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APPLICATION REF
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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 one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one 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, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;
    ii. 3 storeys in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or the Medium density residential zone.
i. Development for a dwelling house, including a domestic outbuilding, on a lot less than 180m^2 ensures that:
    i. the siting of all buildings, including boundary setbacks and the location and extent of shared walls and built to boundary walls, provides:
        A. subtropical landscaping and functional private open space;
        B. amenity and privacy for residents of the dwelling and adjoining premises;
        C. separation and articulation of buildings to ensure significant access to natural light, sunlight and breezes for habitable and outdoor spaces.
    ii. the site cover results in a building bulk and scale that:
        A. positively contributes to the intended form and character of the local area;
        B. allows for a significant proportion of the site to be available for private open space and subtropical landscaping.
    iii. impervious areas are minimised to:
        A. facilitate restoration and maintenance of soil moisture to support vegetation growth, while reducing urban heat island effects and stormwater run-off;
        B. ensure the protection and establishment of private open spaces and subtropical landscaping.
    iv. a positive streetscape interface and presentation is provided through:
        A. an identifiable pedestrian entry to the dwelling;
        B. substantial visual engagement between the street and dwelling through the use of windows or balconies on the front building façade;
        C. articulation to the built form.
    v. the location and design of parking and manoeuvring areas results in:
        A. adequate space for the retention of existing street trees and the planting of new street trees;
        B. the provision of subtropical landscaping and open space;
        C. safety and amenity for residents on site;
        D. no adverse impacts on the safety and efficiency of the external road network;
        E. retention of on-street car parking spaces;
        F. covered car parking that does not form a dominant proportion of the street frontage.
    vi. refuse and recycling storage and collection areas are located and designed to minimise adverse visual or amenity impacts on residents,

neighbouring properties and the public realm.

9.3.8.3 Performance outcomes and acceptable outcomes

Table 9.3.8.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If on a lot that is 180m^2 or greater		
PO1 Development ensures that a building other than a dwelling house on a site: 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; d. 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. **AO1.2** Development for a secondary dwelling is: a. a maximum of 80m^2 in gross floor area; b. located within 20m of the dwelling house.	**Complies** Development is for one dwelling house. **N/A** There is no secondary dwelling as part of this application.
PO2 Development is of a bulk and scale that: a. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; b. does not create overbearing development for adjoining dwelling houses and their private open space; c. does not impact on the amenity and privacy of residents in adjoining dwelling houses; d. does not result in the loss of significant views or outlook of adjoining residents; e. provides for natural light, sunlight and breezes.	**AO2** Development is contained within: a. the building envelope for the site, created by applying: i. the acceptable outcome for maximum building height; ii. the acceptable outcome for front, rear and side boundary setbacks; iii. acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or b. the approved building envelope for the site to the extent of any inconsistency with (a).	**Complies with PO2** The proposed dwelling is non-compliant with the setback requirement for the built to boundary setback of the garage at 50mm and complies with the building envelope setbacks and height for all other elements of the dwelling. The proposed dwelling is consistent with and complements the built form of the dwellings existing in the stree and will not create overbearing development for adjoining dwelling residents or their private openspace. The development will not impact on any viewscape and will allow for the conveyance of natural light, sunlight and breezes within and around the site.

	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. Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.	
PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; 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); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. 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.	**AO3** Development: a. in the Low density residential zone, Character residential zone, 2 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: i. 2 storeys; or 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 b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). 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. Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7. 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	**Complies** The development is of two storeys and is compliant against the Coorparoo and district neighborhood plan.

	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. 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.	
PO4 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. 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.	**AO4** Development: a. in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m 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: i. 3 storeys; or ii. 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 b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). 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. Editor's note—For the purposes of determining compliance with AO4 reference is to be made to section 1.7.7. 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	**Complies** The dwelling will have a height of 5.98mm to the parapet at the southern side, the total building height is 7.85m to the top of the roof pitched at 22.5 degrees.

	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. 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.	
PO5 Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.	**AO5** Development results in a minimum street frontage setback that is: a. on the primary street frontage: i. 6m where all adjoining dwelling houses have a setback of 6m or more; or ii. 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 iii. 3m where there is no adjoining dwelling house; b. on a secondary street frontage: i. 1.5m; or ii. 0m 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 8m or less wide and a minor road; 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 d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Editor's note—For the purposes of determining compliance with AO5 reference is to be made to section 1.7.6.	**Complies** The dwelling will have a setback of 5.9m from the primary street frontage, the neighboring dwelling 52 Marquis St, has a primary frontage setback of 5.5m.

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; or ii. the adjoining property is 300m^2 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 300m^2 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 or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback	**Complies with PO6** Habitable spaces on the southern boundary are setback from the dwelling by 1258mm, with habitable spaces on the northern boundary are setback 1250mm. The garage proposes a setback of 50mm, for a length on boundary of 6.0m, with a height of 3028mm which is non-compliant with item (b) however this will comply with the PO. The adjoining dwelling is setback from the boundary at ~1.5m, the low maintenance wall of the garage will have no windows and will not impact on amenity and privacy of the residents and will allow for the conveyance of natural light, sunlight and breezes.

	less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Note—AO6(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. Editor's note—For the purposes of determining compliance with AO6 reference is to be made to section 1.7.6. Editor's note—For the purpose of satisfying AO6(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.	
PO7 Development provides a rear boundary setback that: a. provides for open space and landscaping; b. does not impact on the amenity and privacy of residents in adjoining dwelling houses; c. provides for natural light, sunlight and breezes.	**AO7** Development results in a minimum rear boundary setback that is: a. 6m, where on a lot with an average depth of more than 25m; or b. on a lot with an average depth of 25m or less: i. 3m, for a part of a building or structure up to 4.5m high; ii. 4.5m, for a part of a building or structure over 4.5m high. c. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b). Editor's note—For the purposes of determining compliance with AO7 reference is to be made to section 1.7.6.	**Complies** The rear setback is 6634mm from the outdoor alfresco area.
PO8 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.	**AO8** Development results in a maximum site cover of: a. 50% where the lot is 400m^2 or more; or b. 60% where the lot is 300m^2 or more and less than 400m^2; or c. 70% where the lot is 200m^2 or more and less	**Comply with PO8** The site cover is 52%, the alfresco area provides for 22.7m^2, as well as a setback of 6634mm providing open space to the rear boundary. This allows a balance of indoor and outdoor recreation and private open space.

	than 300m^2; or d. 80% where the lot is less than 200m^2. Editor's note—For the purposes of determining compliance with AO8 reference is to be made to section 1.7.6.	
PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.	**AO9.1** Development ensures that a built to boundary wall is: a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m^2; 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. Refer to Figure c and Figure d. 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 AO6. **AO9.2** Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: 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. Editor's note — For the purposes of satisfying AO9.2(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.	**Complies** The built to boundary is for a non-habitable garage, the adjoining lot is more than 300m^2, is for a garage is not within the front or rear boundary setbacks. **N/A** The property is not within the character zone precinct.

PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.	**AO10** 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. Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.	**Complies with PO10** The dwelling has a combined total length of 27.7m. The dwelling is domestic in scale, is not considered overbearing for adjoining dwelling house residents and provide significant rear openspace areas with a 3000mm wide single height outdoor alfresco area.
PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. Note—This performance outcome is not applicable for a rear lot.	**AO11** Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. Note—This acceptable outcome is not applicable for a rear lot.	**Complies** There is a window from the first-floor, bedroom 4 to the front street. There is a ground floor entrance porch to the front street on Marquis Street.
PO12 Development ensures that vehicle access and parking is accommodated on site with: 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.	**AO12.1** Development provides a minimum number of on-site car parking spaces comprising: 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. 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. **AO12.2** Development provides vehicular crossings that: 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).	**Complies** Development includes the construction of a double car garage; with tandem parking available on the driveway. **Complies** The maximum driveway crossover is 4m and will comply with the standard drawing.

PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.	**AO13.1** Development of a lot with any street frontage of: 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.	**N/a** The lot has a frontage width of 10.058m.
	AO13.2 Development involving tandem car parking is constructed in accordance with Figure e.	**N/a** Tandem car parking will be an informal arrangement as required.
	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—A013.3(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.	**Complies** The development proposes a garage door width of 4810mm. The garage is recessed by 1m behing the front setback and under the upper storey.
	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. Note—This acceptable outcome supersedes the street frontage setback requirements in AO5	**N/A** No car accommodation in sloping site
PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	**AO14.1** 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: 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: 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.	**Complies** All windows are offset to habitable rooms of adjoining dwelling homes to limit the direct outlook. There are no proposed decks and balconies on the upper storey, however the alfresco area will be screened appropriately.
	AO14.2 Development ensures that a roof deck or viewing	**N/A** No roof deck of viewing platform proposed.

	platform: 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.	**Complies** Windows will be screened appropriately. Council to acknowledge if more screening is required as part of DA conditions.
	AO14.3 Development incorporates screening devices that are: 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. Note—Screening devices may be hinged to facilitate emergency egress only.	
PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or 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. 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.	**AO15** Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or 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.	**N/A** No surface or roof water drainage connection is required to be made through an adjoining property.
If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B		
PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.	**AO16** Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in	**N/A** The proposed development is not for single storey adaptable housing construction.

	accordance with Table 9.3.8.3.B.	
PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by: 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.	**AO17.1** Development: 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. Editor's note—For the purposes of determining compliance with AO17.1 reference is to be made to section 1.7.6. **AO17.2** Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.	**N/A** **N/A**
Section B—If on a lot less than 180m^2		
PO18 Development has a building height that: a. achieves the intended outcome of the zone precinct; b. is designed to avoid a significant and undue adverse amenity impact to adjoining development; c. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; d. contributes to a cohesive streetscape and built form character; e. considers the topography of the area and site slope; f. maintains significant view points and corridors. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.	**AO18** Development has a maximum building height that: a. does not exceed 11.5m and 3 storeys; or b. is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A**

PO19 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. supports and protects residential amenity for residents and adjoining properties; c. provides access to sunlight, natural ventilation and breezes; d. provides for functional outdoor private open space; e. retains and protects significant vegetation or allows for establishment of large subtropical shade trees. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.	**AO19** Development has a maximum site cover: a. of 55%; or b. that is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A**
PO20 Development minimises impervious areas to: a. provide opportunities for subtropical landscaping, including the protection of existing and establishment of new trees; b. maintain and facilitate restoration of soil moisture to support vegetation growth; c. mitigate urban heat island impacts; d. manage and reduce stormwater run-off. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	**AO20** Development results in a maximum impervious area: a. of 70% of the total site area; or b. that is in accordance with an approved development footprint plan for the site. Note—In interpreting AO20, impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting in-ground, including: • roofed areas, manoeuvring areas, hardstand or swimming pools; • other areas covered by tiles, bricks, compacted gravel, artificial turf or concrete. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A**
PO21 Development has a building length that: a. is consistent with the form and character of the neighbourhood and street;	**AO21.1** Development ensures the combined total length of the building or building components: a. does not exceed 25m; or	**N/A**

b. reduces the appearance of bulk through changes in building depth, length and articulated form, including mid-building breaks; c. supports residential amenity of residents and adjoining properties, including access to natural light, ventilation and breezes; d. provides opportunities for functional private open space and subtropical landscaping to soften the built form; e. is designed to mitigate stormwater impacts. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	b. is in accordance with an approved development footprint plan for the site. Note—The total length of a building or building components includes garages, decks, balconies, verandahs and other projections. It does not include eaves or sunhoods. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO21.2 Development that results in a building length that exceeds 15m includes an open-to-sky mid-building break to one side boundary that: a. has a minimum dimension of: i. 3m by 3m; or ii. 2.5m by 4m; or b. is in accordance with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**N/A**
PO22 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to the ground storey from the street; d. facilitates subtropical landscaping to soften the built form from the street; e. maximises the opportunity to retain and protect significant vegetation; f. is consistent with the existing streetscape and setback pattern; g. ensures areas are provided for car parking on the site that are covered and:	**AO22.1** Development results in a front boundary setback in accordance with: a. the requirements set out in Table 9.3.8.3.C; or b. an approved development footprint plan for the site. Refer to Figure k and Figure l. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**N/A**
	AO22.2 Development, except where accessed by a rear lane, results in a front boundary setback to areas for covered car parking that: a. is a minimum of 5.5m; or	**N/A**

