



Information sheet

Sunshine Coast Planning Scheme 2014

Dwelling houses

This information sheet has been prepared to provide a summary of the requirements for dwelling houses under the *Sunshine Coast Planning Scheme 2014*, including when a development approval is required and which parts of the planning scheme apply.

What is a dwelling house?

A dwelling house is a standalone house, commonly located in residential suburbs throughout the Sunshine Coast. Under the *Sunshine Coast Planning Scheme 2014*, a dwelling house is defined as:

“A residential use of premises for one household that contains a single dwelling.”

The use includes out-buildings and works normally associated with a dwelling house and may include a secondary dwelling.”

A secondary dwelling is defined as:

“A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.”

A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be freestanding.”

A secondary dwelling is not the same as a dual occupancy (e.g. duplex), which is separately defined under the *Sunshine Coast Planning Scheme 2014*. A secondary dwelling (generally known as a ‘granny flat’ or ‘annexed unit’) is intended to be small in scale and clearly ancillary to the associated dwelling house.

What is the level of assessment for a dwelling house?

Under the *Sunshine Coast Planning Scheme 2014*, a material change of use for a dwelling house (e.g. a new house on a vacant lot) is ‘self assessable’ in all of the residential zones being the Low density residential zone, Medium density residential zone, High density residential zone and Tourist accommodation zone. A dwelling house is also self assessable in the Emerging community zone, Limited development (landscape residential) zone, Rural residential zone and Rural zone.

‘Self assessable’ means that the development must comply with particular requirements of the planning scheme. These requirements are called

‘self assessable outcomes’ and are contained in the codes that are applicable to the development (for example, the Dwelling house code is the principal code that applies to dwelling house development). If the dwelling house complies with all of the self assessable outcomes, then no development approval for a material change of use is required to be obtained from Council.

It is important to note that all dwelling houses (new houses or additions) must obtain a development approval for building work (i.e. a ‘building approval’), even if there is no development approval required for the material change of use under the planning scheme. In the Sunshine Coast Region, building approvals are issued by private building certifiers.

When does a dwelling house require a development approval for material change of use?

Under the *Sunshine Coast Planning Scheme 2014*, a dwelling house will require a development approval for a material change of use in limited circumstances. When these circumstances apply, the development application for a material change of use will be either ‘code assessable’ or ‘impact assessable’.

Notwithstanding the levels of assessment identified in the *Sunshine Coast Planning Scheme 2014*, a material change of use for a Dwelling house is exempt development (does not require a development approval) but requires a development approval for building work, if it is located in a residential zone and if Schedule 4, Table 2, Item 2, of the *Sustainable Planning Regulation 2009* applies.

‘Code assessable’ means that a development approval is required to be obtained from Council. The development application is assessed against the planning scheme codes that are applicable to the material change of use.

‘Impact assessable’ also means that a development approval is required to be obtained from Council. However, in this case, the development application is assessed against the entire planning scheme and public notification of the application must be undertaken by the applicant.

Some examples of where a dwelling house may require a development approval for a material change of use under the *Sunshine Coast Planning Scheme 2014* include:

- the proposed dwelling house does not comply with one or more of the self assessable acceptable outcomes of the codes that are applicable to the development (for example, the Dwelling house code or an applicable overlay code);
- the proposed dwelling house exceeds the height limit identified for the site on the relevant Height of buildings and structures overlay map;
- the proposed dwelling house is located on a site that is a heritage place, or on a site that is within a neighbourhood character area, as identified on a Heritage and character areas overlay map; or
- the proposed dwelling house is located in a zone that is generally not intended for this type of development (e.g. centre zones, industry zones and recreation zones).

Overlay maps are located in **Schedule 2 (Mapping)** of the *Sunshine Coast Planning Scheme 2014*.

Referrals to Council

In certain cases, a dwelling house may not require a development approval for a material change of use under the planning scheme, but may require referral to Council for assessment in accordance with State planning legislation.

An example of this is where a proposed dwelling house in a residential zone does not comply with the minimum boundary setback requirements in the Dwelling house code and no relevant overlays apply.

Instead of triggering a development application under the planning scheme, the proposal will require a referral to Council to assess compliance with the relevant performance outcomes of the Dwelling house code.

What requirements are contained in the Dwelling house code?

The purpose of the Dwelling house code under the *Sunshine Coast Planning Scheme 2014* is to ensure dwelling houses achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises, and are compatible with the character and streetscape of the local area.

In order to achieve this purpose, the code contains assessment criteria (performance outcomes and acceptable outcomes) for:

- built form (building height, setbacks, garages and carports);
- services and utilities;
- access and car parking;
- tennis courts and sports courts;
- filling or excavation; and
- secondary dwellings.

The code also contains additional requirements for dwelling houses in certain areas and precincts, for example, the Blackall Range, Buderim and Caloundra local plan areas (limited precincts only). These additional requirements principally relate to built form and appearance.

Need further information?

For further information and technical details about the requirements for a dwelling house, please refer to the *Dwelling House Guide* and the *Sunshine Coast Planning Scheme 2014* which are available on Council's website. Alternatively, you may contact Council directly with your enquiry.

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Disclaimer

The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the *Sunshine Coast Planning Scheme 2014*. Please refer to the *Sunshine Coast Planning Scheme 2014* for further detail.

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