### Dwelling house code

#### 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.

#### 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:
   1. illuminated tennis courts do not detrimentally impact on the amenity of adjoining premises;
   2. 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.

#### 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 | Applicant response |
| --- | --- | --- |
| **For self-assessable and assessable development** | | |
| **Illuminated tennis courts** | | |
| **PO1**  An illuminated tennis court does not adversely affect the amenity of the adjacent and surrounding residential area. | **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.  Note – Landscaping is provided in accordance with the Landscaping code. |  |
| **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. |  |
| **Secondary dwelling** | | |
| **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. | **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.  or  **AO2.2**  Where within the Rural zone, the secondary dwelling:  (a) has a GFA of not more than 250m²;  (b) is established on lots greater than 10 hectares. |  |