i. integrated and not a dominant feature of the development; ii. located to have minimal impact on sightlines and casual surveillance of streets or other public spaces; iii. located to avoid additional driveway car parking encroaching into the verge. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	b. is in accordance with an approved development footprint plan for the site. Refer to Figure k and Figure l. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
PO23 Development results in side boundary setbacks that: a. minimise the impact of development on the amenity and privacy of adjoining residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for natural light, sunlight and breezes; d. ensure stormwater run-off from the site and upslope catchments do not have an adverse impact on the safety of, or cause nuisance to properties; e. ensure infrastructure, services and utilities can be accessed and maintained. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset. Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the	**AO23** Development results in side boundary setbacks in accordance with: a. the requirements set out in Table 9.3.8.3.C; or b. an approved development footprint plan for the site. Refer to Figure k and Figure l. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	**N/A**

site, neighbouring properties and any external catchments during minor and major storm events.		
PO24 Development results in a rear boundary setback that: a. provides for functional private open space and subtropical landscaping; b. supports the separation of buildings to provide visual and acoustic privacy without reliance on screening; c. ensures access to natural light, sunlight and breezes for the dwelling and adjoining premises; d. retains and protects significant vegetation or allows for the establishment of large subtropical shade trees. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	**AO24** Development results in a rear boundary setback in accordance with: a. the requirements set out in Table 9.3.8.3.C; or b. an approved development footprint plan for the site. Refer to Figure k and Figure l. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	**N/A**
PO25 Development ensures built to boundary walls do not impact on the amenity or privacy of residents of adjoining premises. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.	**AO25.1** Development ensures that a built to boundary wall is: a. only for non-habitable rooms or spaces where the adjoining lot is more than 300m^2; b. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front (including secondary frontages) or rear boundary setbacks; d. located towards the front of the lot and separated, where on the side boundaries of a corner lot; e. a maximum wall height of 3m;	**N/A**

	f. low maintenance and constructed of pre-finished materials; or g. in accordance with an approved development footprint plan for the site. Refer to Figure c and Figure d. Note—Built to boundary walls are considered to be less than 900mm from the boundary for the purposes of this code. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO25.2 Development ensures a built to boundary wall: a. has a maximum length of 15m; or b. is in accordance with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**N/A**
PO26 Development that involves shared walls: a. does not negatively impact on the development potential, residential amenity or privacy of adjoining sites; b. reflects the existing pattern of the streetscape; c. is consistent with an abutting approved or lawfully constructed shared wall of an adjoining dwelling; d. is designed to mitigate stormwater impacts; e. incorporates a roof design that ensures the roof water shed cannot overflow into or be discharged into adjoining properties or the space between shared walls. Note—Shared walls refer to adjoining walls that are built on each side of a common boundary. A High-density Development Easement is required to manage the shared wall with the adjacent lot.	**AO26.1** Development ensures that shared walls located on one or more side boundaries have a maximum length that: a. is 20m, or 60% of the length of the side boundary, whichever is lesser; b. does not exceed the length of an abutting approved or lawfully constructed shared wall of an adjoining dwelling; or c. complies with an approved development footprint plan for the site. Refer to Figure m. Note—Shared walls refer to adjoining walls that are built on each side of a common boundary. A High-density development easement is required to manage the shared wall with the adjacent lot. Note—Length is the cumulative length of the wall on a side boundary, with each side measured separately. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be	**N/A**

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan. Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.	noted on a development footprint plan.	**N/A**
	AO26.2 Development ensures that shared walls have a maximum wall height that: a. is 11.5m; b. does not exceed the extent of an approved or lawfully constructed shared wall of an adjoining dwelling; or c. complies with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO26.3 Development locates a shared wall: a. on one side boundary; or b. on both side boundaries, only where the site has an average lot width of 9m or less and is not a corner lot; or c. in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	**N/A**
	AO26.4 Development ensures that a shared wall is: a. adjoining a shared wall on an adjoining lot; b. not located along a front or rear boundary; c. only located on one side boundary where a corner lot; d. constructed of pre-finished or low maintenance materials; or e. in accordance with an approved development footprint plan for the site.	**N/A**

	Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—To ensure that a shared wall remains low maintenance, a development that incorporates a roof design with deep overhangs which falls to the front and/or rear boundaries (ie. away from the boundary with the shared wall) is effective at ensuring roof water shed is not directed to adjoining properties or spaces between shared walls. Roof design with overhangs, avoiding parapet facades with box gutter or concealed eaves gutter details will mitigate the impacts of overflow.	
PO27 Development is designed to make a positive contribution to the streetscape and public spaces by: a. orientating buildings to the street frontage or public realm to facilitate casual surveillance of the street or public realm; b. providing an identifiable pedestrian entry to the dwelling; c. providing variation, articulation and visual interest in the built form.	**AO27.1** Development provides at least one pedestrian entry to the dwelling that is covered and visible from the street.	**N/A**
	AO27.2 Development provides windows or balconies on the facades facing the street.	**N/A**
PO28 Development provides for refuse and recycling storage and collection that is located and managed so that adverse impacts, including visual impacts, on residents, neighbouring properties and the public realm are minimised. Note—Refer to the Refuse planning scheme policy for further guidance. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	**AO28** Development provides refuse and recycling storage and collection areas in accordance with the Refuse planning scheme policy or an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Note—The Refuse planning scheme policy specifies requirements for residential refuse collection and storage for mobile garbage bins. Requirements for refuse collection include providing for sufficient refuse capacity, providing kerbside collection points and storage areas.	**N/A**
PO29 Development provides private open space that: a. maximises outdoor living opportunities that take advantage of Brisbane's subtropical climate; b. provides residents with functional private outdoor	**AO29** Development provides private open space that: a. is a minimum of 20% of total site area; b. has a minimum dimension of 3m by 3m or 2.5m by 4m;	**N/A**

space; c. provides opportunities for subtropical landscaping; d. reduces the site's impervious area; e. is located to enhance amenity and liveability for residents. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	c. incorporates a private open space that is directly accessible from a main internal living space; or d. is in accordance with an approved development footprint plan for the site. Note—The measurement of private open spaces must not include areas for bin storage or utilities such as hot water systems, air-conditioning units, rainwater tanks or other utilities. Note—Private open space can either be covered or uncovered and can form one or multiple spaces. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
PO30 Development provides for on-site car parking that: a. maximises opportunities for visual engagement and passive surveillance between the dwelling and the street or public realm; b. minimises the extent of hardstand, parking and garage areas visible from the street; c. where providing 2 car parking spaces, is arranged in a tandem configuration, unless accessed by a rear lane; d. where for covered car parking, does not form a dominant proportion of the street frontage. Note—For further guidance refer to the Transport, access, parking and servicing planning scheme policy. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	**AO30** Development provides on-site car parking spaces that: a. is 1 car parking space for the dwelling house; b. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage; c. where providing 2 spaces, are in a tandem arrangement; or d. is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Note—Any covered car parking is to comply with setbacks in AO22.2.	**N/A**
PO31 Development ensures that vehicle crossovers and driveways are designed and located to avoid adverse impacts to: a. the opportunity for on-street parking; b. retention of existing street trees or planting of new street trees; c. the character and amenity of the street, including	**AO31.1** Development provides a vehicle crossover and driveway in accordance with an approved development footprint plan, where existing, for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome is not required. **AO31.2**	**N/A** **N/A**

through excessive impervious surfaces; d. the safety and convenience for residents, adjoining lots, visitors and service providers; e. the provision of vehicle crossovers and driveways on adjoining lots. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.	Development provides a vehicle crossover that: a. has a maximum crossover width of: i. 2.5m where servicing 1 dwelling (excluding apron taper width); or ii. 4m where servicing 2 dwellings (excluding apron taper width); or b. is in accordance with an approved development footprint plan for the site; c. complies with BSD-2022 - Sheet 2; d. complies with standard drawing BSD-2024 (where 3.75m verge width) or BSD-2025 (where 4.25m verge width). Note—The crossover width is to be measured at the kerb and street side of any constructed footpath on the verge. Driveways may widen to 3m at the property boundary where servicing 1 dwelling/lot or 5m at the property boundary where servicing 2 or more lots, as per BSD-2022 - Sheet 2. Note—Where demonstrating compliance with PO28, AO28.1 and AO28.3 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.	
	AO31.3 Development locates and designs a single or combined vehicle crossover and driveway to provide: a. a minimum radius clearance from the trunk of an existing street tree to any part of the crossover/driveway (including apron tapers) of: i. 3m where a buttress tree; or ii. 2m; b. a minimum clearance of 4m between crossovers (including apron tapers) to facilitate new street tree planting; c. a minimum of 2m for a bin collection area on the verge; or d. in accordance with an approved development footprint plan for the site. Refer to Figure n. Note—Where demonstrating compliance with PO28, AO28.1 and	**N/A**

	AO28.3 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan. Note—Buttress trees require a greater clearance to crossovers. Applicants must submit a vehicle crossover/driveway proposal plan to Council showing adequate clearance to buttress tree roots to the satisfaction of a suitably qualified arborist or Council delegate. Note—A bin collection area is to be in compliance with the Refuse planning scheme policy.	
	AO31.4 Development locates and designs a single or combined vehicle crossover and driveway to provide a minimum of 5.4m between crossovers (including apron tapers) for on-street parking, or in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A**
	AO31.5 Development provides a combined vehicle crossover for every two reconfigured lots, except a corner lot with access to an alternative minor road, or in accordance with an approved development footprint plan for the site. Refer to Figure o. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.	**N/A**
PO32 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	**AO32.1** 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: 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:	**N/A**

	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.	
	AO32.2 Development ensures that a roof deck or viewing platform: a. is set back at least 1.5m from the side boundary, where there is no shared wall; b. has a floor level 1.5m less than the height of the roof.	**N/A**
	AO32.3 Development incorporates screening devices that are: 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. Note—Screening devices may be hinged to facilitate emergency egress only.	**N/A**
PO33 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is	**AO33** Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is	**N/A**

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. 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.	required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	

Table 9.3.8.3.B—Adaptable housing elements

Item	Detail
Dwelling access	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.
Design of dwelling and associated external areas	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. b. Dwellings are designed in accordance with AS 4299-1995: Adaptable housing with respect to sufficient circulation space for a wheelchair to manoeuvre. c. All doorways and manoeuvring space around doorways are a minimum of 0.85m. d. Where possible, the dwelling unit is open plan, but any hallways are at least 1.2m wide. e. The kitchen is open plan, with a minimum approach horizontal clearance of 1.55m in front of all benches, storage and fixed appliances. 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. 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. 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. i. Any staircases are adjacent to a load-bearing wall, to facilitate installation of a wheelchair stair lift.

Notes—
- 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.

Table 9.3.8.3.C—Boundary setbacks for lots less than 180m^2

Lot depth	Minimum boundary setback (m)				
	Front[1]		Rear		Side
	To balcony	To wall	To balcony	To wall	
Lot depth less than 15m	3	3[2]	3	4	1
Lot depth between 15m and 18m	3	3[2]	4		1
Lot depth greater than 18m and up to 25m	3	4[2]	4	6	1
Lot depth greater than 25m	4	6[2]	4	6	1
Where located on a corner lot	2.5[2]; or 1.5 to a secondary street frontage		—		1

Notes—
[1] Where lot is accessed from a rear lane, reduced setbacks of 0.5m to non-habitable spaces and 1m to habitable spaces apply to the rear lane frontage.
[2] In accordance with AO22.2, a setback of 5.5m to covered car parking is required.

