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## **PART 12 – DESIGN AND SITING STANDARD FOR SINGLE DETACHED HOUSING – ON LOTS 450M<sup>2</sup> AND OVER**

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## Purpose

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

## Application

This standard applies to new *building* work for single *detached dwellings* (Class 1) and associated Class 10 buildings and *structures* on *lots* 450m<sup>2</sup> and over in *area* including “*community title lots*” having only one dwelling on a *lot*.

There are no requirements for *structures*, other than swimming pools, less than 1m above natural ground in this standard.

## Associated Requirements

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

## Referenced Standards

There are no Australian Standards referenced in this standard.

## Definitions

Note: Italicised words within the body of the text are defined.

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

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

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

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

**Building height** means the vertical distance between the highest point of a building, excluding any antennae, chimney or flues, and the natural ground surface vertically below that point.

**Carport** means a class 10a building, other than a *garage*, providing covered vehicular parking. Also refer to *Open carport* and *Garage*.

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

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

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

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

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

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

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

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

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

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

**Natural ground surface**, for a *lot*, means -

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

**Nominated road frontage** means the *road frontage* nominated by the local government for the *area*.

**Open Carport** means a *carport* with –

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

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

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

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

**Road** means –

- (a) an area of land dedicated to public use as a *road*; or
- (b) an area open to , or used by, the public and developed for, or has, as 1 of its main uses, the driving or riding of motor vehicles; and

does not include a pedestrian or bicycle path.

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

**Setback** means the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot*.

**Side and rear boundary clearance** for a *building* or *structure* on a *lot*, means the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot* but does not include a *road boundary clearance*.

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

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

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

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

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

- (ii) each opening not more than 50mm clear vision at 90° to the plane of the window.

ELEMENT 1- DESIGN AND SITING OF BUILDINGS AND STRUCTURES

**PERFORMANCE CRITERIA**

**ACCEPTABLE SOLUTIONS**

**Buildings and Structures**

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

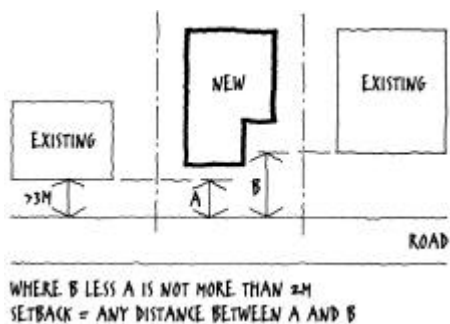
- (a) the bulk of the *building* or *structure*; and
- (b) the *road* boundary setbacks of neighbouring buildings or *structure*; and
- (c) the outlook and views of neighbouring residents; and
- (d) nuisance and safety to the public.

**A1** (a) For a dwelling, *garage* or a *carport* the minimum *road setback* is –

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

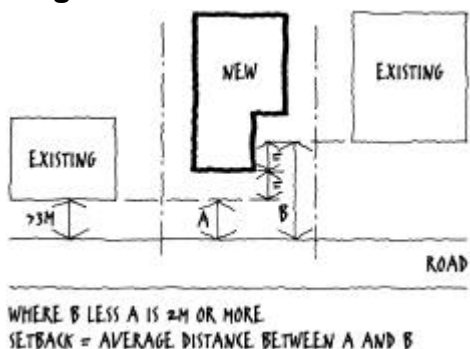
(A) not more than 2m- a distance between the two dwellings (**Figure 1**); or

**Figure 1**



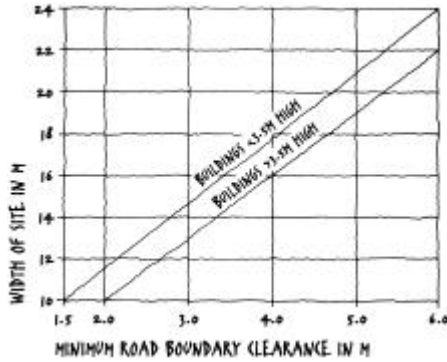
(B) more than 2m- the average of the *road setbacks* of the adjacent dwellings (**Figure 2**); and

