

Economic Development Queensland



Low rise buildings

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Introduction

Purpose of the guideline

This guideline outlines the standards for the planning and design of low rise buildings in Priority Development Areas (PDAs) in Queensland. This guideline should be read in conjunction with the provisions of PDA development schemes, interim land use plans (ILUPs) and relevant PDA guidelines and practice notes. A development scheme or ILUP may specify a different standard or specific response.

In consultation with the Minister for Economic Development Queensland (MEDQ) and other relevant parties, applicants may propose alternative, innovative solutions which do not comply with the following standards, but meet the PDA-wide criteria or related ILUPs.

This guideline relates predominantly to housing up to 2 storeys in height, but could also apply to low rise mixed use and single-purpose commercial, retail and community buildings.

This guideline should be applied to greenfield and infill developments, however some standards may not be appropriate in the context of existing development standards.

PDA *Guideline no.1 Residential 30* complements and supports this guideline. This guideline takes precedence in the event of any inconsistencies with Guideline no.1. Refer also to PDA *Guideline No. 2 Accessible Housing Guideline* and *Guideline No. 10 Industry and Business Areas*.

Reference should be made to the relevant PDA development scheme for use definitions contained in this guideline.



Design standards

Plan of development

The Plan of Development (PoD) is often important in enabling exempt/self-assessable development in accordance with an Interim Land Use Plan (ILUP) and/or Development Scheme. The PoD is typically used to regulate development on the smaller lots created in accordance with the plan for reconfiguration (subdivision) of a lot.

The following table outlines the information required to be submitted with a development application involving low rise buildings.

Development application	Proposed development	Dwelling information required with development application
Initial ROL / MCU for whole stage	Dwelling on lots $\geq 450 \text{ m}^2$	Nil
	Dwelling on lots $250\text{-}449 \text{ m}^2$	» special construction techniques (if any)
	Dwelling on lots $< 250 \text{ m}^2$	» proposed house plans » building staging and construction techniques
	Multiple residential	Nil - nominate lots subject to multiple residential, including proposed number of dwellings
ROL subsequent to initial ROL/MCU (i.e. re-subdivision)	Dwelling on lots $\geq 450 \text{ m}^2$	» satisfaction of PDA wide criteria (includes reference/compliance with PDA Guidelines)
	Dwelling on lots $< 450 \text{ m}^2$	» satisfaction of PDA wide criteria (includes reference/compliance with PDA Guidelines) » proposed house plans » building staging and construction techniques

Proposed house plans will show all elevations, floor plans and a site plan, and will be dimensioned and drawn at a recognised scale (e.g. 1:100). The house plans will include dimensions to show overall lengths and heights of buildings, building setbacks and private open space. Where acceptable, the proposed house plans will be approved as part of or along with the PoD. Different house plans can be allocated to and indicated on an allotment on the PoD (e.g. the PoD may contain a table indicating which lots are suitable for which house). It is possible that many house types can be allocated to an allotment.

Building setbacks

The building setbacks below are measured to the outside of the wall. See PDA *Guideline no. 09 - Centres*, for setbacks where mixed uses aggregated in low rise centres.

	House and multiple residential												Other
	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0 metres+		
	ground	first+	ground	first+	ground	first+	ground	first+	ground	first+	ground	first+	
Front	2.4	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	0.0
Side	0.0	0.0	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.5	1.2	2.0	^^
B-to-B	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	-
Rear	0.0^	0.0	0.9	0.9	0.9	0.9	0.9	1.0	0.9	1.0	1.0	2.0	#
2nd front	1.0	1.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	^^
Park side/rear	minimum 0.0 to verandah/balcony												+

Lots less than 7.5 metres wide are typically serviced by a rear lane

* 4.5 metres to garage or carport door

^ 1.0 metre to garage or carport door where lane is <6.0 metres wide

^^ Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0 metres: 0.0 metres

Otherwise:

- » 1.5 metres for a wall up to 4.5 metres high
- » 2 metres for a wall up to 7.5 metres high
- » 2 metres plus 0.5 metre for every 3 metres (or part there of) over 7.5 metres high for a wall over 7.5 metres high.

except that a wall may be built to a side boundary where the wall has:

a maximum height of 3 metres and a maximum length of 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.

Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0 metres: 0.0 metres

Otherwise: 3.0 metres

B-to-B = built-to-boundary wall

+ Minimum 0.0 metres to verandah/balcony: otherwise 2.4 metres

Built-to-boundary wall length and location

	Houses					
	Lot width <7.5 metres	Lot width 7.5 - 9.9 metres	Lot width 10.0 - 12.4 metres	Lot width 12.5 - 14.9 metres	Lot width 15.0 - 19.9 metres	Lot width 20.0 metres +
Maximum length*	80 per cent	75 per cent	70 per cent	65 per cent	60 per cent	55 per cent

* Maximum length of built-to-boundary wall measured as percentage of lot boundary length

Buildings on lots less than 10.0 metres wide may be built to more than one boundary

Buildings on sloping sites, in particular narrow detached housing lots (less than 15.0 metres wide) are built to the boundary on the low side of the lot and founded deep enough to allow an adjoining lot to be cut to an appropriate depth

Mixed use, commercial, retail and community buildings can be built to the boundary for 100 per cent of side and rear boundaries and up to 75 per cent of front and street boundaries - where frontage indicated on Plan of Development and subject to site conditions and car parking arrangements.

On-site parking and driveways

House and Multiple residential (where development includes up to 6 dwelling units)	One room, one bedroom or two bedroom house/dwelling unit	Three or more bedroom house/dwelling unit
	1 covered space per dwelling	2 spaces per dwelling, one which must be capable of being covered - may be provided in tandem.
	<p>» For lots without rear lane access:</p> <ul style="list-style-type: none"> – Double garages not permitted on single storey dwelling on a lot less than 12.5 metres wide – Double garages not permitted on any lot less than 10.0 metres wide – Double garages may be permitted on a lot 10.0+ metres wide and less than 12.5 metres wide where the dwelling is more than one storey in height, and where: <ul style="list-style-type: none"> » the garage is setback at least 1m behind the main face, excluding balconies, of the dwelling » the garage doors are articulated, comprise a mix of materials and colours, or are staggered – The maximum width of a driveway: <ul style="list-style-type: none"> » serving a double garage shall be 4.8 metres at the lot boundary » serving a single garage shall be 3.0 metres at the lot boundary – Other than the above, on lots with a frontage of less than 12.5 metres: <ul style="list-style-type: none"> » the maximum width of a garage shall be no more than 40 per cent of the lot frontage » tandem parking with a setback from the property boundary to the garage of 4.5 metres is required » double width garages not permitted <p>» Maximum of one driveway per dwelling, unless it is a corner lot.</p> <p>» Minimum distance of a driveway from an intersection of one street with another street 6.0 metres</p> <p>» The minimum distance between driveways on the same lot is 3.0 metres at the boundary, except in the case of lots on lanes where driveways to additional dwellings can be combined with on street driveways to parking spaces for other dwellings on the same lot</p>	
House in resource areas	As above, and/or 1 on-site parking space per bedroom where the bedrooms are capable of being self contained and/or may be independently leased.	
Multiple residential (where development includes more than 6 dwelling units)	<p>» 1 space per dwelling unit</p> <p>» 1 visitor parking space for every 4 dwellings</p> <p>» 1 space for car washing</p> <p>» Variations to car parking provision may be appropriate in close proximity to public transport stops</p>	
Multiple residential in resource areas	Minimum of 1 covered space per unit plus minimum 1 visitor space for every 2 units.	
Commercial, retail, community	<p>» 1 space per 30m² of gross floor area</p> <p>» Up to 50 per cent of car parking spaces may be provided off site, where in close proximity to the site and in accordance with a parking management plan</p>	
General	Other than the above, in accordance with criteria and/or standards referred to in a Development Scheme or ILUP.	