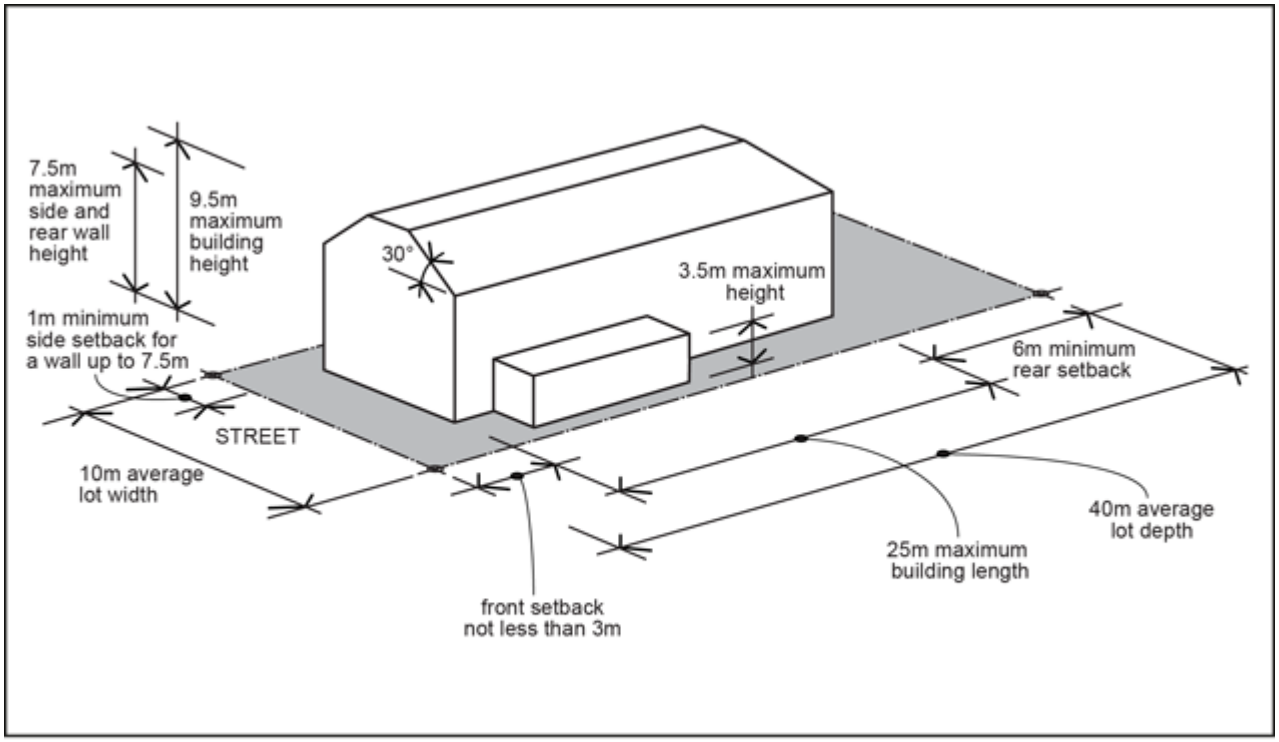


Figure a—Building envelope for a typical 405m² (16 perch) lot with one street frontage in the Low density residential zone

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

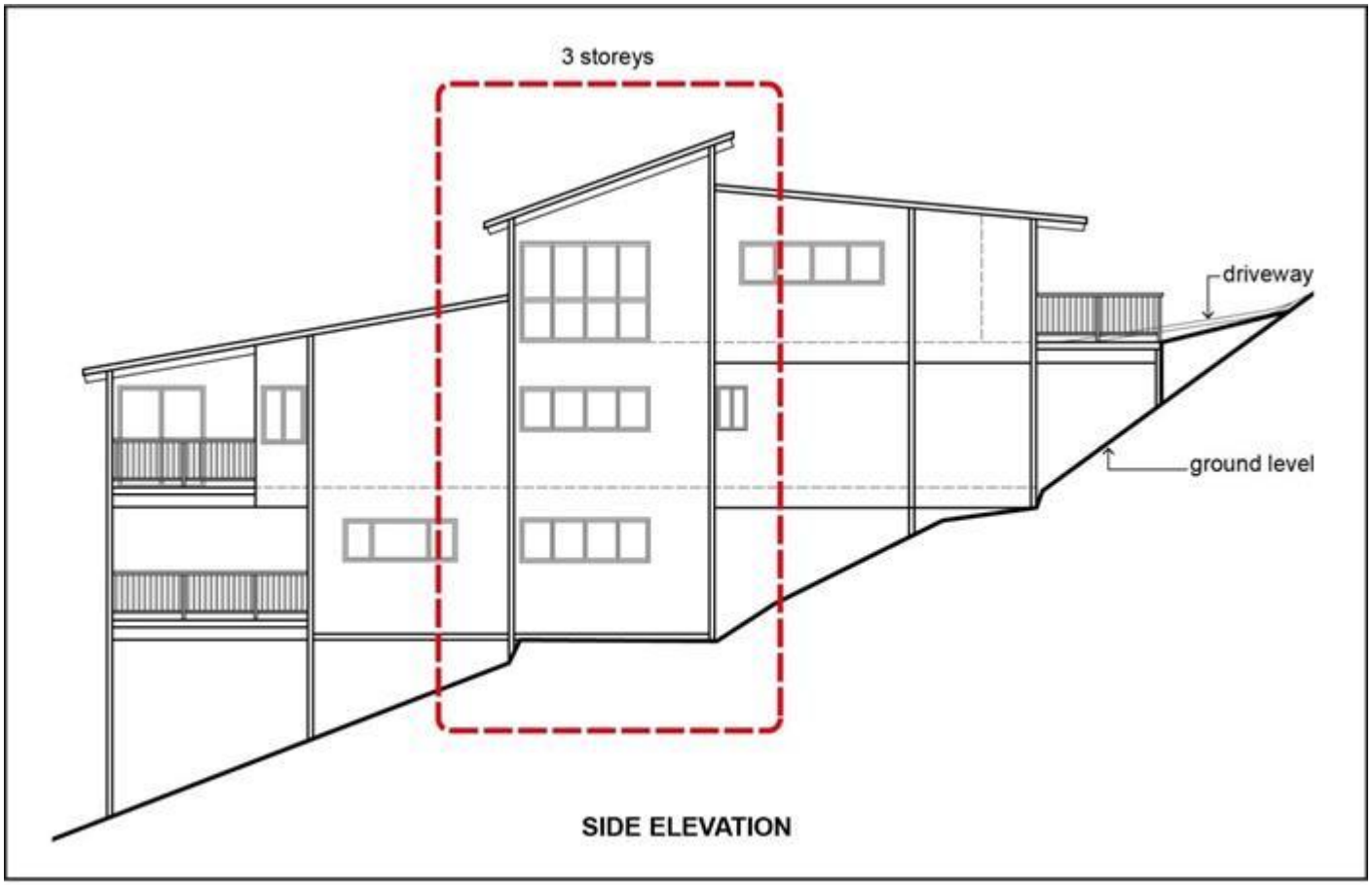


Figure b—Predominantly 2 storey dwelling addressing local circumstances of topography

View the high resolution of Figure b—Predominantly 2 storey dwelling addressing local circumstances of topography

