

Division 12: House Code**About the House Code**

- The House Code regulates all houses, whether they are Self assessable, Code assessable or Impact assessable.
- The Code is also applicable in the consideration of applications for Reconfiguring a Lot where new lots are to be created.

The Code regulates house scale, construction materials, siting, associated activities and special requirements for houses on small lots.

(1) House Code

The provisions in this division comprise the House Code. They are

- (i) The Purpose of the House Code - Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for Houses – Table 6.12.1.

(2) The Purpose of the House Code

The purpose of the House Code is to achieve the following overall outcomes:

Houses are;

- (i) Sited and designed in a manner that is consistent with the desired or existing residential character of the area;
- (ii) Afforded acceptable levels of privacy, daylight and amenity; and
- (iii) Not subjected to unreasonable hazards or noise because of their location.

TABLE 6.12.1 HOUSE CODE

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Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Houses - Siting and Design</i>	
<p>S1 Houses are sited and designed so that they are compatible with the residential character of the surrounding area having regard to the following;</p> <p>(i) Building bulk, height and scale; (ii) Construction materials; and (iii) Design features such as verandahs, sun hoods, decks, and pitched roofs.</p>	<p>P/A1.1 Site coverage of a house and any associated buildings does not exceed 50%.</p> <p>P/A1.2 Dwelling units have a minimum area of 60m², excluding garages.</p>
<p>S2 Houses are of a construction that is suited to the climate of the Shire and have regard to the following;</p> <p>(i) Construction materials and methods provide adequate insulation to protect against extremes in temperature; and (ii) Provision of verandahs, sunhoods, eaves, shutters or blinds to offer shelter to the house.</p>	<p>P2.1 No solutions specified.</p>
<p>S3 Houses are sited and designed having consideration of the impacts on residential amenity due to the existence of non-residential uses on adjoining properties, and having regard to the following;</p> <p>(i) Increased building setbacks to provide greater separation from non-residential uses; (ii) The elimination of windows and openings adjacent to non-residential uses; and (iii) The need for a landscaped buffer and/ or screen fencing to protect the privacy of the house.</p>	<p>P3.1 No solutions specified.</p>
<i>All Houses - Parking of Vehicles</i>	
<p>S4 The parking or storage of heavy vehicles, as ancillary to the house does not adversely impact upon the amenity of the surrounding area, in particular uses in the Residential Use Class having regard to;</p> <p>(i) Potential noise impacts; (ii) Visual intrusion into the streetscape and adjoining premises; and (iii) Potential impacts on traffic safety.</p>	<p>P/A4.1 The parking or storage of heavy vehicles per dwelling unit, is limited to;</p> <p>(i) Town – Residential Accommodation Precinct and the Town – Residential Precinct – 0 vehicles; (ii) Town Zone (except those specified elsewhere herein), Village Zone, Open Space Zone; and Rural Residential Zone – 1 vehicle; (iii) Town – Industrial Precinct - 2 vehicles; and (iv) All other Zones/Areas/Precincts – no specific rate.</p> <p>P/A4.2 In the Town Zone and Village Zone, the parking or storage of heavy vehicles is not conducted within 3m of the side or rear boundaries.</p> <p>P/A4.3 In the Rural Residential Zone the parking or storage of heavy vehicles is not conducted within 15m of the side or rear boundaries.</p> <p>P/A4.4 The parking and storage of heavy vehicles does not include the maintenance or servicing of vehicles.</p>
<i>Houses on Small Lots</i>	
Siting and Design	
<p>S5 Houses;</p> <p>(i) Do not adversely affect the residential amenity of adjacent residential uses having regard to the following;</p> <p>(a) Overshadowing; (b) Privacy and outlook; and (c) Building mass and scale as seen from neighbouring premises and the street; and (d) are of an appearance, scale, height and bulk that is compatible with the desired residential character stated in the Purpose of the Code for the Zone and Precinct, or the existing residential character of the surrounding area.</p>	<p>P/A5.1 Houses;</p> <p>(i) Have a maximum building height of 2 storeys and 8.5 m; (ii) Address the street with the entry facing the street; (iii) Have garages and carports that are;</p> <p>(a) Integrated with the design of the house; (b) Have a maximum width of not more than 50% of the frontage width; and (c) Are setback the same distance from the road frontage as the house. (iv) Have minimum building setbacks from road frontages of 6m, given that any secondary road frontage setback is provided as though it is a side boundary setback; and (v) Have minimum side and rear boundary setbacks according to the <i>Building Code of Australia</i>, except where the House is built to the boundary or to within 1m of the boundary;</p>

