

## Dwelling house (small lot) code AO13.1 to AO13.3

In response to feedback, this interpretation guidance clarifies the application of AO13.1, AO13.2 and AO13.3 of the [Dwelling house \(small lot\) code](#).

Performance Outcome PO13 ensures that development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.

### How wide is a double garage?

Within AO13.1 and the associated editor's note, double-width car accommodation is taken to be:

- For covered parking (i.e. not a garage):  
A width of at least 5.5 metres or consistent with the Queensland Development Code MP1.2 A8(a)(iii); or
- For a garage:  
An internal width of at least 5.7 metres or consistent with the Queensland Development Code MP1.2 A8(a)(v).

These widths are only applicable to development for a Dwelling house on a small lot. They are not otherwise applicable where parking space widths are determined under the [Transport, access, parking and servicing planning scheme policy](#) in Schedule 6 of *Brisbane City Plan 2014* (City Plan).

### Length of a carport or garage in tandem arrangements

AO13.2 and the associated (Figure e) deals with tandem car parking arrangements. These arrangements deal with tandem parking using the area within the front setback of the building and the front boundary.

The car parking wholly within the building envelope (refer to AO2) is not directly defined by AO13.2. Therefore, the length of a carport or garage within the building envelope is not limited by AO13.2.

For example, a carport that is within the building envelope (defined by AO2) and provides tandem car parking, can be longer than 6 metres and not conflict with AO13.2.

These lengths are only applicable to development for a Dwelling house on a small lot. They are not otherwise applicable where parking space widths are determined under the [Transport, access, parking and servicing planning scheme policy](#) in Schedule 6 of City Plan.

### Minimising visual appearance of the garage

When interpreting PO13 and AO13.3, a potential solution is taken to satisfy AO13.3 where the door of a double garage is set back 1 metre or further from the front boundary than another element of the same building. The garage itself may not need to be recessed under an eave for this requirement to be met.



This means the following example would meet AO13.3:

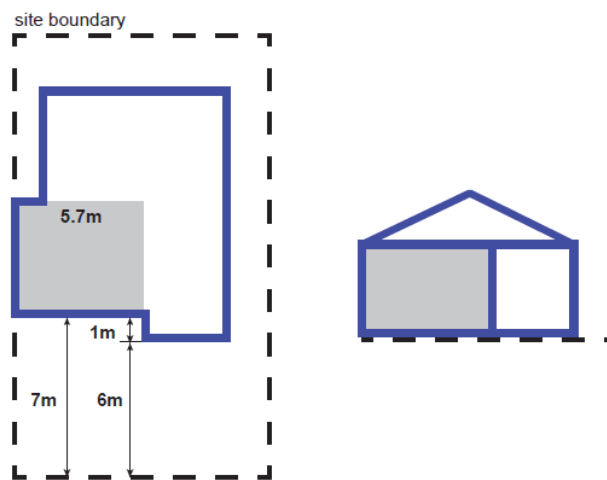
- a single storey garage element with a double garage door setback 7 metres from the front boundary; and
- a single or two storey element of the same dwelling house set back 6 metres from the front boundary; and
- the garage element is not recessed under either an eave or a second storey element between the house and a side boundary.

AO13.3(d) does not apply to eaves on a single storey building or garage element, as a recess can add to the complexity of the roof form unnecessarily. Any proposed eave on a garage built to the side boundary can extend to the site boundary (Refer also to section 1.7.6 of City Plan 2014).

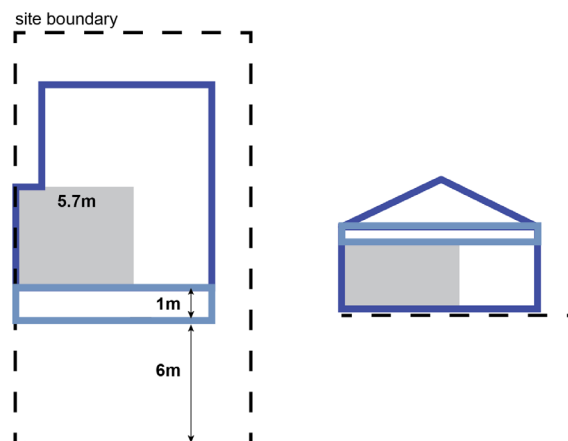
In regard to the points above, no application for Material Change of Use would be required for Council to be satisfied that the purpose of the code had been met if that was the only element of the proposed development in question not meeting the acceptable outcomes.

The following diagrams show outcomes that are taken to satisfy AO13.3.

Example 1 – 1 metre setback with no need for eave over garage (single or double storey design)



Example 2 – Acceptable eave on a garage built to the side boundary as per AO13.3(d)



## More information

- Visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au)
- Phone Council on 07 3403 8888 and ask to speak with a Planning Information Officer