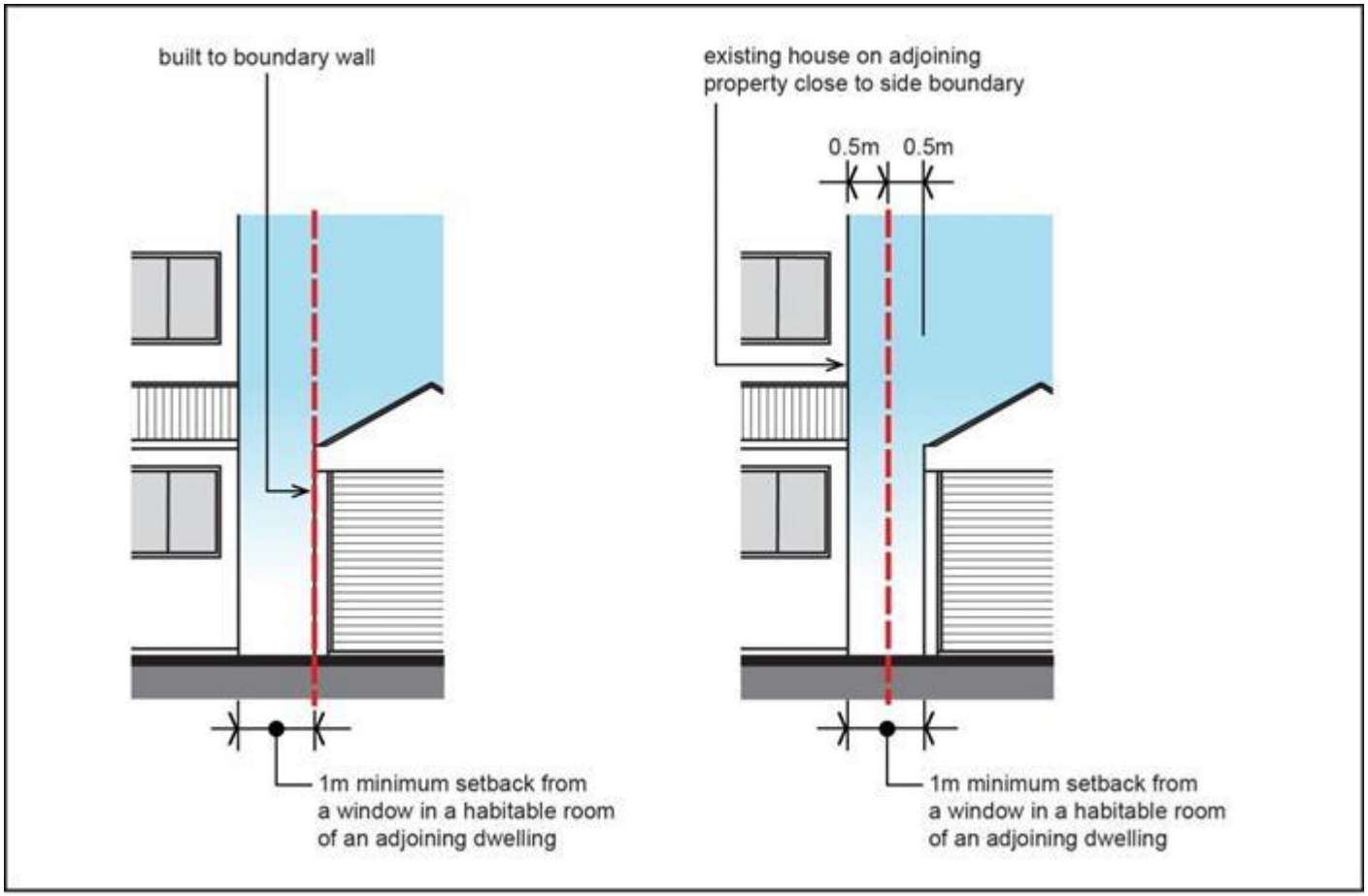


Figure c—Built to boundary walls

View the high resolution of Figure c—Built to boundary walls

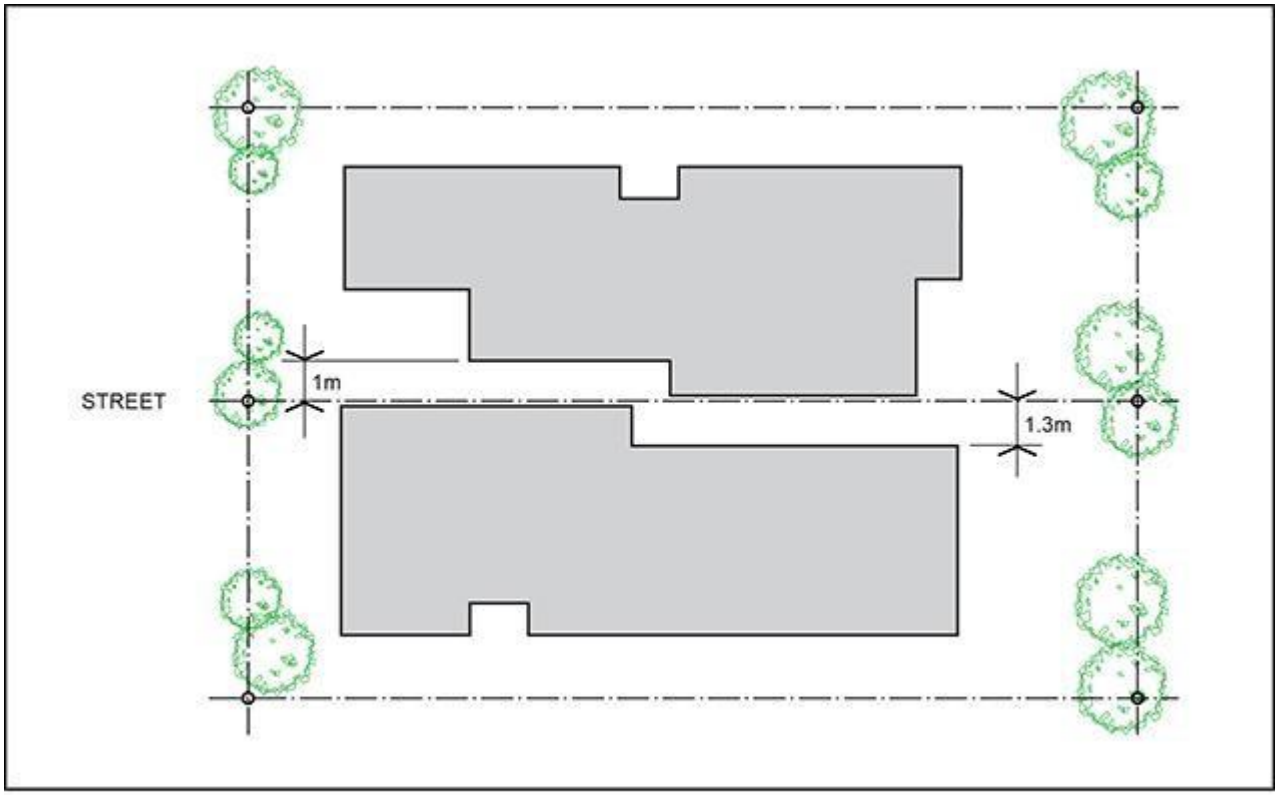


Figure d—Example of two dwelling houses built to the same boundary

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

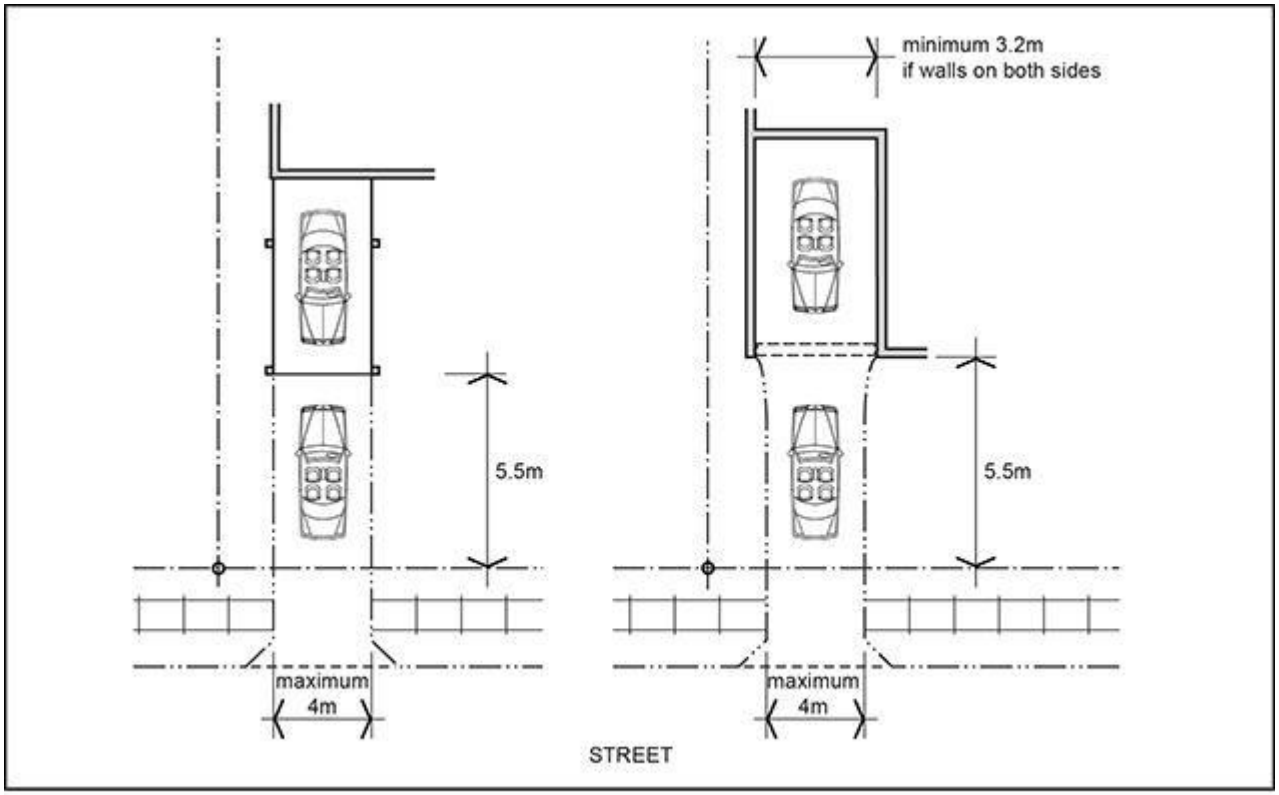


Figure e—Tandem design, including minimum dimensions for car parking

View the high resolution of Figure e—Tandem design, including minimum dimensions for car parking

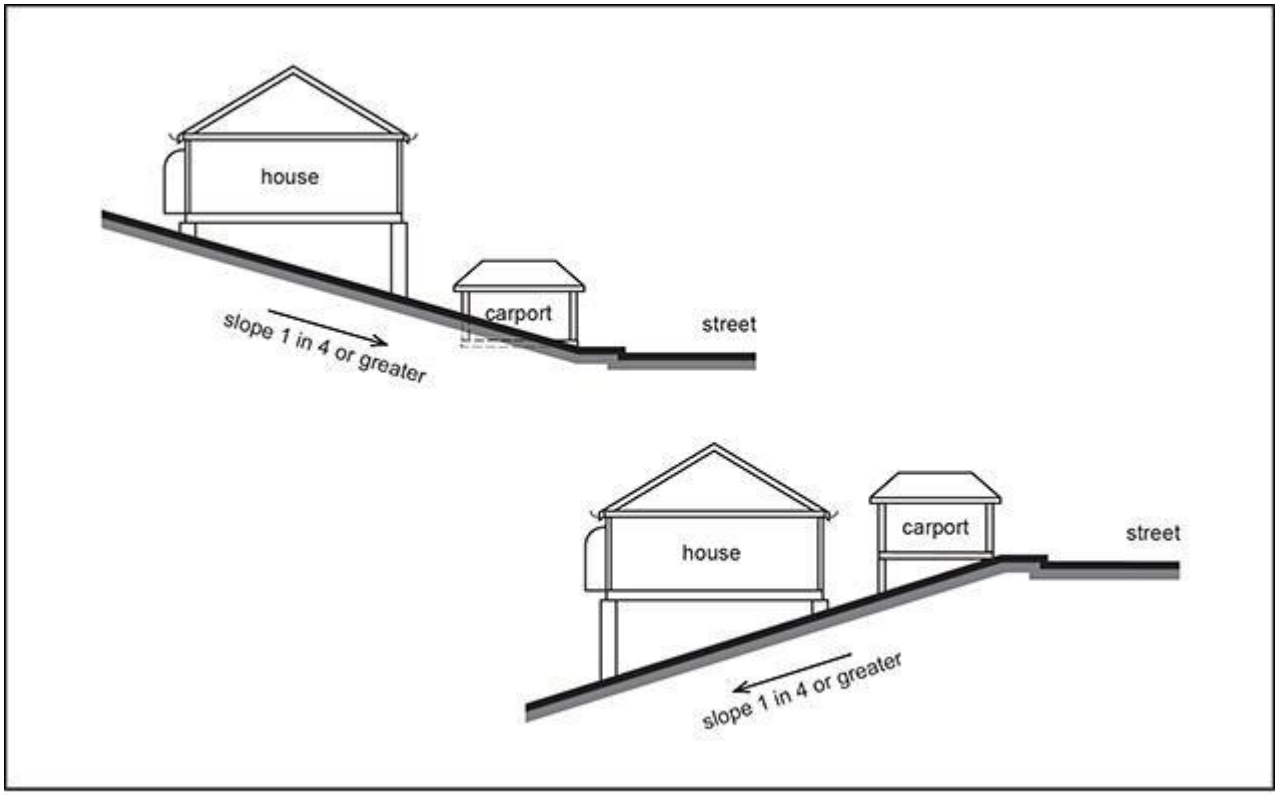


Figure f—Car accommodation on steep slope

View the high resolution of Figure f—Car accommodation on steep slope

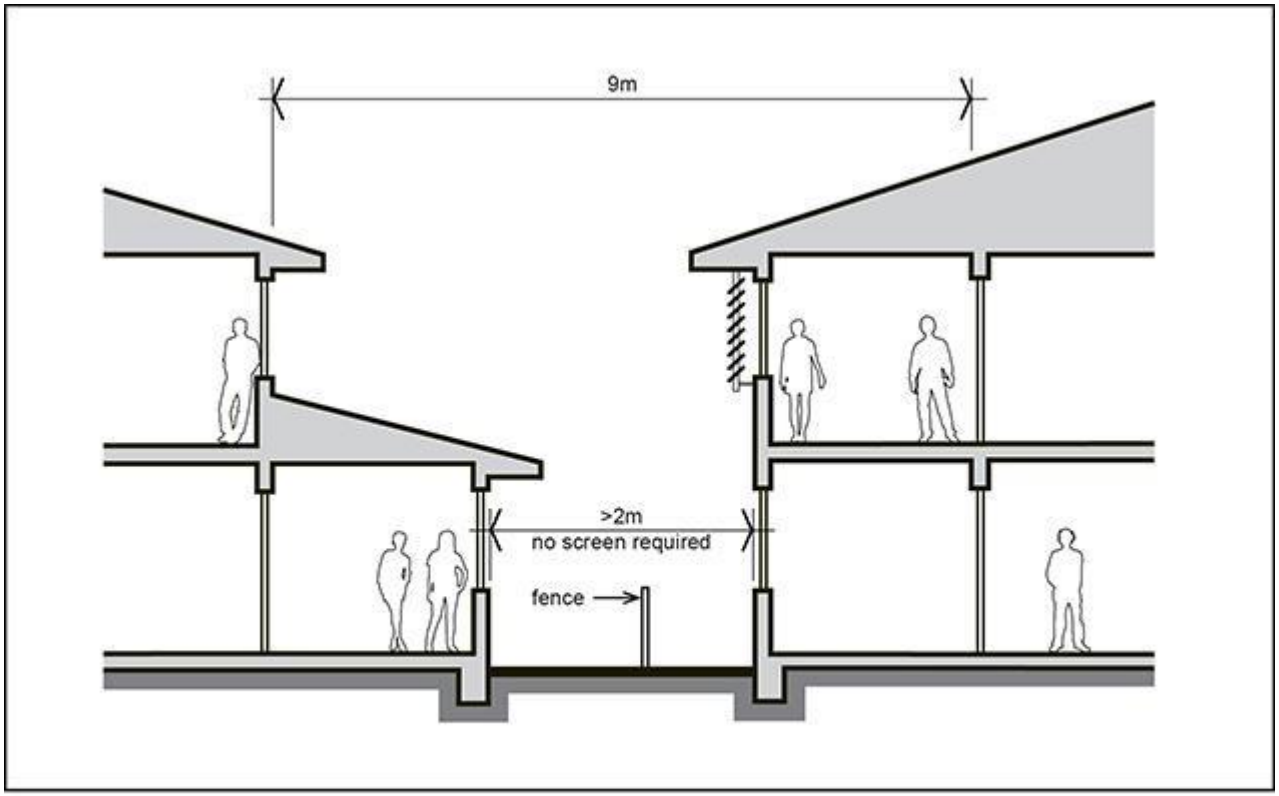


Figure g—At ground floor level, no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground level, no screen is required where a minimum 9.0m setback from neighbouring window occurs.

View the high resolution of 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.

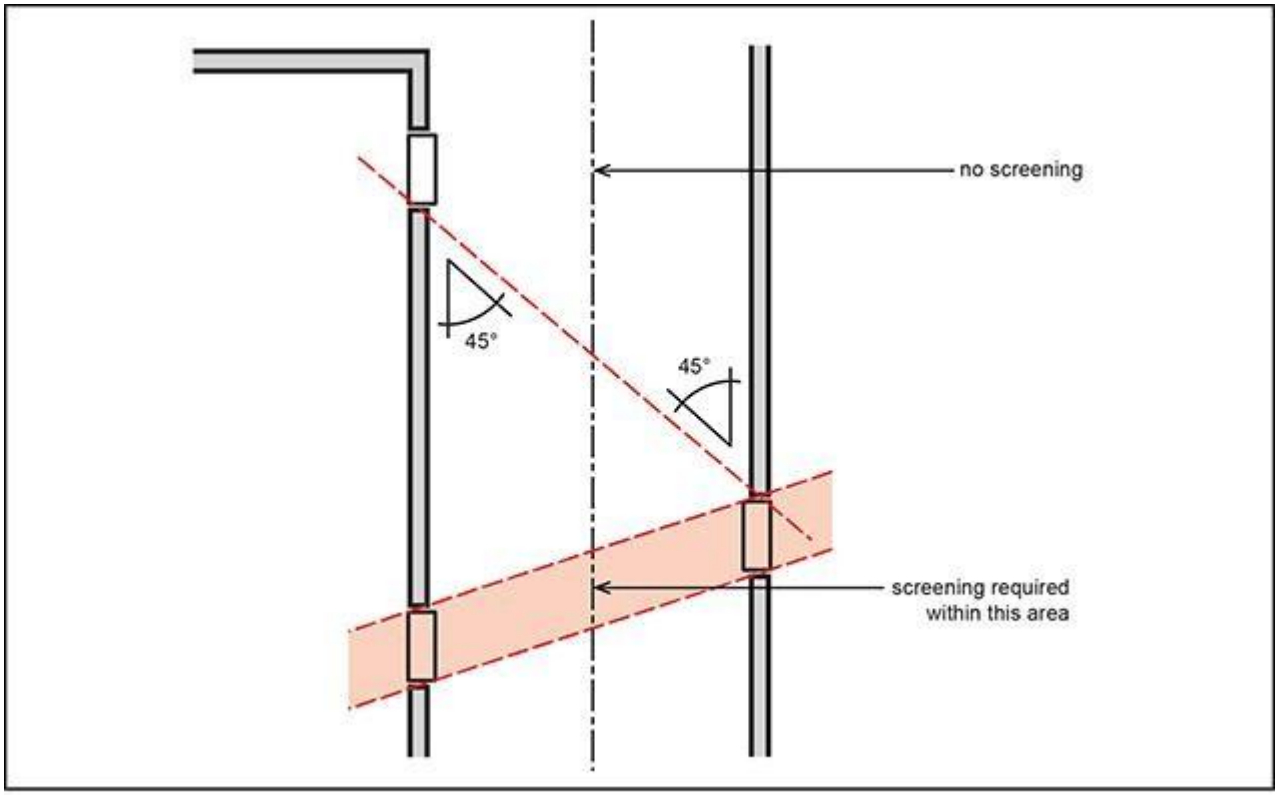


Figure h—Adequate screening will be provided unless separation between windows is achieved