	<p>(a) The relevant wall does not contain windows or openings and has a maximum height of 3m;</p> <p>(b) It is built to only one of the side boundaries; and</p> <p>(c) The total length of wall on or within 1m of the boundary does not exceed 12m.</p>
Parking of Vehicles	
<p>S6 The parking or storage of heavy vehicles, as ancillary to the house use, does not adversely impact upon the amenity of the surrounding area, in particular uses in the Residential Use Class having regard to;</p> <p>(i) Potential noise impacts;</p> <p>(ii) Visual intrusion into the streetscape and adjoining premises; and</p> <p>(iii) Potential impacts on traffic safety.</p>	<p>P/A6.1 Houses on small lots do not include the ancillary parking or storage of heavy vehicles.</p>
Houses in the Gracemere – Stanwell Industrial Zone	
<p>S7 Not more than one house must be erected on any one lot, except in the circumstances described in the Acceptable Measures.</p>	<p>P7.1 Not more than one Detached house is erected on a site except where;</p> <p>(i) Such site is or forms part of a parcel and is or will be reconfigured by way of a community titles scheme; and</p> <p>(ii) Not more than one house is erected on any lot, and no house is erected on the common property, in a community titles scheme.</p>
<p>S8 Dwellings and outbuildings are of a height, and are located on the site in a way which is in keeping with the desired character of the precinct in which they are situated and such that no significant loss of amenity to adjacent land and dwellings results having regard to;</p> <p>(i) Overshadowing,</p> <p>(ii) Privacy and overlooking,</p> <p>(iii) Views and vistas, and</p> <p>(iv) Building massing and scale as seen from neighbouring premises and along the street.</p>	<p>P8.1 Buildings have a height of not more than 8.5 metres where on land with slopes not more than 10%.</p> <p>or</p> <p>P8.2 Buildings on land with slopes greater than 10%;</p> <p>(i) Have a height of not more than 10.5 metres, and</p> <p>(ii) Are sited within any building envelope plan approved at the time of lot reconfiguration.</p>
<p>S9 Houses are sited so as to avoid or minimise adverse environmental impacts caused by erosion, increased stormwater runoff, loss of vegetation, and intrusion into important elements of the Shire's visual landscape; and provided that all development on slope constrained land (slopes between 10 and 20%) is sited, designed and constructed in accordance with plans prepared and certified by a qualified geotechnical and structural engineers, taking into account:</p> <p>(i) Geology and geotechnical engineering parameters,</p> <p>(ii) Sedimentation management,</p> <p>(iii) Erosion control, and</p> <p>(iv) Stormwater management..</p>	<p>P9.1 Houses are limited to slopes of less than 20% .</p>
<p>S10 Houses must be adequately serviced by utility infrastructure to the standard intended for the locality.</p>	<p>P10.1 The house is provided with utility infrastructure to a standard that would be required for new subdivisional development having regard to road access, stormwater drainage, sewerage, water supply and electricity.</p>
<p>S11 Houses are used by only a single household group at any one time.</p>	<p>P11.1 Premises are used by a household group comprising;</p> <p>(i) A single person, or two or more persons related by blood, marriage or adoption, or</p> <p>(ii) Not more than six persons not necessarily related by blood, marriage or adoption, or</p> <p>(iii) Not more than 6 persons who are either under the age of 18 years or disabled and requiring long term care or assistance, together with 1 or 2 adult people providing care, assistance or management.</p>
<p>S12.1 Houses and similarly sensitive development must be located to avoid encroachment into the adjacent Special Development Zone.</p> <p>S12.2 Buffering between sensitive development and the Special Development Zone will have regard to the:</p> <p>(i) Nature and scale of the use proposed,</p> <p>(ii) Topography, and</p> <p>(iii) Wind direction</p>	<p>P12.1 Houses are to be sited to provide maximum buffers to existing and future industrial development, and to major transport corridors.</p> <p>P12.2 Buffering between sensitive development and major transport corridors shall be provided to minimise potential amenity impacts.</p>