* + 1. Dwelling house (Secondary dwelling) code

# Application

1. This code applies to assessing development for a Dwelling house, where incorporating a secondary dwelling.
2. When using this code, reference should be made to Part 5.

# Purpose

1. The purpose of the Dwelling house (Secondary dwelling) code is to facilitate secondary dwellings while contributing to a safe and comfortable living environment.
2. The purpose of the code will be achieved through the following overall outcomes:
	1. secondary dwellings are established at a scale and in a manner that is subordinate in size, scale and use to the primary dwelling whilst maintaining the character and amenity of the site, streetscape and surrounding area.

# Assessment benchmarks and requirements

**Table** [**9.2.11.3.**](#_bookmark0)**a – Dwelling house (Secondary dwelling) code – benchmarks for assessable development and requirements for accepted development**

|  |  |  |
| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For accepted development subject to requirements and assessable development** |
| **Secondary dwelling** |
| **PO1**Secondary dwellings:1. are small-scaled dwellings that are subordinate to the primary dwelling;
2. contribute to a safe and pleasant living environment;
3. are established on appropriate sized lots;
4. do not cause adverse impacts on adjoining properties.
 | **AO1.1**Where not within the Rural zone, the secondary dwelling:1. has a GFA, exclusive of a single car port or garage, of not more than 70m2;
2. is established on lots greater than 450m2;
3. is provided with one off-street car parking space in addition to the requirement for the dwelling house.

or |  |



|  |  |  |
| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
|  | **AO1.2**Where within the Rural zone, the secondary dwelling:1. is established on lots less than 10 hectares and has a GFA of not more than 70m²; or
2. is established on lots greater than 10 hectares and has a GFA of not more than 250m².
 |  |