m from the side boundary for a minimum length of 3m and includes at least one window or door before continuing as a built to boundary for a maximum aggregate length of 18m (except where built to a pedestrian pathway);

(iii) 1.5 metres to a public

pedestrian pathway.

- (d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).

Development results in a minimum rear boundary setback that is:

- (a) 2.5 metres for a wall up to 4.5m high; and
(b) 4 metres for a wall over 4.5m high.

- (c) located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).

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The ~~side and rear boundary clearance~~ for a part of the ~~building or structure is~~

- (b) allow adequate light and ventilation to *habitable rooms* of *buildings* on adjoining *lots*.
(c) do not adversely impact on

- ~~(i) where the height of that part is 4.5m or less - 1.5m; and
(ii) where the height of that part is greater~~

**PERFORMANCE
CRITERIA**

the amenity and privacy of residents on adjoining *lots*.

**ACCEPTABLE
SOLUTIONS**

than ~~4.5m~~ but not more than 7.5m – 2m; and

~~(iii) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m.~~

(b) For a rectangular or near rectangular **narrow lot** with a 15m or less *frontage*, the minimum side and rear *setbacks* for that part are –

(i) where the *height* is not more than 7.5m – in accordance with **Table A2**; and

(ii) where the *height* is more than 7.5 m – 2m plus 0.5 m for every 3 m or part of 3m by which the *height* exceeds 7.5m.

(c) **Structures** may be exempted from A2 (a) and (b) where-

(i) the *structure* is not a deck, patio, pergola, verandah or the like other than one permitted under A2 (c) (v)

(ii) the *structure* is not used for entertainment, recreational purposes or the like

(iii) a screen, fence or retaining wall or a

Table A2

Road Frontage in metres	Side and Rear boundary clearances height in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

**PERFORMANCE
CRITERIA**

**ACCEPTABLE
SOLUTIONS**

combination of screens, fences of retaining walls not more than 2m high; or

(iv) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high.

(v) Subject to (ii), it is a pergola or other structure which is-

(A) not enclosed by walls or roofed; and

(B) not more than 2.4m in *height* at the boundary; and

(C) primarily ornamental or for horticultural purposes.

(d) **Subject to A2(c), class 10a buildings** or parts may be within the boundary clearances nominated in A2 (a) and (b) where-

(i) the *height* of a part within the boundary clearance is not more than 4.5m and has a *mean height* of not more than 3.5m; and

(ii) the total length of all *buildings* or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and;

DRAFT

**PERFORMANCE
CRITERIA**

**ACCEPTABLE
SOLUTIONS**

P3 Adequate open space is provided for recreation, service facilities and landscaping.

A3

- (iii) the class 10a *buildings* or parts within the boundary clearance are located no closer than 1.5m to a required *window* in a *habitable room* of an adjoining dwelling.
- (e) **Swimming pools** may be within the boundary clearances nominated in A2(a) and (b) where -
- (i) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and
- (ii) The top of the wall or fence is at least 1.0m above the top of the coping of the pool.

Development results in a maximum site cover of:

(a) 60% of the site area where the lot is 400m² or more; or

(b) 60% where the lot is 300m² or more and less than 400m²; or

(c) 70% where the lot is 200m² or more and less than 300m²; or

(d) 80% where the lot is less than 200m².

~~The maximum **area** covered by all *buildings* and *structures* roofed with impervious materials, does not exceed 50% of the *lot area*.~~

MP 1.1 – DESIGN AND SITING STANDARD FOR SINGLE DETACHED HOUSING – ON LOTS 450M² AND UNDER

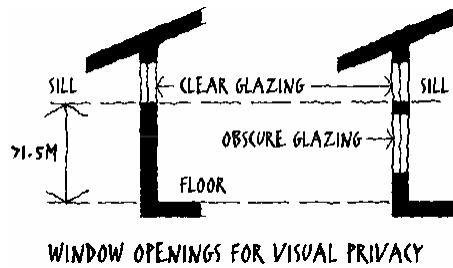
- | | |
|--|--|
| <p>P4 The <i>height</i> of a <i>building</i> is not to unduly –</p> <ul style="list-style-type: none">(f) overshadow adjoining houses; and(g) obstruct the outlook from adjoining <i>lots</i>. | <p>A4 For lot slopes-</p> <ul style="list-style-type: none">(a) up to 15%, the <i>building height</i> is not more than 8.5m; and(b) of 15% or more, the <i>building height</i> is not more than 10m. |
| <p>P5 <i>Buildings</i> are sited and designed to provide adequate visual privacy for neighbours.</p> | <p>A5 Where the distance separating a <i>window</i> or <i>balcony</i> of a <i>detached dwelling</i> from the side or rear</p> |