View the high resolution of Figure h—Adequate screening will be provided unless separation between windows is achieved

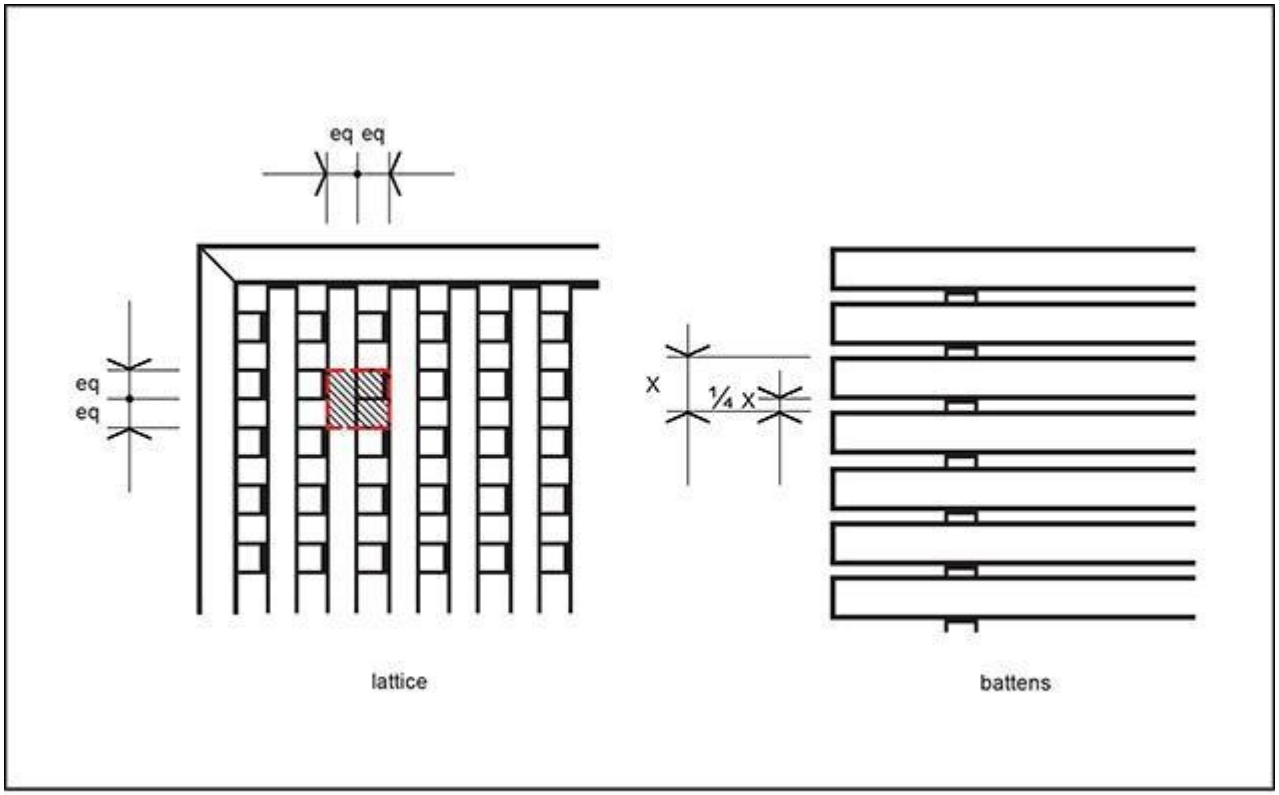


Figure i—Privacy screening

View the high resolution of Figure i—Privacy screening

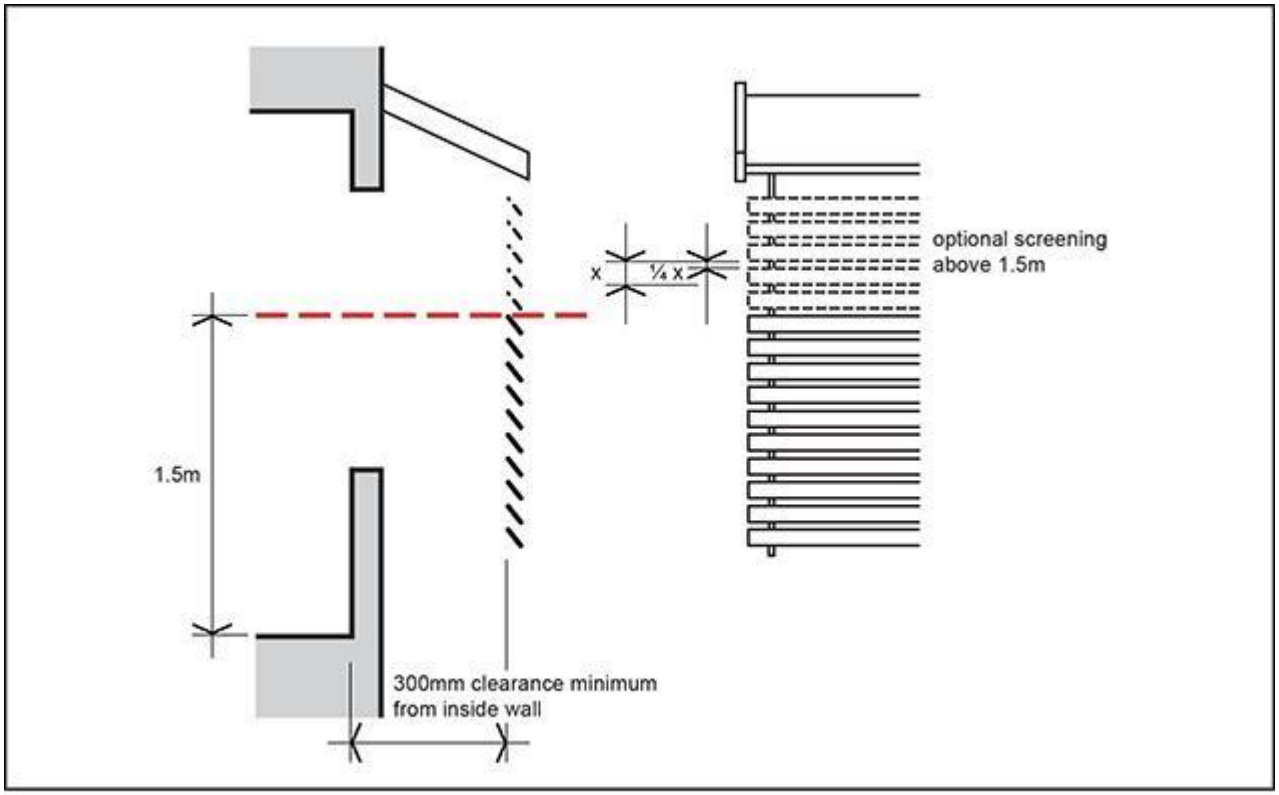


Figure j—Privacy screening requirements

View the high resolution of Figure j—Privacy screening requirements

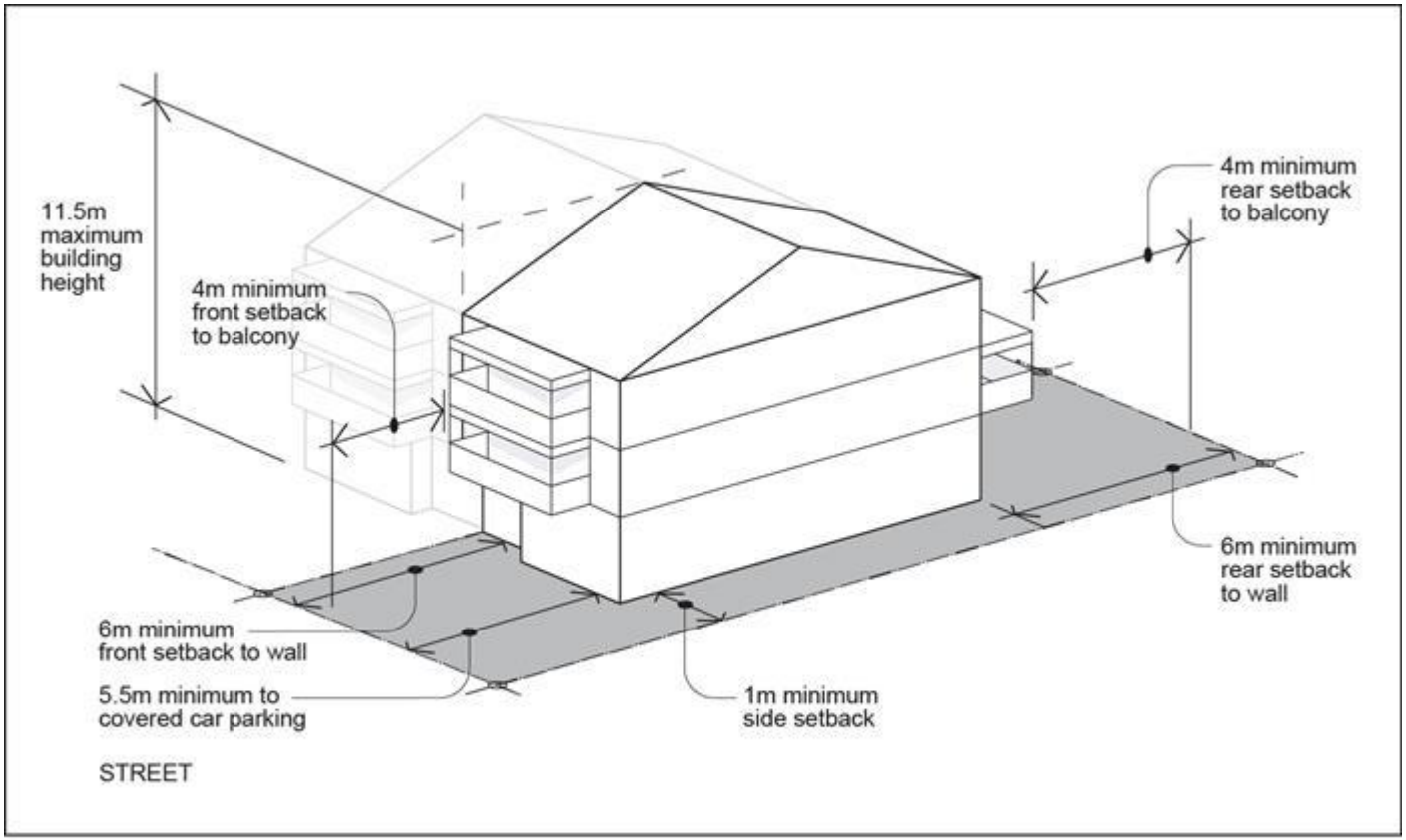


Figure k—Building envelope for lots under 180m² with a lot depth greater than 25m

View the high resolution of Figure k—Building envelope for lots under 180m2 with a lot depth greater than 25m

