

**9.3.10 Dwelling house code**

**9.3.10.1 Application**

- (1) This code applies to assessing development for a Dwelling house, where incorporating an illuminated tennis court and/or a secondary dwelling.
- (2) When using this code, reference should be made to Part 5.

**9.3.10.2 Purpose**

- (1) The purpose of the Dwelling house code is to facilitate ancillary and subordinate features of a dwelling house contributing to a safe and comfortable living environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) illuminated tennis courts do not detrimentally impact on the amenity of adjoining premises;
  - (b) secondary dwellings are established at a scale and in a manner that contributes to a pleasant living environment for extended households whilst maintaining the amenity of the surrounding area.

**9.3.10.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.10.3.a – Dwelling house code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Illuminated tennis courts</b>	
<p><b>PO1</b> An illuminated tennis court does not adversely affect the amenity of the adjacent and surrounding residential area.</p>	<p><b>AO1.1</b> An illuminated tennis court is set back a minimum of 5 metres from the lot boundaries and the setback area/s is landscaped to provide an effective visual screen and reduce lighting impacts.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p> <p><b>AO1.2</b> Illumination levels parallel to, and at a distance of 1.5 metres outside the site for a height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane.</p>
<b>Secondary dwelling</b>	
<p><b>PO2</b> Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.</p>	<p><b>AO2.1</b> The secondary dwelling: (a) has a GFA, exclusive of a single car port or garage, of not more than 70m<sup>2</sup>; (b) is established on lots greater than 450m<sup>2</sup>; (c) is provided with one off-street car parking space in addition to the requirement for the dwelling house.</p> <p>or</p> <p><b>AO2.2</b> Where within the Rural zone, the secondary dwelling:</p>

Performance outcomes	Acceptable outcomes
	(a) has a GFA of not more than 250m <sup>2</sup> ; (b) is established on lots greater than 10 hectares.