

## 9.3.5 Dwelling House Code



### 9.3.5.1 Application

This code applies to development identified as requiring assessment against the Dwelling House Code by the tables of assessment in **Part 5 Tables of Assessment**.

### 9.3.5.2 Purpose

- (1) The purpose of the Dwelling House Code is to ensure that development for a *Dwelling house* (including a secondary dwelling) is compatible with, and protects the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) A *Dwelling house*;
    - (i) is designed and sited to protect the amenity of adjoining premises and the streetscape;
    - (ii) is of a scale and built form consistent with the surrounding area;
    - (iii) has an attractive built form that positively contributes to the streetscape;
    - (iv) provides safe vehicle access to the premises;
    - (v) is provided with sufficient on-site water supply to meet the needs of the residents where reticulated water supply is unavailable; and
    - (vi) involving a *secondary dwelling* is sited and designed to integrate with, and be subordinate to, the (primary) *Dwelling house*.

### 9.3.5.3 Assessment Benchmarks

**Table 9.3.5.3.1— Criteria for Accepted and Assessable Development**

Performance Outcomes	Acceptable Outcomes
<b>Building Height</b>	
<b>PO1</b> A <i>Dwelling house</i> (including <i>secondary dwellings</i> ) is of a height that is: <ol style="list-style-type: none"> <li>(1) consistent with the surrounding area;</li> <li>(2) protects the amenity of adjoining premises and the streetscape; and</li> <li>(3) ensures privacy between adjoining residential <i>dwellings</i>.</li> </ol>	<b>AO1</b> <i>Building height</i> does not exceed 2 storeys and a maximum height of 8.5m.
<b>Setbacks</b>	

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<p><b>PO2</b> Setbacks: (1) assist in the protection of the amenity of adjacent premises; (2) allow for access around the building; (3) positively contribute to the amenity of the streetscape; and (4) allow for on-site car parking.</p>	<p><b>AO2</b> Setbacks comply with the following Table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Zone</th> <th colspan="2" style="background-color: #d3d3d3;">Street Frontage Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone</td> <td colspan="2">6m</td> </tr> <tr> <td>Rural Residential Zone Rural Zone</td> <td colspan="2">10m</td> </tr> <tr> <th style="background-color: #d3d3d3;">Zone</th> <th colspan="2" style="background-color: #d3d3d3;">Secondary frontage of corner lot</th> </tr> <tr> <td>Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone</td> <td colspan="2">3m</td> </tr> <tr> <td>Rural Residential Zone Rural Zone</td> <td colspan="2">10m</td> </tr> <tr> <th style="background-color: #d3d3d3;">Zone</th> <th colspan="2" style="background-color: #d3d3d3;">Side and Rear Boundary Minimum Distances Measured in Metres (m)</th> </tr> <tr> <td></td> <th style="background-color: #d3d3d3;">Building Height</th> <th style="background-color: #d3d3d3;">Setback</th> </tr> <tr> <td rowspan="3">Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone</td> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td>2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td rowspan="3">Limited Development Zone Rural Residential Zone</td> <td>Up to 4.5m</td> <td>3m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td>5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td>Rural Zone</td> <td>N/A</td> <td>6</td> </tr> </tbody> </table>	Zone	Street Frontage Minimum Distances Measured in Metres (m)		Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	6m		Rural Residential Zone Rural Zone	10m		Zone	Secondary frontage of corner lot		Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	3m		Rural Residential Zone Rural Zone	10m		Zone	Side and Rear Boundary Minimum Distances Measured in Metres (m)			Building Height	Setback	Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	Limited Development Zone Rural Residential Zone	Up to 4.5m	3m	For that part between 4.5m – 7.5m	5m	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	Rural Zone	N/A	6
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<b>Access and Parking</b>																																										
<p><b>PO3</b> A <i>Dwelling house</i> allows for safe and convenient vehicular access to the site and provides for on-site car parking.</p>	<p><b>AO3.1</b> A <i>Dwelling house</i> obtains access from a <i>constructed road</i>.</p> <p><b>AO3.2</b> A minimum of 1 covered car parking space is provided on-</p>																																									

Performance Outcomes	Acceptable Outcomes
	site.
<b>Additional Requirements for a Secondary Dwelling</b>	
<p><b>PO4</b> A <i>secondary dwelling</i>:</p> <ul style="list-style-type: none"> <li>(1) is designed to be subordinate to and visually integrate with the (primary) <i>Dwelling house</i>;</li> <li>(2) does not adversely impact on the privacy and amenity of <i>adjoining premises</i>;</li> <li>(3) contributes to a safe and pleasant living environment;</li> <li>(4) has adequate land area to treat and dispose wastewater on-site where access to the reticulated sewerage network is unavailable; and</li> <li>(5) provides a useable outdoor recreation area for residents.</li> </ul>	<p><b>AO4</b> The <i>secondary dwelling</i>:</p> <ul style="list-style-type: none"> <li>(1) has a gross floor area not exceeding 60m<sup>2</sup>;</li> <li>(2) where established on a site where access to the reticulated sewerage network is unavailable, can dispose of wastewater on-site by connection to the wastewater disposal system of the (primary) <i>Dwelling house</i>;</li> <li>(3) is provided with a minimum of one off-street car parking space in addition to the requirement for the <i>Dwelling house</i>;</li> <li>(4) is located within 20 metres of the outermost projection of the (primary) <i>Dwelling house</i>; and</li> <li>(5) is connected to the same water and electricity supply as the (primary) <i>Dwelling house</i>.</li> </ul>
<b>Domestic Outbuildings</b>	
<p><b>PO5</b> A <i>domestic outbuilding</i> within a <i>residential zone</i> is of a scale and has a built form that:</p> <ul style="list-style-type: none"> <li>(1) is compatible with the residence and adjoining residential premises having regard to height, mass and proportion;</li> <li>(2) is subordinate to the residence and surrounding <i>dwellings</i>; and</li> <li>(3) maintains or contributes positively to the streetscape.</li> </ul>	<p><b>AO5</b> <i>Domestic outbuildings</i>:</p> <ul style="list-style-type: none"> <li>(1) have a combined total <i>gross floor area</i> of <i>domestic outbuildings</i> within a <i>residential zone</i> that does not exceed: <ul style="list-style-type: none"> <li>(a) 55m<sup>2</sup> on a lot 600m<sup>2</sup> or smaller; or</li> <li>(b) 110m<sup>2</sup> on a lot greater than 600m<sup>2</sup> and up to 2000m<sup>2</sup>; or</li> <li>(c) 200m<sup>2</sup> on a lot greater than 2000m<sup>2</sup>; and</li> <li>(d) the gross floor area of any dwellings on the site; and</li> </ul> </li> <li>(2) are a single <i>storey</i> structure; and</li> <li>(3) have a <i>building height</i> that does not exceed the <i>building height</i> of any residence on the premises.</li> </ul>
<b>Water Supply</b>	
<p><b>PO6</b> Where located on a site not serviced by a reticulated water supply, the <i>Dwelling house</i> is provided with sufficient on-site water supply to meet the needs of the residents.</p>	<p><b>AO6</b> Where located on a site not serviced by a reticulated water supply, the <i>Dwelling house</i> is connected to an on-site water supply with a storage capacity of at least 45000L.</p>