Private open space - residential

	One room or one bedroom house/dwelling unit	Two bedroom house/dwelling unit	3 or more bedroom house/dwelling unit
Area and dimensions (ground or upper levels)	Minimum 5m ² with a minimum dimension of 1.2 metres	Minimum 9.0m ² with a minimum dimension of 2.4 metres	Minimum 12.0 m ² with a minimum dimension of 2.4 metres
Other	Accessible from a living room Adequate space to accommodate a table, chair, planting, barbecue and shade Maximum gradient not exceeding 1:10		
Multiple residential communal open space	Minimum 25 per cent of the area of the site and: <ul style="list-style-type: none"> » provided in addition to the private open space areas » minimum dimension of 4.0 metres » has a maximum gradient not exceeding 1:10 » designed and located so that it is subject to informal surveillance from dwellings on the site » separated from any private areas by a fence or landscaping 		

Street address - residential

Address	» Letterbox clearly visible and identifiable from street or within lane
Park or second street frontage	Address each street frontage or park with inclusion of two or more of the following design elements in the related facade: <ul style="list-style-type: none"> » verandahs » porches » awning and shade structures » variation to roof and building lines » inclusion of window openings » use of varying building materials.

Street address - commercial, retail, community

Refer also to PDA Guideline no. 9 - Centres for guidance on built form and public realm interfaces.

Front door	Clearly visible and identifiable from street or from within car park or park
Pedestrian shelter/ awnings	Minimum 2.5 metres wide pedestrian shelter with clearly identified pedestrian path from the street to the front door or awning over footpath for length of built-to-boundary wall facing street where appropriate
Active frontage	Where not in a centre, minimum 50 per cent of built-to-boundary wall facing street to comprise clear windows, doors, or fixed glass

Building articulation - general

Wide buildings	All buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by one or more of the following: <ul style="list-style-type: none">» windows recessed into the facade» balconies, porches or verandahs» window hoods» shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).
Carports and garages	Compatible with the main building design in terms of height, roof form, detailing, materials and colours
Building diversity and climate	Incorporate two or more of the following design elements: <ul style="list-style-type: none">» verandahs» roof overhangs» window hoods/screens» awnings and shade structures.
Narrow buildings	No more than eight buildings on lots with a frontage of less than 7.5 metres in a row unless proposed house plans include building articulation design details such as verandahs, roof overhangs, window hoods/screens and awnings, to reduce the appearance of long runs of similar buildings fronting a street or park.

Fencing

Ground level private open space facing street or park	<p>Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.</p> <p>Front fences and walls, where provided, include one of the following:</p> <ul style="list-style-type: none">» the solid portion of front fences and walls should be no more than 1.2 metres high» if containing openings that make it more than 50 per cent transparent, the maximum fence height can be 1.8 metres <p>Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.</p>
Lanes	Screen fence 1.8 metres high to private open space, car parking and service areas
Key locations	<p>Consistent and articulated fence design to:</p> <ul style="list-style-type: none">» non-access roads» high visibility open space areas» where integrated housing construction is proposed on multiple residential and grouped houses on lots with a frontage less than 7.5 metres

Lofts and other small dwellings

Size	No minimum or maximum building size
Entry	Clearly identifiable and addressed front door and undercover point of entry
Materials	<p>Low maintenance building materials and non-reflective finishes on exterior</p> <p>External drainage or other pipes integrated with building design</p>
Service areas	Screened drying and rubbish bin areas behind the main face of the dwelling
Ventilation	At least two openings to all habitable rooms, including internal and louvred windows to facilitate cross ventilation

Contact Us

Visit our website at: www.edq.qld.gov.au

Write to us at:

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Telephone us: 1300 130 215

Fax us: (07) 302 44199