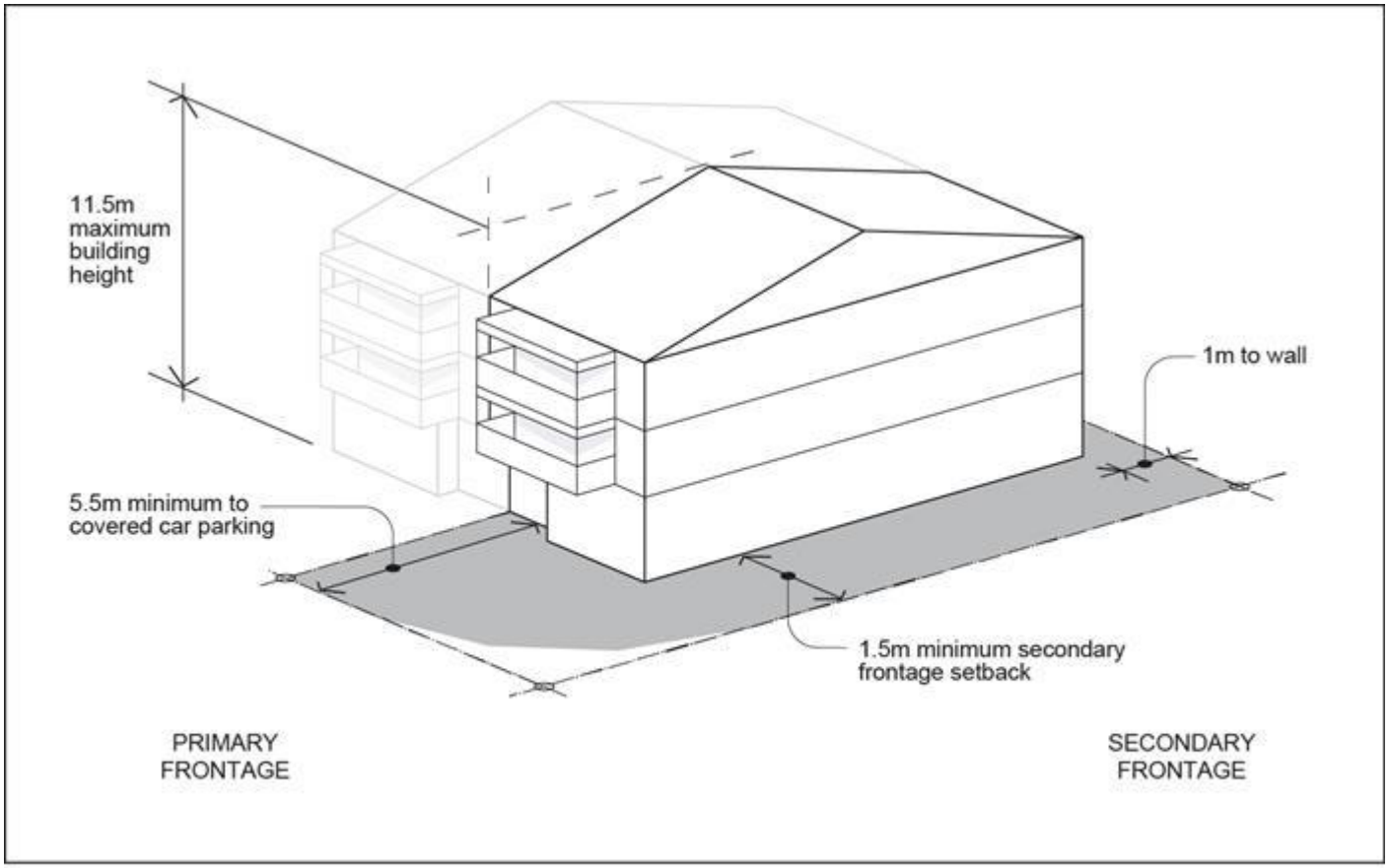


Figure I—Building envelope for lots under 180m² (corner lot)

View the high resolution of Figure I—Building envelope for lots under 180m2 (corner lot)

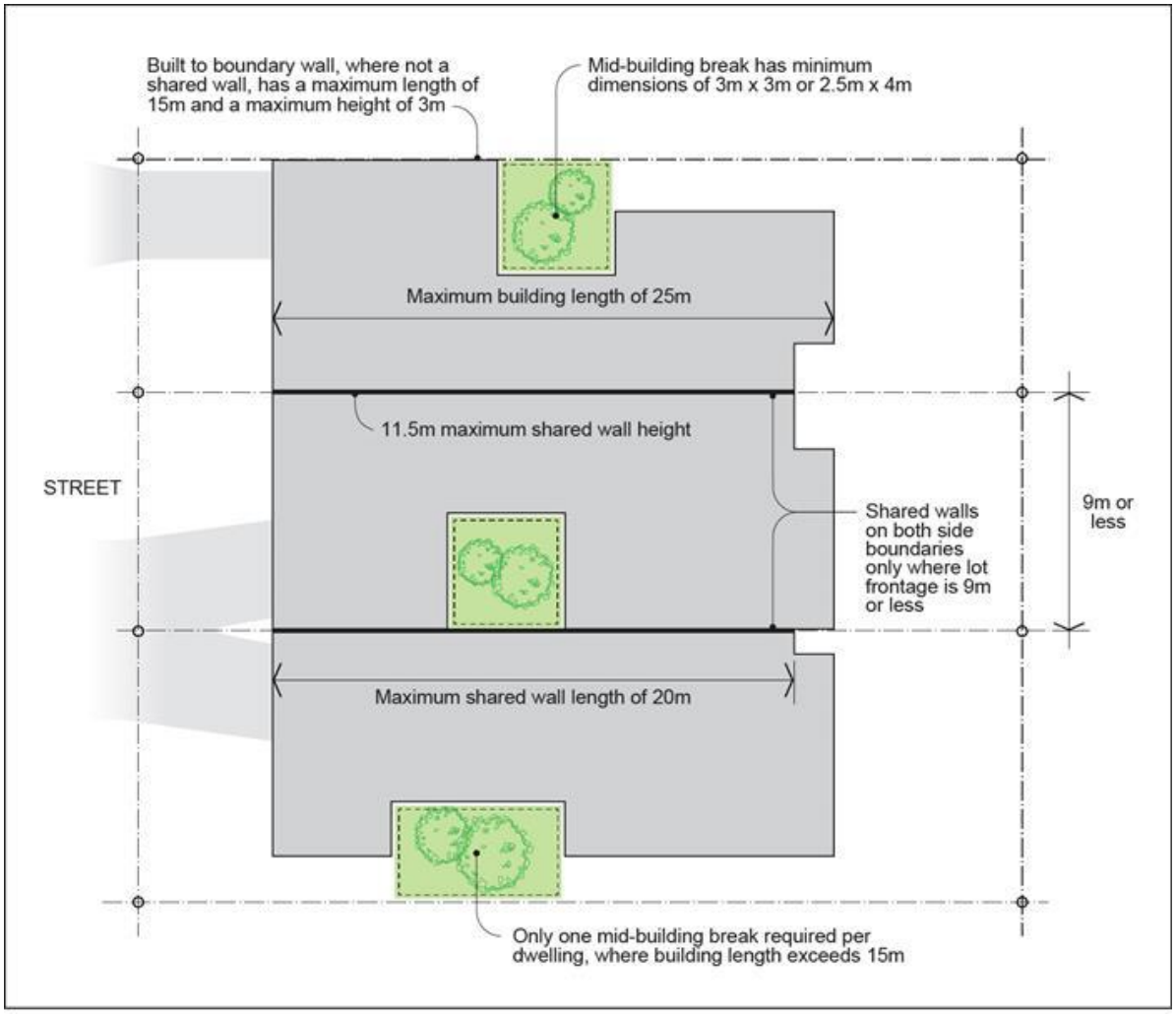


Figure m—Example of shared walls for lots under 180m²

View the high resolution of Figure m—Example of shared walls for lots under 180m2

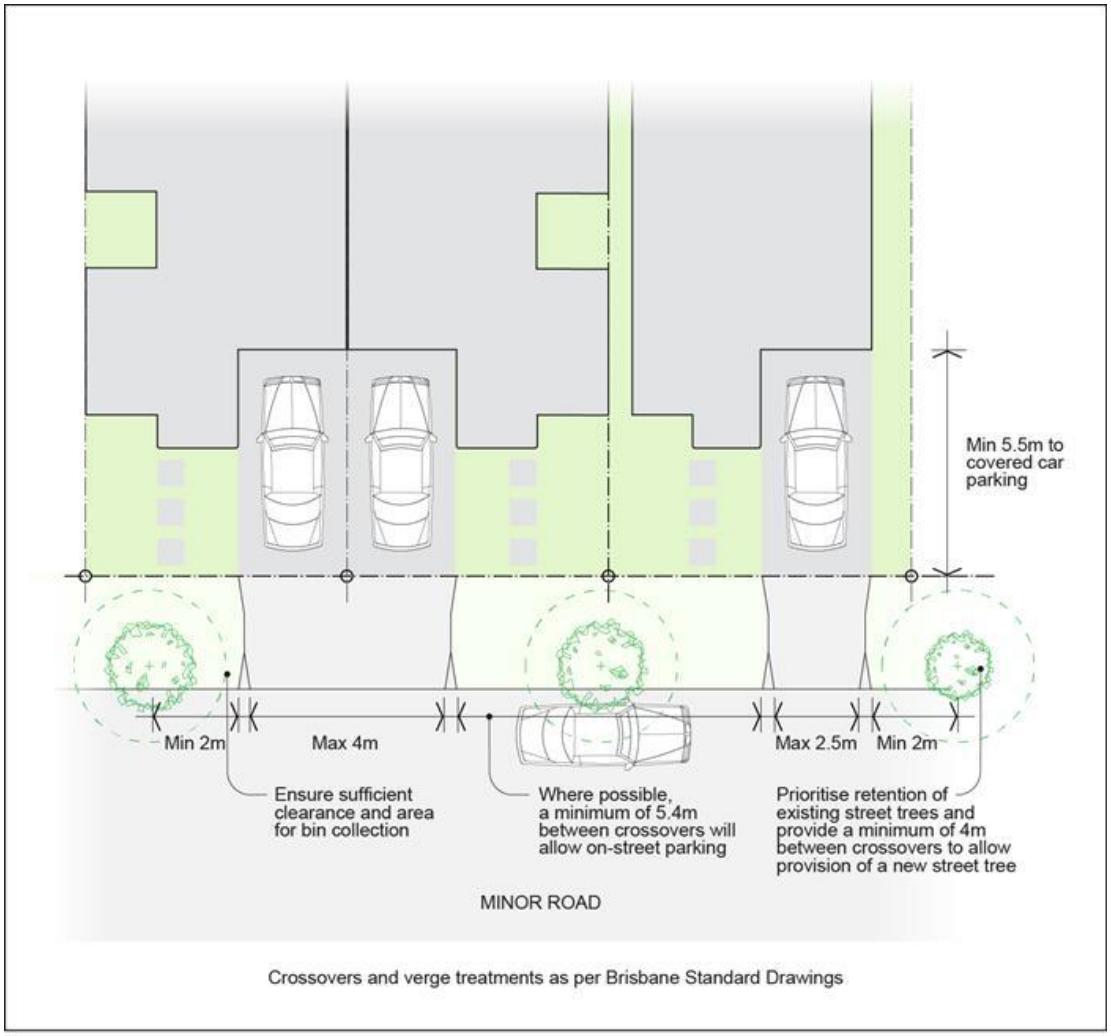


Figure n—Example of a streetscape layout for multiple adjoining lots less than 180m²

View the high resolution of Figure n—Example of a streetscape layout for multiple adjoining lots under 180m2

