

HOUSE CODE

1 Purpose of the Code

The purpose of this code is to:

- ensure that houses and associated development are compatible with surrounding development;
- ensure that houses do not adversely affect the amenity of the surrounding area;
- ensure that houses are not adversely affected by flooding;
- ensure that houses are located and designed sensitively in areas that are visible and contribute to the scenic qualities of the area; and
- ensure that the location of houses does not adversely impact on the natural environment and water supply catchment values; and
- provide some management of Special Needs Accommodation Buildings in residential areas.

2 Application of the Code

This section is applicable to Code Assessable development, made Code Assessable by;

- (1) the Level of Assessment Table for an Area; or
- (2) because the development may have been listed as Self Assessable development in the Level of Assessment Table for an Area but was unable to comply with an Acceptable Solution in its applicable primary code(s).

For code assessable development, the code for assessment consists of:

- (A) the primary code(s) listed in the relevant Level of Assessment Table; and
- (B) the secondary code(s) listed below.

However, where a code assessment is required as a result of not complying with an Acceptable Solution in self assessment (refer to item (2) above in this section), the code for assessment consists of the primary code(s) and any secondary code(s) referred to in the particular Acceptable Solution in the primary code with which the development did not comply. In all other cases the secondary codes that comprise the code for assessment include:

- Airport Code; and
- Bushfire Risk Minimisation Code – where located on Bushfire Prone Land; and
- Demolition Code – where on a site where the code applies; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place; and
- Norbank Estate Special Use Area Code - where located in the Norbank Estate Special Use Area; and



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- Norman Road Residential Area Code - where located in the Norman Road Residential Area; and
- Parking and Access Code; and
- Railway Noise Code – where located within the Railway Noise Affected Corridor; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

3 Definitions

Relative: Means any person related by blood or by marriage, including any adopted children.

Relatives Apartment: Means part of a House comprising a semi-independent (non self contained) apartment or area providing residential accommodation within or attached to the house for a relative to a person living at the same time in the main dwelling unit of a House.

4 Explanation

The house code sets out the basic requirements for houses in Rockhampton City. New houses (or extensions to houses) are required to comply with the Acceptable Solutions column of this code. Proposals not complying with the Acceptable Solutions will be required to lodge a code assessable application with Council for approval to determine if the proposal, while not complying with the Acceptable Solution, satisfies the relevant Performance Criteria and the purpose of the Code.

In addition Section 5.2, Special Needs Accommodation of the House Code applies to premises defined as Special Needs Accommodation. Special Needs Accommodation is also required to comply with Section 5.1 of the House Code.



5 Performance Criteria and Acceptable Solutions

5.1 House

PART A – REQUIREMENTS APPLICABLE TO A HOUSE	
Performance Criteria	Acceptable Solutions
<p>P1 A house (including ancillary structures such as sheds, etc) is the size and bulk expected of a domestic dwelling and consistent with the streetscape character.</p>	<p>A1.1 The maximum height of a house at any point including any ancillary buildings or structure (excluding a television antenna) is: (i) 7 metres above ground level to the height of the eaves; and (ii) 9 metres to the highest point of the roof.</p> <p style="text-align: center;">AND</p> <p>A1.2 Building height at any point is no more than 2 storeys above ground level.</p>
<p>P2 The building height of houses (including ancillary structures such as sheds, etc) or fixtures / devices attached to or associated with a house (such as TV antennae, mast poles, etc) do not affect the navigation or safe operation of the Rockhampton airport or aircraft by way of: (a) the physical intrusion into aircraft take-off and approach flight paths; or (b) transient intrusions into the airports operational airspace.</p> <p><i>Note</i> : Any proposal to penetrate the Obstacle Limitation Surface must be referred to the Airport Operator¹.</p>	<p>A2.1 Houses (including ancillary structures) are of a height that does not penetrate the Obstacle Limitation Surface for the Rockhampton Airport as shown on Airport Code Map 2.</p> <p style="text-align: center;">AND</p> <p>A2.2 Fixtures or devices attached to a building or structure (eg. aerials, antennae, mast poles, advertising signs and the like) do not penetrate the Obstacle Limitation Surface for the Rockhampton Airport as shown on Airport Code Map 2.</p> <p style="text-align: center;">AND</p> <p>A2.3 Cranes and other temporary machines, devices or structures do not penetrate the Obstacle Limitation Surface for the Rockhampton Airport as shown on Airport Code Map 2.</p>
<p>P3 The house appears from all street frontages to be a</p>	<p>A3.1 The house is used for no more than one main dwelling unit and one Relatives Apartment.</p>

¹ As defined in the Airport Code.