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PERFORMANCE CRITERIA

ACCEPTABLE SOLUTIONS

Figure 6



boundary is less than 1.5 m –

- (a) a permanent *window* and a balcony has a *window/balcony screen* extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
- (b) a *window* has a sill height more than 1.5m above the adjacent floor level, or
- (c) a *window* has obscure glazing below 1.5m (Figure 6).

P6 The location of a *building* or *structure* facilitates normal *building* maintenance.

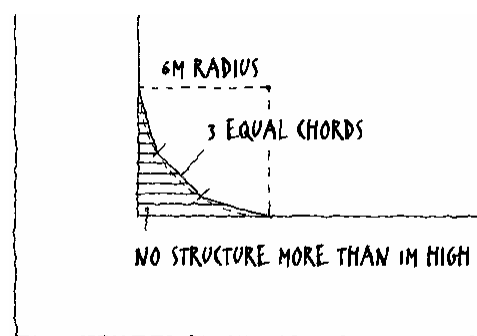
A wall is –

- (a) set back a minimum of 750mm from the side or rear boundary; or
- (b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting..

P7 The size and location of *structures* on corner sites provide for adequate sight lines.

Fences, screens, and retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (Figure 7).

Figure 7



ELEMENT 2 – SPACE FOR ON-SITE CAR PARKING

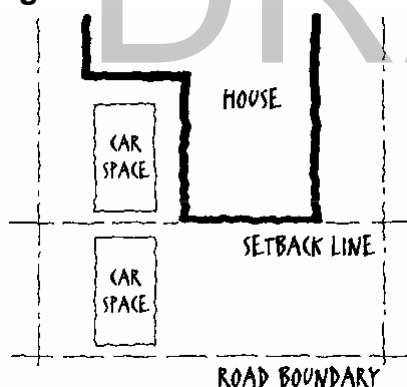
PERFORMANCE REQUIREMENTS

ACCEPTABLE SOLUTIONS

P8 Sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for –

- (a) the availability of public transport; and
- (b) the availability of on-street parking; and
- (c) the desirability of on-street parking in respect to the streetscape; and
- (d) the residents likelihood to have or need a vehicle.

Figure 8



A8 (a) For each *detached dwelling* space is provided for parking two vehicles on the *lot* and the space has –

(i) minimum dimensions as follows:

- (A) for a **single uncovered** parking space- 4.9m by 2.6m wide; and
- (B) for a **single covered** parking space- 5m by 3m wide; and
- (C) for a **double covered** parking space 5 by 5.5m wide; and
- (D) for a **single garage**- 6m by 3m wide internally; and
- (E) for a **double garage**- 6m by 5.7m wide internally.

(b) Car parking spaces maybe in tandem, provided one space is behind the *road setback* required under Element 1 (**Figure 8**).

ELEMENT 3 – OUTDOOR LIVING SPACE

**PERFORMANCE
CRITERIA**

**ACCEPTABLE
SOLUTIONS**

P9 A *detached dwelling* has its own individual outdoor living space which –

- (a) has suitable size and *slope* is to allow residents to extend their living activities outdoors; and
- (b) is available for the sole use of the residents of individual dwellings; and
- (c) is adequately separated from each other to provide visual privacy

A9 Each *detached dwelling* has a clearly defined outdoor living space which –

- (a) has an area of at least 16m²; and
- (b) has no dimension less than 4m; and
- (c) has access from a living *area*; and
- (d) Has a *slope* of not more than 1 in 10; and
- (e) provides visual privacy from another outdoor living space by a *window/balcony screen*

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