

9.3.18 Secondary dwelling code



Photograph 9.3.18-1

Example of a Secondary dwelling where it presents as one dwelling from the street, located at Mudgeeraba.

9.3.18.1 Application

This code applies to assessing material change of use for development for a secondary dwelling associated with a primary dwelling house where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.3.18.2 Purpose

- (1) The purpose of the Secondary dwelling code is to regulate the scale and appearance of secondary dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The gross floor area of the secondary dwelling:
 - (i) in Medium density residential, High density residential, Rural residential and Rural zones, is noticeably smaller in size than the primary dwelling house. The gross floor area and size of the secondary dwelling is limited to ensure it has a subordinate function.
 - (ii) in all other zones, does not exceed 80m².
 - (b) In urban areas the secondary and primary dwelling present as one dwelling from the street.
 - (c) In non-urban areas the secondary dwelling is located close to the primary dwelling to avoid unnecessary vegetation removal.
 - (d) The secondary dwelling utilises the existing driveway and vehicle crossover.
 - (e) The secondary dwelling is designed to achieve an acceptable level of privacy for occupants of the dwelling and neighbouring dwellings.

9.3.18.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development

PART A — ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 9.3.18-1: Secondary dwelling code — for accepted development subject to requirements

| Required outcomes | |
|---|---|
| Location | <p>RO1 The secondary dwelling is attached to or included within the primary dwelling. OR The secondary dwelling is located within 10m of the primary dwelling. OR The secondary dwelling is within the Rural zone (excluding the Rural landscape and environment precinct) or Rural residential zone (excluding the Rural residential landscape and environment precinct) and is located within 20m of the primary dwelling. OR The secondary dwelling is within the Conservation zone or the Rural residential landscape and environment precinct of the Rural residential zone or the Rural landscape and environment precinct of the Rural zone and is located within 3m of the primary dwelling.</p> |
| Privacy | <p>RO2 Where a direct view exists into the private open space of an adjoining dwelling, the outlook from second level windows, stairwells, terraces, decks and balconies is screened by privacy screens which achieve at least 50% transparency.</p> |
| Neighbourhood character | <p>RO3 The secondary dwelling is constructed and designed using the same materials and elements as the primary dwelling house on the site.</p> |
| Gross floor area | <p>RO4 The GFA of the secondary dwelling does not exceed 80m².</p> |
| Access | <p>RO5 The secondary dwelling shares its driveway and vehicle crossover with the primary dwelling.</p> |
| <p>Advisory note Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.</p> | |

PART B — ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.3.18-2: Secondary dwelling code — for assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| Location | |
| <p>PO1 The secondary dwelling is located in close proximity to that of the primary dwelling.</p> | <p>AO1 The secondary dwelling is attached to or included within the primary dwelling. OR The secondary dwelling is located within 10m of the primary dwelling. OR The secondary dwelling is within the Rural zone (excluding the Rural landscape and environment precinct) or Rural residential zone (excluding the Rural residential landscape and environment precinct) and is located within 20m of the primary dwelling. OR The secondary dwelling is within the Conservation zone or the Rural residential landscape and environment precinct of the Rural residential zone or the Rural landscape and environment precinct of the Rural zone and is located within 3m of the primary dwelling.</p> |

environment precinct of the Rural zone and is located within 3m of the primary dwelling.

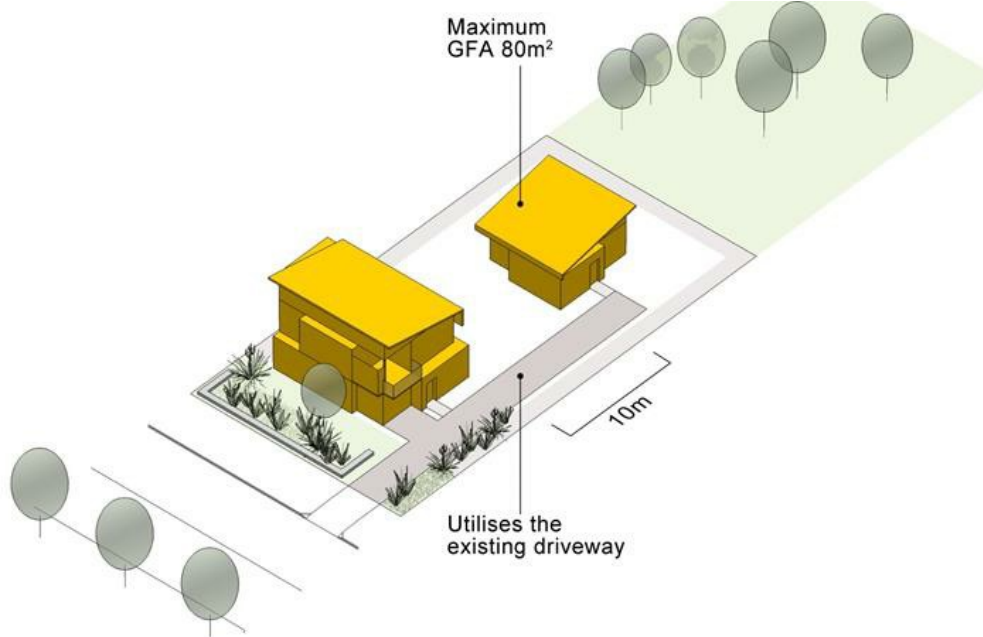


Figure 9.3.18-1
Illustration showing Secondary dwelling outcomes

Privacy

PO2
The building is designed to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.

AO2
Where a direct view exists into the private open space of an adjoining dwelling, the outlook from second level windows, stairwells, terraces, decks and balconies is screened by privacy screens which achieve at least 50% transparency.

Neighbourhood character

PO3
The primary dwelling and the secondary dwelling are designed to present as one dwelling when viewed from the street frontage.

AO3
The secondary dwelling is constructed and designed using the same materials and elements as the primary dwelling house on the site.

Gross floor area

PO4
The GFA of the secondary dwelling does not exceed 80m².

AO4
No acceptable outcome provided.

Access

PO5
The secondary dwelling shares its driveway and vehicle crossover with the primary dwelling.

AO5
One driveway is provided.