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<p>single house containing one dwelling unit and generates no impacts greater than that expected of a single house.</p>	<p>A3.2 AND Any Relatives Apartment: (i) does not have a separate entrance to the main dwelling unit; and (ii) does not have direct access to a garage or carport that is not located adjacent to the garage or carport for the main dwelling unit; and (iii) is a structural and integral part of the house not physically detached from the main dwelling unit²</p>
<p>P4 Residents and visitors vehicles are accommodated on site.</p>	<p>A4.1 Car parking spaces are provided on site for the house in accordance with the requirements of Schedule 1 in the Parking and Access Code.</p> <p>A4.2 AND A house with a relative's apartment on site has additional car parking spaces provided on site for the relative's apartment in accordance with the requirements of Schedule 1 in the Parking and Access Code.</p>
<p>P5 The house and ancillary structures are protected from adverse flooding and do not: (a) significantly interfere with the passage, storage or quality of stormwater or the natural functions of a waterway; or (b) put loss of life at risk; or (c) put life at risk of injury; or (d) put damage to property at high risk, and complies with the Flood Prone Land Code.</p>	<p>A5 Houses and ancillary structures are not located within the Q100 floodable area as shown on the Planning Area Map.</p> <p><i>Note: New Houses or extensions to houses within the Q100 line are required to submit a code assessable application and are subject to the Flood Prone Land Code.</i></p>
<p>P6 Habitable rooms, non habitable areas (eg utility areas, garage, laundry and storage room) and car parking do not significantly interfere</p>	<p>A6 Houses and ancillary structures are not located within the Q100 floodable area as shown on the Planning Area Map.</p> <p><i>Note: New Houses or extensions to houses within the Q100 line are required to submit a code assessable application</i></p>



² To remove any doubt, a covered walkway between the main dwelling unit and the Relatives Apartment does not make it a "structural and integral part of the house" for the purposes of this Acceptable Solution.

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with the passage or storage of stormwater or the natural functions of a waterway and complies with the Flood Prone Land Code .	<i>and are subject to the Flood Prone Land Code.</i>
P7 Houses are set back from waterways to enhance the attractive appearance of the waterway corridor and to preserve ecological processes.	A7.1 Houses are set back from the high water mark (mean spring tide) of the Fitzroy River a minimum distance of 30 metres. AND A7.2 Houses are not located in a waterway corridor identified on Planning Scheme Map 5.
P8 Houses are serviced with basic but essential infrastructure to ensure good health; hygiene; protection of the environment, quick access to communications and water (for fire fighting) in case of an emergency and the like that also does not become a maintenance burden for the Council.	A8 Houses are serviced with: (i) practical and direct access to a constructed and sealed portion of a dedicated road reserve ³ ; and (ii) connection to a potable water supply; and (iii) a Council accepted form of sewerage disposal; and (iv) electricity; and (v) telephone.
P9 The house is primarily used by one (1) household for domestic residential purposes.	A9 A house does not contain any additional self contained dwelling unit that is, or is capable of, being sub let or tenanted for the purposes of a separate household.



³ Where there is no practical and direct access to a constructed and sealed portion of a dedicated road reserve, it will be a requirement in any approval to make a contribution towards the provision of such access to that standard.

