**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 ZoneLow-medium Density Residential ZoneMinor Tourism ZoneTownship ZoneLimited Development Zone | 6m  |
| Rural Residential ZoneRural Zone | 10m |
| **Zone** | **Secondary frontage of corner lot** |
| Low Density Residential ZoneLow-medium Density Residential ZoneMinor Tourism ZoneTownship ZoneLimited Development Zone | 3m |
| Rural Residential ZoneRural Zone | 10m |
| **Zone** | **Side and Rear Boundary****Minimum Distances Measured in Metres (m)** |
| **Building Height** | **Setback** |
| Low Density Residential Zone Low-medium Density Residential ZoneMinor 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 ZoneRural 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. |  |  |