

Code Report

→ **Site**

163 Roxwell Street, **ELLEN GROVE**

→ **Proposal**

Secondary Dwelling within the Emerging
Community Zone

→ **Approvals**

Building Works – Development Permit

March 2026

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1. Development Use Code

1.1. Dwelling House Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development ensures that a building other than a dwelling house on the site: <ol style="list-style-type: none"> is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; is smaller in size and scale than the dwelling house; has the appearance of a building ancillary to the dwelling house; is occupied by no more than 1 household. 	AO1.1 Development comprises not more than one dwelling house and one secondary dwelling , each occupied by one household.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable The proposal involves a secondary dwelling. This dwelling will be occupied by no more than those prescribed under AO1.1.
	AO1.2 Any development for a secondary dwelling is: <ol style="list-style-type: none"> a maximum of 80m² in gross floor area; located within 20m of the dwelling house. 	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Refer to Section 6 – Performance Solutions within the Planning Report.
PO2 Development has a building height that: <ol style="list-style-type: none"> does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; is consistent with the building height of dwelling houses prevailing in the immediate vicinity; 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 a); may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. <p><i>Note—In interpreting PO2(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.</i></p>	AO2 Development 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 9.5m and: <ol style="list-style-type: none"> 2 storeys; or 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. <p><i>Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building.</i></p>	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable The building height of the dwelling will not exceed 9.5m and 1 storeys post works.

	<p>Editor's note—For the purposes of determining compliance with AO2 reference is to be made to section 1.7.7.</p>	
<p>PO3 Development has a building height that:</p> <ol style="list-style-type: none"> does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; is consistent with the building height of dwelling houses prevailing in the immediate vicinity. <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>A03 Development 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 11.5m and:</p> <ol style="list-style-type: none"> 3 storeys; or 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. <p>Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building.</p> <p>Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable Subject site is not located within the specified zone.</p>
<p>PO4 Development ensures that residents' vehicles are accommodated on site.</p>	<p>A04 Development provides a minimum number of on-site parking spaces comprising:</p> <ol style="list-style-type: none"> 1 car parking space for the dwelling house; 1 car parking space for any secondary dwelling on the same site. 	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable 2 car parking spaces are provided for the secondary dwelling</p>
<p>PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.</p>	<p>A05 Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable The proposed development will not adversely affect the adjoining properties.</p>
<p>PO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated</p>	<p>A06 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable</p>

<p>site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required 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><i>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.</i></p>	<p>site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>	<p>A roof-water drainage system connection is not required through an adjoining property for this development.</p>
<p>If for a site with an approved building envelope plan or development footprint plan</p>		
<p>PO7 Development is sited to complement and be consistent with the form and character of the local area, having regards to:</p> <ol style="list-style-type: none"> values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure; location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy; the impact of slope. 	<p>A07 Development has a footprint that fits entirely within the approved building envelope or development footprint plan.</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The site does not have an approved building envelope plan. As such, this criteria is not applicable.</p>
<p>If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan</p>		
<p>PO8 Development does not adversely impact on scenic features.</p>	<p>A08 Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The site is not identified within the nominated zones. As such, this criteria is not applicable.</p>

2. Neighbourhood Plan Code

2.1. Western Gateway Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	Responses
If in the Sumner precinct (Western gateway neighbourhood plan/NPP-001)		
The subject site is not identified within the nominated precinct. As such, this criteria is not applicable.		
If in the Wacol institutional precinct (Western gateway neighbourhood plan/NPP-002)		
The subject site is not identified within the nominated precinct. As such, this criteria is not applicable.		
Public domain		
The proposal does not involve public domain. As such, this criteria is not applicable.		

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