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<p>P10 Vehicle parking does not detract from the amenity or character of the Area and vehicle access into the site is done in a manner that;</p> <p>(a) maintains public safety; and</p> <p>(b) does not result in damage to the roadway, verge or vehicle; and</p> <p>(c) does not interfere with the drainage functions of the roadway; and</p> <p>(d) is able to perform its intended function.</p>	<p>A10.1 At the house, no more than one (1) truck, van, utility, bus or other vehicle with a maximum Gross Vehicle Mass of 4.5 tonnes associated with or used in the employment of any resident of the house, is parked, stored or garaged on the site.</p> <p>A10.2 AND If the vehicle referred to in A10.1 is not parked, stored or garaged under the house or in a shed, garage or the like, it is to be stored behind the front alignment of the house to any road frontage.</p> <p>A10.3 AND The parking space for the vehicle mentioned in A10.1 above is in addition to what is otherwise required for a house in Schedule 1 of the Parking and Access Code.</p> <p>A10.4 AND Driveways are provided into the site in accordance with the relevant Standard Drawing contained in the Capricorn Municipal Development Guidelines.</p>
<p>P11 Storage areas associated with a residents employment are kept to a size and scale consistent with the amenity and character of the Area.</p>	<p>A11 A house includes a maximum storage area on site of 50m² for materials, products, tools or goods associated with the employment of one or more persons permanently residing at the house⁴.</p>
<p>P12 The house is designed, constructed and located on land in a way that the house responds to any topographical constraints the land may have and complies with the Steep or Unstable Land Code.</p>	<p>A12 Houses and ancillary structures are not located in an area subject to slopes equal to or greater than 15% as identified on the Steep or Unstable Land Code Map 1.</p> <p><i>Note: New Houses or extensions to houses on steep slopes are required to submit a code assessable application and are subject to complying with the Steep or Unstable Land Code.</i></p>
<p>P13 A house and ancillary structures in a Rural Area or Rural Residential Precinct are located on a site</p>	<p>A13.1 Houses and ancillary structures in a Rural Area have a minimum front boundary setback of 15 metres.</p>



⁴ For example, a painter may store paint, ladders, planks, etc at his home when not used at a job site but not to a degree that the site is a depot or distribution point for employees, etc.

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in a manner that is consistent with the character of the streetscape ⁵ .	A13.2 AND Houses and ancillary structures in a Rural Residential precinct have a minimum front boundary setback of 10 metres.
P14 A house and any relatives apartment is located on the site where it will not be affected by railway noise or as little as possible.	A14.1 The habitable rooms associated with a house and any relatives apartment are not located on the part of a site located within the Railway Noise Affected Corridor identified on Railway Noise Code Map 1 contained in this planning scheme. A14.2 OR Within the minimum building setbacks prescribed under this Code or the <i>Standard Building Regulation 1993</i> (whichever is the greater or whatever lesser setback is being requested in a development proposal) the house or relatives apartment is located on the building setback alignment the furthest distance from the railway corridor land shown on Railway Noise Code Map 1 contained in this planning scheme.
P15 Recreational areas on a site do not create a light nuisance to neighbours or the locality.	A15 There is no lighting installed for the specific purpose of being able to play a sport on the site during times when there is no daylight, in particular tennis.
P16 The development is responsive to, and recognises the significance and importance of a heritage place on the same site or on an adjoining site.	A16 There is no heritage place identified in the Heritage Register of Local Planning Policy 6.4 on the subject site or an adjoining site. <i>Note: New Houses or extensions to houses on the same site as a Heritage Place or on a site adjoining a Heritage Place are required to submit a code assessable application and are subject to complying with the Heritage Place Code.</i>



5.2 Special Needs Accommodation

PART B – ADDITIONAL REQUIREMENTS FOR A HOUSE USED AS SPECIAL NEEDS ACCOMMODATION

Performance Criteria	Acceptable Solutions
P17 Special Needs Accommodation is	A17.1 Special Needs Accommodation is accommodated in a house.

⁵ Other boundary setbacks are to be in accordance with the standard setback requirements stated in the *Standard Building Regulation 1993* unless a different setback is specified in another Code in this Planning Scheme.

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<p>of a size, scale and intensity of use consistent with other houses in the area.</p>	<p>A17.2 AND The size of the household does not exceed; (i) six (6) individuals, children or minors, AND (ii) two (2) carers or guardians.</p>
<p>P18 Special Needs Accommodation maintains residential amenity.</p>	<p>A18 On site car parking is provided for carers or health workers associated with the Special Needs Accommodation in accordance with Schedule 1 in the Parking and Access Code.</p>

