

8.2.6 Dwelling house code

8.2.6.1 Application

This code applies to assessing a material change of use or building work for development involving a dwelling house.

Note- The dwelling house performance outcomes and acceptable outcomes in this code vary, or are otherwise in addition to, the performance criteria and acceptable solutions of the:

- (a) Queensland Development Code MP1.1 – Design and Siting Standard for Single Detached Housing – On Lots under 450m²; and
- (b) Queensland Development Code MP1.2 – Design and Siting Standard for Single Detached Housing – On Lots 450m² and Over.

Note-The Queensland Development Code will be assessed during an application for building works.

8.2.6.2 Purpose

- (1) The purpose of the dwelling house code is to ensure that the character, form, and scale of dwelling houses is consistent with the reasonable expectations of the locality in which the development is situated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *dwelling houses* are compatible with surrounding *development*;
 - (b) *dwelling houses* are appropriately located to mitigate impacts from potentially incompatible land uses in the Rural zone;
 - (c) ensure *domestic outbuildings* and *secondary dwellings* are subordinate in scale to the principal *dwelling*;
 - (d) ensure *secondary dwellings* are used for one related single household; and
 - (e) ensure that *domestic outbuildings* are not used for habitable purposes.

8.2.6.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.6.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 The scale, intensity, and siting of <i>dwelling houses</i> maintains the character and amenity of the locality.	AO1.1 <i>Building height</i> does not exceed two <i>storeys</i> and 8.5 metres above <i>ground level</i> . AO1.2 <i>Site cover</i> does not exceed 50 per cent in the General residential zone. AO1.3 <i>Site cover</i> does not exceed 20 per cent in the: (a) General residential zone—Park residential precinct; or (b) Rural residential zone. AO1.4 The <i>dwelling house</i> is set back a minimum of 10 metres from the street frontage boundary in the: (a) General residential zone—Park residential precinct; or (b) Rural residential zone; or (c) Emerging community zone. AO1.5 The <i>dwelling house</i> is set back no less than 15 metres from the street frontage boundary in the Rural zone. AO1.6 A <i>dwelling house</i> in the Rural zone is located a minimum of 15 metres from any side boundary.
Domestic outbuildings	
PO2 <i>Domestic outbuildings</i> remain subordinate in scale to the <i>dwelling house</i> and do not detract from the streetscape character of <i>dwelling house</i> , or the character of the locality.	AO2.1 The total maximum <i>gross floor area</i> of all <i>domestic outbuildings</i> (other than in the Rural zone) shall not exceed 70 percent of the gross floor area of the <i>dwelling house</i> .
PO3 <i>Domestic outbuildings</i> do not dominate the streetscape or create unacceptable visual impacts when viewed from the street.	AO3.1 A maximum of two <i>domestic outbuildings</i> are constructed on the <i>premises</i> in the: (a) Centre zone; (b) Emerging community zone; (c) General residential zone; (d) Rural residential zone; and (e) Township zone.
Secondary dwellings	
PO4 The <i>secondary dwelling</i> is not used by persons that are unrelated to the principal <i>household</i> .	AO4.1 The <i>secondary dwelling</i> is occupied by a relative of the principal <i>household</i> , which forms a single related <i>household</i> . Note -Two dwellings for separate unrelated households on the

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
	same premises is deemed to be dual occupancy.
PO5 The <i>secondary dwelling</i> is small-scale, low-key, and subordinate to the <i>dwelling house</i> .	AO5.1 The total maximum <i>gross floor area</i> of the <i>secondary dwelling</i> shall not exceed 60percent of the gross floor area of the <i>dwelling house</i> on the same <i>site</i> .
PO6 The <i>site</i> is capable of accommodating the <i>secondary dwelling</i> without resulting in over development of the <i>site</i> .	AO6.1 The <i>lot</i> size is a minimum of 800 square metres.
PO7 <i>Secondary dwellings:</i> (a) are designed and sited to maintain local character and amenity; (b) are visually compatible with the existing <i>dwelling house</i> ; and (c) are located in proximity to the principal <i>dwelling</i> .	AO7.1 The <i>secondary dwelling</i> is no closer to the front boundary of the <i>premises</i> than the principal <i>dwelling house</i> . AO7.2 In the Rural zone, the <i>secondary dwelling</i> is located a minimum of 15 metres from any side or rear boundary. AO7.3 The <i>secondary dwelling</i> is provided with at least one covered parking space.
Proximity to Intensive Animal Industry or Extractive Industry	
PO8 The location of any <i>dwelling house</i> does not compromise the continued operation of an existing <i>intensive animal industry</i> or <i>extractive industry</i> not identified as a <i>key resource area</i> .	AO8.1 Any new <i>dwelling house</i> is to be located a minimum of 500 metres from an existing <i>intensive animal industry</i> or <i>extractive industry</i> not identified as a <i>key resource area</i> , unless it is associated with one of these uses.