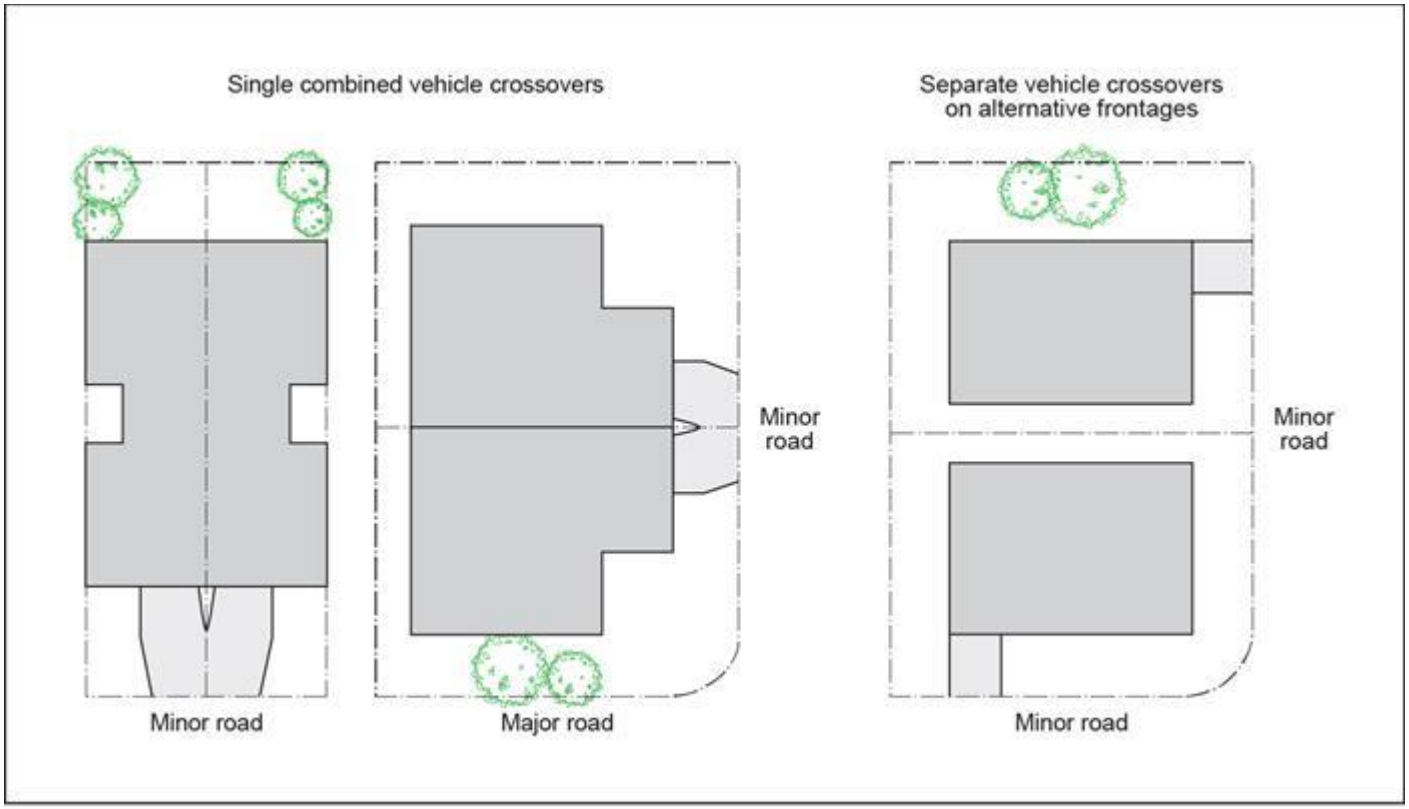


Figure o—Example crossover arrangements

View the high resolution of Figure o—Example crossover arrangements

7.2.3.10 Coorparoo and districts neighbourhood plan code

7.2.3.10.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Coorparoo and districts neighbourhood plan area if:
    a. Assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
    b. Impact assessable development.
2. Land in the Coorparoo and districts neighbourhood plan area is identified on the NPM-003.10 Coorparoo and districts neighbourhood plan map and includes the following precincts:
    a. Logan Road precinct (Coorparoo and districts neighbourhood plan/NPP-001):
        i. Logan Road 5-6 storey sub-precinct (Coorparoo and districts neighbourhood plan/NPP 001a);
        ii. Logan Road 3 storey sub-precinct (Coorparoo and districts neighbourhood plan/NPP 001b).
    b. Greenslopes Private Hospital precinct (Coorparoo and districts neighbourhood plan/NPP-002);
    c. Stephens Mountain precinct (Coorparoo and districts neighbourhood plan/NPP-003):
        i. Stephens Mountain reserve sub-precinct (Coorparoo and districts neighbourhood plan/NPP-003a);
        ii. Stephens Mountain west sub-precinct (Coorparoo and districts neighbourhood plan/NPP 003b).
    d. Earl Street precinct (Coorparoo and districts neighbourhood plan/NPP-004).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

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

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.82.A, Table 5.9.82.B, Table 5.9.82.C and Table 5.9.82.D.

Note—Significant vegetation is defined in the Vegetation Planning Scheme Policy.

7.2.3.10.2 Purpose

1. The purpose of the Coorparoo and districts neighbourhood plan code is to provide finer-grained planning at a local level for the Coorparoo and districts neighbourhood plan area.
2. The purpose of the Coorparoo and districts neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
    a. A mix of housing densities and types serves the needs of the community, including the neighbourhood plan area's young adult and elderly populations, as well as key workers, particularly in proximity to major employment nodes, centres and major public transport nodes and corridors.
    b. Identified character housing and traditional character streetscapes are retained and protected.

c. Development reinforces the development of discrete centres along the Logan Road corridor with a diverse mix of land uses.
d. Higher-intensity residential uses cluster in and around each centre, contributing to their vitality and viability.
e. Development demonstrates high-quality built form and public realm outcomes that contribute to a strong sense of place and the creation of high quality streetscapes.
f. The ecological, landscape and visual values of Stephens Mountain are retained.
g. Remnant vegetation on Stephens Mountain is protected.
h. Development of the Greenslopes Private Hospital respects the setting of a predominantly residential locality and maximises accessibility between the hospital and the Greenslopes Busway station.
i. Development on Newdegate Street between Denman Street and Headfort Street provides a mix of centre and community activities that is complementary to the Greenslopes Private Hospital.
j. Development is of a height, scale and form which is consistent with the amenity, character and infrastructure assumptions intended for the relevant precinct, sub-precinct or site.
k. Development adjacent to public spaces is designed to increase casual surveillance and activation of the public space.

4. Logan Road precinct (Coorparoo and district neighbourhood plan/NPP-001) overall outcomes are:
   a. The Logan Road precinct accommodates residential and commercial growth along Logan Road.
   b. Development within the District centre zone has a focus on centre activities that promote active street frontages while also accommodating complementary residential uses.
   c. Development within the Mixed use zone incorporates centre activities or residential uses that support the growth in the District centre zone and maintain an active street frontage.
   d. The Medium density residential zone provides for a mix of dwelling types.
   e. Development reinforces the built form character of Logan Road as a commercial main street, and transitions sensitively to adjoining uses within lower density residential zones.
5. Greenslopes Private Hospital precinct (Coorparoo and district neighbourhood plan/NPP-002) overall outcomes are:
   a. Development in the Greenslopes Private Hospital precinct allows for the continued operation and intensification of the hospital within its current site area.
   b. The expansion of the hospital and associated medical activities into the surrounding residential area is not supported.
   c. Development minimises adverse impacts to the surrounding residential environment.
   d. Building bulk, scale and height around the perimeter of the site incorporates a sensitive transition to the surrounding residential area.
   e. Residential activities such as short-term accommodation and other uses that support the functions of the hospital are appropriate in this precinct.
   f. Development does not include car parking adjacent to Denman Street and Newdegate Street frontages, and car parking is sleeved by office or other uses that activate the street frontage and contribute to passive surveillance.
   g. Development provides for:
      i. high-quality urban design, particularly for those buildings that are highly visible from surrounding suburbs and major transport thoroughfares such as the Pacific Motorway and the South East Busway;
      ii. active street frontages, particularly to Newdegate and Denman Streets, such as associated medical activities and where possible, hospital functions that are accessible for pedestrians and address the street frontage;
      iii. a range of design techniques and other measures encouraging surveillance of public streets and spaces to improve pedestrian and cyclist safety;

iv. active and public transport integration between the site and the nearby cycle links and the Greenslopes Busway station.

6. Stephens Mountain precinct (Coorparoo and districts neighbourhood plan/NPP-003) overall outcomes are:
   a. Development is designed to retain the landscape, habitat and ecological values of Stephens Mountain.
   b. Development is sensitive to the natural topography and complements the natural values of Stephens Mountain.
   c. Stephens Mountain reserve sub-precinct (Coorparoo and districts neighbourhood plan/NPP-003a) overall outcomes are:
      i. development is designed to complement the scenic landscape and contributes to passive recreation values.
   d. Stephens Mountain west sub-precinct (Coorparoo and districts neighbourhood plan/NPP-003b) overall outcomes are:
      i. any future development must be in accordance with an approved structure plan which considers the entire area zoned Emerging community;
      ii. development located on the area zoned Emerging community, has consideration of the development constraints and does not adversely affect the character or environmental value of the land;
      iii. development provides for land uses that provide an active frontage to the Greenslopes Busway station and plaza.
7. Earl Street precinct (Coorparoo and districts neighbourhood plan/NPP-004) overall outcomes are:
   a. The precinct accommodates primarily multiple dwelling uses.
   b. Development facilitates all-abilities access to public transport infrastructure, including Greenslopes Busway station, by creating comfortable and safe active transport and streetscape networks.
   c. Development increases casual surveillance, activation and access to sporting fields and open space at Thompson Estate Reserve.
   d. Development respects and enhances the visual prominence of the expansive sporting fields and open space at Thompson Estate Reserve.
   e. Development incorporates subtropical architecture with high-quality design.
   f. Development maintains a human-scale streetscape and promotes activation of the street through the location of parking, servicing and vehicle entrances.

7.2.3.10.3 Performance outcomes and acceptable outcomes

Table 7.2.3.10.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand;	**AO1** Development complies with the number of storeys in Table 7.2.3.10.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. Note—Council's Independent Design Advisory Panel may be invited to	**Complies** The dwelling will be a two storey construction.

b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed so as not to cause a significant and undue adverse amenity impact to adjoining development.	provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy.	
PO2 Development minimises impacts on existing significant vegetation and provides replacement vegetation on the site of an advanced size and maturity where significant vegetation is removed.	**AO2.1** Development of buildings, structures, driveways, vehicle cross-overs and hard stand areas are designed and sited to maximise the retention of vegetation on the site and adjacent street trees. **AO2.2** Significant vegetation removed as a result of the development is replaced with vegetation of advanced size and maturity.	**Complies** There will be no clearing of vegetation on site no any adjacent street trees. **Complies** No vegetation has been proposed to be removed as part of this application.
PO3 Development provides a high level of amenity for adjoining residential buildings and incorporates subtropical design principles to support healthy, energy efficient living.	**AO3.1** Development incorporates the following subtropical design principles: a. cross-ventilation in and around buildings by use of building forms, breezeways, open courtyards and landscaped areas; b. sun shading of openings; c. suitable building orientation; d. building form that maximises amenity, street activity and pedestrian connectivity; e. deep planting within setbacks along common boundaries and frontages. **AO3.2** Development is designed to ensure that adjoining residential buildings: a. retain access to natural light, sunlight and breeze; b. maintain privacy through the positioning of	**Complies** The development includes large windows, an alfresco area that will allow for cross ventilation throughout the building. All areas of the building are shaded including the outdoor alfresco area The adjoining development will retain natural light, sunlight and breezes as well as privacy through the positioning of windows for habitable rooms to the adjoining properties to protect amenity and privacy.

	balconies or habitable rooms.	
If in the Logan Road precinct (Coorparoo and districts neighbourhood plan/NPP-001)		**N/A-** The development is not within this precinct
PO4 Development accommodates buildings that are sited to: a. contribute to a cohesive streetscape and built form character; b. address the street and reinforce the built form character of Logan Road as a commercial main street; c. provide a high-quality streetscape with a strong pedestrian focus through landscape and footpath works that are consistent with the desired role and function of each street indicated in the Streetscape hierarchy overlay code; d. avoid significant and undue adverse amenity impact to adjoining lower density residential development; e. enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation, views, vistas and privacy; f. maintain and enhance the established vegetation and deep planting in the locality.	**AO4.1** Development provides rear boundary setbacks in accordance with the planning scheme where identified on Figure a.	**N/A**
	AO4.2 Development is orientated towards the Logan Road frontage and designed to enhance a main street character.	**N/A**
	AO4.3 Development locates car parking areas underground or in areas behind the building and not discernible from the Logan Road frontage.	**N/A**
	AO4.4 Development incorporates a vegetation buffer a minimum of 5m wide along rear and side boundaries where adjoining a residential site.	**N/A**
	AO4.5 Development provides a landscape screen, that is not occupied by refuse bins or other back of house activities, that is capable of achieving a height of 10m to 12m at maturity to maintain visual privacy to residences.	**N/A**
PO5 Development: a. has an activated, pedestrian-friendly and human-scale façade; b. incorporates active ground floor uses; c. promotes public realm safety and provides ample casual surveillance opportunities.	**AO5.1** Development ensures non-residential uses are located on the ground storey directly adjoining and accessible to streets, pathways, or open space.	**N/A**
	AO5.2 Development includes balconies, living areas, entries and windows that overlook the street, pathways or open	**N/A**

	space.	
If in the Greenslopes Private Hospital precinct (Coorparoo and districts neighbourhood plan/NPP-002)		The development is not within this precinct
PO6 Development is designed to provide a transition from larger buildings in the interior of the site to a height, scale and form around the periphery of the site that is compatible with future development envisaged in surrounding residential areas as indicated in Figure b.	**AO6** No acceptable outcome is prescribed.	**N/A**
PO7 Development positively contributes to the setting of the Greenslopes Private Hospital in its residential locality by: a. addressing the street with an engaging building form incorporating uses with an active frontage, and the use of windows and doors that allow for activity, visual connection and surveillance of the street in the locations identified in Figure b; b. siting and designing carparks to minimise the impact on the quality of the streetscape and the amenity of nearby residents in terms of location, bulk, form and amenity impacts including noise, light and odour.	**AO7** No acceptable outcome is prescribed.	**N/A**
PO8 Development complements and enhances the landscape and visual character of the locality.	**AO8** Development provides a landscaped 6m setback to all road frontages that: a. incorporates existing vegetation; b. does not include structures such as car parking, servicing areas, mechanical exhausts and plant, balconies and patios; c. includes covered walkways and other pedestrian shelters required for the functioning of the pedestrian network throughout the site.	**N/A**