**Figure 2**

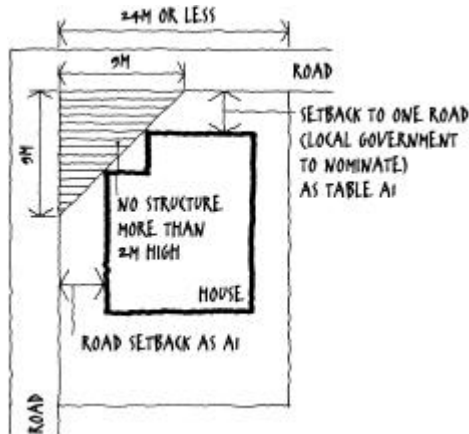


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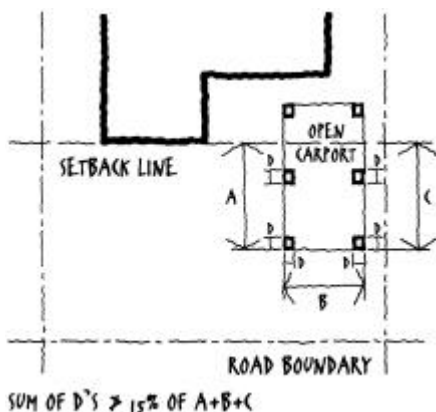
**Table A1**



**Figure 3**



**Figure 4**



**ACCEPTABLE SOLUTIONS**

(b) For a corner lot, the minimum road setbacks are-

- (i) as for A1(a)(i); or
- (ii) where the lot has an average depth of 24 m or less –

(A) for the nominated road frontage – as in Table A1; and

(B) for the other road frontage - as for A1(a)(i); and

(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Figure 3).

(c) For open carports, the minimum road setback may be less than required by A(i)(a) if –

- (i) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback (Figure 4); and

(ii) there is no alternative on-site location for a garage or carport that –

**PERFORMANCE  
CRITERIA**

**ACCEPTABLE  
SOLUTIONS**

- (A) complies with A(i)(a); and
  - (B) will allow vehicular access having a minimum width of 2.5m; and
  - (C) has a maximum gradient of 1 in 5.
- (d) For **structures** the minimum *road setbacks* are as for A1(a),(b), and (c) except for –
- (i) **swimming pools**, where the minimum distance from the water to the *road frontage* is –
    - (A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or
    - (B) where a solid wall at least 1.8m high above finished ground level is constructed between the water and the *road frontage* – no requirement; and
  - (ii) **screens/fences** not more than 2m high; and
  - (iii) roofed **gatehouses** and **arches** having –
    - (A) a maximum *area* of 4m<sup>2</sup>; and
    - (B) not more than 2m wide elevation to street; and
    - (C) not more than 3m in *height*.



**PERFORMANCE  
CRITERIA**

- P2** Buildings and *structures* –
- (a) provide adequate daylight and ventilation to *habitable* rooms; and
  - (b) allow adequate light and ventilation to *habitable* rooms of buildings on adjoining *lots*.

**Table A2**

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

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- A2**
- (a) The ***side and rear boundary clearance*** for a part of the *building* or *structure* is –
    - (i) where the *height* of that part is 4.5m or less - 1.5m; and
    - (ii) where the *height* of that part is greater than 4.5m but not more than 7.5m - 2m; and
    - (iii) where the *height* is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.
  - (b) For a rectangular or near rectangular ***narrow lot*** with a 15m or less *frontage*, the minimum side and rear *setbacks* for that part are –
    - (i) where the *height* is not more than 7.5m – in accordance with **Table A2**; and
    - (ii) where the *height* is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the *height* exceeds 7.5m.
  - (c) ***Structures*** may be exempted from A2 (a) and (b) where –
    - (i) a screen or fence is not more than 2m high; or
    - (ii) a pergola or other *structure* which is-
      - (A) not enclosed by walls or roofed; and
      - (B) not more than 2.4m in *height* at the boundary; and
      - (C) primarily ornamental or for

