**Scenic Rim Planning Scheme Code Template**

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:
3. A *Dwelling house*;
4. is designed and sited to protect the amenity of adjoining premises and the streetscape;
5. is of a scale and built form consistent with the surrounding area;
6. has an attractive built form that positively contributes to the streetscape;
7. provides safe vehicle access to the premises;
8. is provided with sufficient on-site water supply to meet the needs of the residents where reticulated water supply is unavailable; and
9. 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** | **Applicant Comments** | **Assessment Officer** |
| --- | --- | --- | --- |
| **Building Height** | | | |
| **PO1**  A *Dwelling house* (including *secondary dwelling*s) is of a height that is:   1. consistent with the surrounding area; 2. protects the amenity of adjoining premises and the streetscape; and 3. ensures privacy between adjoining residential *dwellings*. | **AO1**  Building height does not exceed 2 storeys and a maximum height of 8.5m. |  |  |
| **Setbacks** | | | |
| **PO2**  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. | **AO2**  Setbacks comply with the following 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 | |  |  |  | |  |  |
| **Access and Parking** | | | |
| **PO3**  A *Dwelling house* allows for safe and convenient vehicular access to the site and provides for on-site car parking. | **AO3.1**  A *Dwelling house* obtains access from a *constructed road*. |  |  |
| **AO3.2**  A minimum of 1 covered car parking space is provided on-site. |  |  |
| **Additional Requirements for a Secondary Dwelling** | | | |
| **PO4**  A *secondary dwelling*:   1. is designed to be subordinate to and visually integrate with the (primary) *Dwelling house*; 2. does not adversely impact on the privacy and amenity of *adjoining premises*; 3. contributes to a safe and pleasant living environment; 4. has adequate land area to treat and dispose wastewater on-site where access to the reticulated sewerage network is unavailable; and 5. provides a useable outdoor recreation area for residents. | **AO4**  The *secondary dwelling*:   1. has a gross floor area not exceeding 60m2; 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) *Dwelling house*; 3. is provided with a minimum of one off-street car parking space in addition to the requirement for the *Dwelling house*; 4. is located within 20 metres of the outermost projection of the (primary) *Dwelling house*; and 5. is connected to the same water and electricity supply as the (primary) *Dwelling house*. |  |  |
| **Domestic Outbuildings** | | | |
| **PO5**  A *domestic outbuilding* within a *residential zone* is of a scale and has a built form that:   1. is compatible with the residence and adjoining residential premises having regard to height, mass and proportion; 2. is subordinate to the residence and surrounding *dwellings*; and 3. maintains or contributes positively to the streetscape. | **AO5**  *Domestic outbuildings*:   1. have a combined total *gross floor area* of *domestic outbuildings* within a *residential zone* that does not exceed:    1. 55m2 on a lot 600m2 or smaller; or    2. 110m2 on a lot greater than 600m2 and up to 2000m2; or    3. 200m2 on a lot greater than 2000m2; and    4. the gross floor area of any dwellings on the site; and 2. are a single *storey* structure; and 3. have a *building height* that does not exceed the *building height* of any residence on the premises. |  |  |
| **Water Supply** | | | |
| **PO6**  Where located on a site not serviced by a reticulated water supply, the *Dwelling house* is provided with sufficient on-site water supply to meet the needs of the residents. | **AO6**  Where located on a site not serviced by a reticulated water supply, the *Dwelling house* is connected to an on-site water supply with a storage capacity of at least 45000L. |  |  |