

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
For self-assessable and assessable development	
Illuminated tennis courts	
<p>PO1 An illuminated tennis court does not adversely affect the amenity of the adjacent and surrounding residential area.</p>	<p>AO1.1 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>AO1.2 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>
Secondary dwelling	
<p>PO2 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>AO2.1 The secondary dwelling: (a) has a GFA, exclusive of a single car port or garage, of not more than 70m²; (b) is established on lots greater than 450m²; (c) is provided with one off-street car parking space in addition to the requirement for the dwelling house.</p> <p>or</p> <p>AO2.2 Where within the Rural zone, the secondary dwelling:</p>

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