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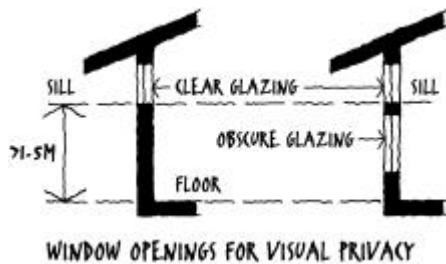
**ACCEPTABLE  
SOLUTIONS**

			horticultural purposes.
		(d)	<b>Class 10a buildings</b> or parts may be within the boundary clearances nominated in A2(a) and (b) where –
		(i)	the <i>height</i> of a part within the boundary clearance is not more than 4.5m and has a <i>mean height</i> of not more than 3.5m; and
		(ii)	the total length of all <i>buildings</i> or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and
		(iii)	the class 10a <i>buildings</i> or parts within the boundary clearance are located no closer than 1.5m to a required <i>window</i> in a <i>habitable</i> room of an adjoining dwelling.
<b>P3</b>	Adequate open space is provided for recreation, service facilities and landscaping.	<b>A3</b>	The maximum <b>area</b> covered by all buildings and <i>structures</i> roofed with impervious materials, does not exceed 50% of the <i>lot area</i> .
<b>P4</b>	The <i>height</i> of a <i>building</i> is not to unduly –	<b>A4</b>	For <i>lot slopes</i> -
	(a) overshadow adjoining houses; and	(a)	up to 15%, the <b>building height</b> is not more than 8.5m; and
	(b) obstruct the outlook from adjoining <i>lots</i> .	(b)	of 15% or more, the <i>building height</i> is not more than 10m.
<b>P5</b>	Buildings are sited and designed to provide adequate visual privacy for neighbours.	<b>A5</b>	Where the distance separating a <i>window</i> or <i>balcony</i> of a Class 1 <i>building</i> from the side or rear boundary is less than 1.5 m –

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**Figure 5**



- (a) a permanent *window* and a balcony has a *window/balcony* screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
- (b) a *window* has a sill *height* more than 1.5m above the adjacent floor level, or
- (c) a *window* has obscure glazing below 1.5m (**Figure 5**).

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

**A6** A wall is –

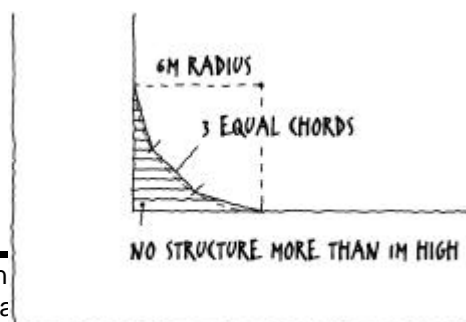
- (a) set back a minimum of 750mm from the side or rear boundary; or
- (b) where less than 750mm to the boundary, maintenance free.

- Examples of maintenance free:**
1. Unpainted or untreated masonry.
  2. Prefinished steel sheeting.

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

**A7** **Fences, screens, and retaining walls and other *structures*** are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 *road frontages* (**Figure 6**).

**Figure 6**



ELEMENT 2- SPACE FOR ON-SITE CAR PARKING

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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- P8** Sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for –
- (a) the availability of public transport; and
  - (b) the availability of on-street parking; and
  - (c) the desirability of on-street parking in respect to the streetscape; and
  - (d) the residents likelihood to have or need a vehicle.

- A8** Space is provided for parking two vehicles on the lot and the space has –
- (a) minimum dimensions as follows:
    - (i) for a **single uncovered** parking space- 4.9m by 2.6m wide; and
      - (A) for a **single covered** parking space- 5m by 3m wide; and
      - (B) for a **double covered** parking space 5 by 5.5m wide; and
      - (C) for a **single garage**- 6m by 3m wide internally; and
      - (D) for a **double garage**- 6m by 5.7m wide internally.

- (b) Car parking spaces may be in tandem, provided one space is behind the road setback required under Element 1(Figure 7).

Figure 7