PO9 Development on the site achieves a high level of integration with public and active transport.	**AO9** Development on the site supports active and public transport through: a. provision of onsite facilities for public transport integration and connections with the Greenslopes Busway station to the Greenslopes Private Hospital; b. location of a secure pedestrian and cyclist entrance at the south western corner of the site to connect with existing pedestrian and cyclist networks; c. provision of end-of-trip facilities with secure parking, showers and lockers in accordance with Austroads standards and the Transport, access, parking and servicing code.	**N/A**
If in the Stephens Mountain precinct (Coorparoo and districts neighbourhood plan/NPP-003)		The development is not within this precinct
PO10 Development minimises impacts on existing vegetation and provides replacement vegetation on the site of advanced size and maturity where similar vegetation is removed.	**AO10.1** Development is designed and sited to maximise retention of existing vegetation on site. **AO10.2** Vegetation removed as a result of development is replaced with vegetation of advanced size and maturity that contributes to the ecological character of the area.	**N/A**
If in the Stephens Mountain reserve sub-precinct (Coorparoo and districts neighbourhood plan/NPP-003a)		The development is not within this precinct
PO11 Development provides for passive recreation and the retention of significant landscape features and ecological values.	**AO11** No acceptable outcome is prescribed.	**N/A**
If in the Stephens Mountain west sub-precinct (Coorparoo and districts neighbourhood plan/NPP-003b)		The development is not within this precinct
PO12 Development is undertaken in accordance with a	**AO12** Development is consistent with a structure plan prepared	**N/A**

structure plan that is prepared for the entire developable land area and in accordance with the Structure planning planning scheme policy. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.	in accordance with the Structure planning planning scheme policy and which addresses site context and setting by responding to: a. important view corridors and the visual values of Stephens Mountain; b. the proximity of Stephens Mountain to the site, maximising scenic amenity through building separation and view corridors from both the Greenslopes Busway station, any internal road connection and within the development site generally; c. natural hazards including bushfire and flooding; d. flora and fauna; e. vegetation management; f. services and infrastructure; g. soil and topography; h. stormwater and water quality management; i. housing density; j. transport network; k. active transport connections, particularly to the Greenslopes Private Hospital, Greenslopes Busway station and nearby open space.	
PO13 Development has building height, scale and form that: a. is responsive to and below the peak of Stephens Mountain to maintain Stephens Mountain as a prominent landmark in the locality; b. allows for a visual connection between public and privately-owned spaces, to enhance casual surveillance and activate the public space; c. provides active uses overlooking Barnsdale Place, the Greenslopes Busway station, plaza, parks and open space; d. provides for a varying level of intensity and	**AO13** Development: a. is of a height and scale determined following a visual assessment and is to a maximum height of RL 40m; b. maximises casual surveillance of the walking/cycle path, Greenslopes Busway station, parks and open space through measures including the orientation of living areas to these areas.	**N/A**

scale across the site to respond to site constraints and activate internal and external public spaces.		
PO14 Development considers public access and movement through the site by: a. providing for a plaza of useable areas and dimensions; b. the design and siting of the plaza that promotes pedestrian and cycle movement through the public space and options for flexible use of the space.	**AO14** Development includes a plaza of a minimum size of 1,200m^2 accessible to the Greenslopes Busway station which is publicly accessible any time of the day.	**N/A**
PO15 Development enhances and capitalises on the landscape, ecological and visual values of the precinct by: a. retaining significant vegetation and providing sufficient space between buildings for trees and landscaping; b. protecting key environmental areas on Stephens Mountain.	**AO15** No acceptable outcome is prescribed.	**N/A**
If in the Earl Street precinct (Coorparoo and districts neighbourhood plan/NPP-004)		
PO16 Development respects and enhances the amenity, visual appearance and uses of the sporting fields, parks and open space at Thompson Estate Reserve by: a. increasing casual surveillance to parks and open space; b. providing access to parks and open space; c. being sited and designed to avoid undue adverse impact or overshadowing to parks and open space.	**AO16** Development: a. incorporates expansive decks, balconies and verandahs which: i. have a minimum dimension of 3m; ii. are directly accessible from living spaces; iii. are orientated to directly overlook public spaces; b. provides safe access to parks and open space using crime prevention through environmental design strategies;	**Complies with PO16** The dwelling includes a grand alfresco from the dining/kitchen/grand living room, this has a dimension of 2.85m from the dwelling home. The alfresco creates safe access to open space at the rear. The dwelling includes two windows from habitable rooms at the front façade that will overlook the streetscape and allow surveillance to the public realm.

	c. does not cause adverse overshadowing to parks and open space. Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.	
PO17 Development is designed to promote integration with the footpath and provide a safe, enjoyable and continuous pedestrian environment with minimal obstruction or interruption from vehicular crossovers and manoeuvring.	**AO17.1** Development has clearly identifiable pedestrian entries from the adjoining streets. **AO17.2** Development includes individual pedestrian entries for each ground storey dwelling facing a public street.	**Complies** The dwelling includes a porch element to the front entrance door as well as an indoor entranceway. **Complies** The development includes the front façade doorway entry.
	AO17.3 Development provides convenient access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities.	Complies There is a convenient access for pedestrians and cyclists to local transport networks.
	AO17.4 Development minimises: a. vehicular crossovers or driveways; b. at-grade or otherwise visible car parking; c. service vehicle access across the footpath.	**Complies with PO17** The driveway has a crossover of 4m, however is consistent with other residential development within the locality. The 4m crossover will not obstruct or otherwise affect pedestrian movement along the existing footpath.

Table 7.2.3.10.3.B—Maximum building height

Development	Number of storeys
Where in the NPP-001 Logan Road precinct, sub-precinct 1a	
If within the District centre zone	6
If within the Mixed use zone	5
Where in the NPP-001 Logan Road precinct, sub-precinct 1b	
If within the Mixed use zone	3

Where in the NPP-002 Greenslopes Private Hospital precinct	
Any development within 20m of a road boundary	3
All other development	5
Where in the NPP-004 Earl Street precinct and in the Medium density residential zone	
Development of a site area less than 800m^2	3
Development of a site area that is larger than 800m^2 and smaller than 1,200m^2	4
Development of a site area 1,200m^2 or greater	5

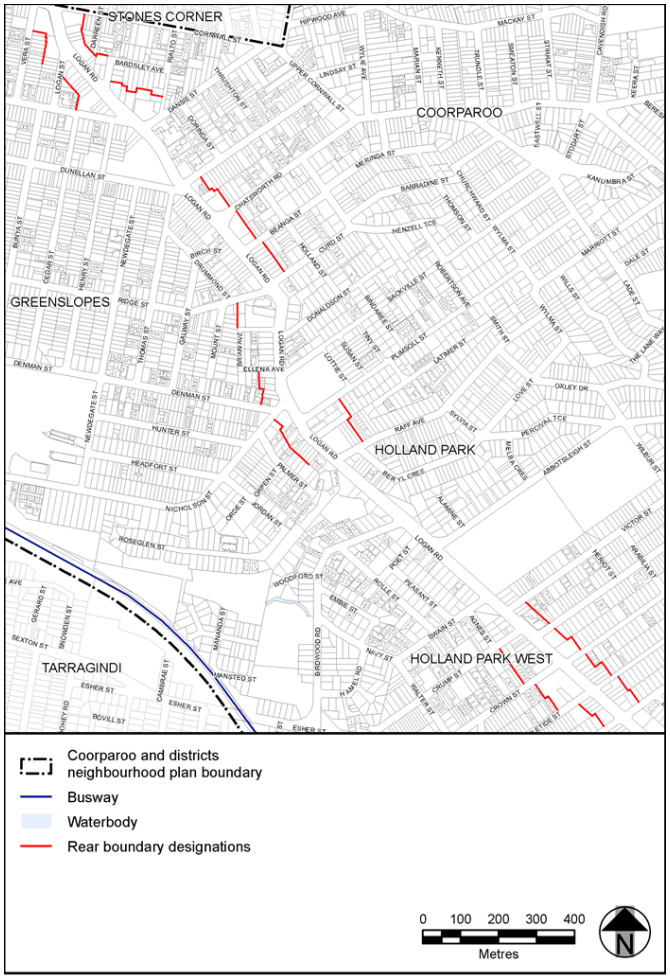


Figure a—Rear boundary designations

View the high resolution of Figure a—Rear boundary designations

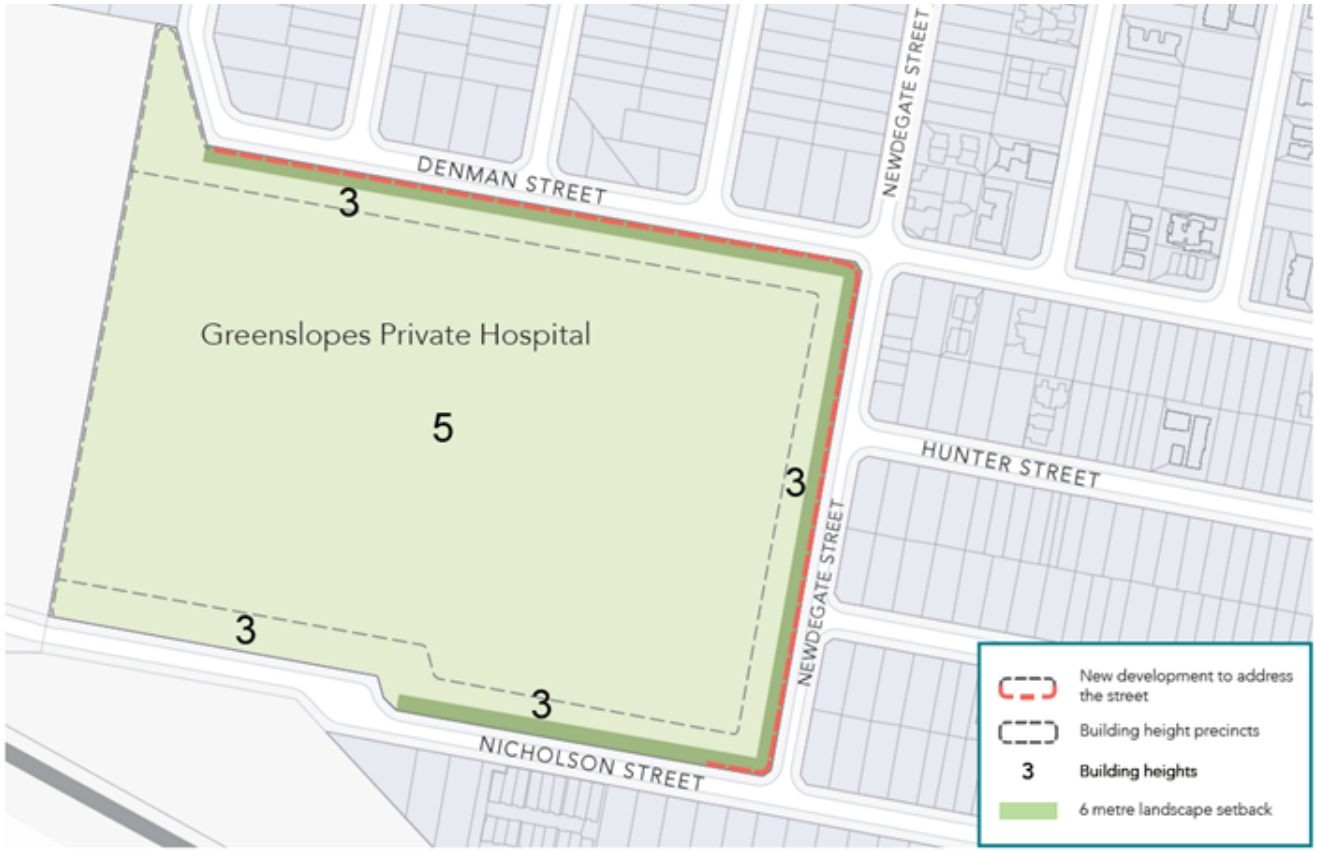


Figure b—Greenslopes Private Hospital precinct