



Sunshine Coast Regional Council

Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. 1

**Made under the Sustainable Planning Act, section 117
(Process for preparing, making or amending local planning
instruments)**

This amendment has effect on and from 10 November 2014

1. Short title

This amendment instrument may be cited as *Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. 1*.

2. Commencement

This amendment instrument has effect on and from 10 November 2014.

3. Purpose

The purpose of this amendment instrument is to clarify the application and interpretation of the filling and excavation provisions in the Dwelling house code and the provisions relating to dwelling houses in the Landslide hazard and steep land overlay code.

4. Amendment table

This amendment instrument amends the component of the Sunshine Coast Planning Scheme 2014 in Table 1, Column 1, in respect of the provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Table of amendments

Planning scheme component	Planning scheme provision	Amendment
Part 8 (Overlays) section 8.2.10 (Landslide hazard and steep land overlay code)	Section 8.2.10.3 (Assessment criteria)	Amend as shown in Schedule 1
Part 9 (Development codes) section 9.3.6 (Dwelling house code)	Section 9.3.6.3 (Assessment criteria)	Amend as shown in Schedule 1

Schedule 1 Amendment schedule

8.2.10 Landslide hazard and steep land overlay code^{36 37}

8.2.10.1 Application

This code applies to self assessable development and assessable development:-

- (a) subject to the landslide hazard and steep land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Landslide hazard and steep land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Landslide hazard and steep land overlay code is to ensure:-
 - (a) development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment; and
 - (b) development on *steep land* is avoided or otherwise limited in scale and intensity, and is sensitively located and designed to minimise adverse impacts on scenic amenity, the environment and public safety.
- (2) The overall outcomes sought for the Landslide hazard and steep land overlay code are the following:-
 - (a) development in areas at risk from landslide hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from landslide hazard is minimised;
 - (c) development does not result in a material increase in the extent or severity of landslide hazard; and
 - (d) development on *steep land* occurs only where the scenic and environmental quality and integrity of the landscape is maintained and safe and efficient access can be provided.

8.2.10.3 Assessment criteria

Table 8.2.10.3.1 Criteria for self assessable and assessable development

Performance Outcomes		Acceptable Outcomes	
Landslide Hazard Areas			
Risk of Harm to People and Property			
PO1	Development does not increase the risk of harm to people and property as a result of landslide by either:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with <i>best practice</i> geotechnical principles.	AO1	Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map. OR Development, including associated access, is located in a low or very low landslide hazard area, as determined by a geotechnical investigation prepared by a competent person. Note—a site-specific geotechnical assessment

³⁶ Editor's note—landslide hazard areas and *steep land* (slopes of 15% or greater) are identified on the Landslide Hazard and Steep Land Overlay Maps in **Schedule 2 (Mapping)**. Landslide hazard may also be a risk in other areas and warrant further assessment.
³⁷ Editor's note—the **Planning scheme policy for the landslide hazard and steep land overlay code** and the **Planning scheme policy for development works** provide advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a site-specific geotechnical assessment report.

Performance Outcomes		Acceptable Outcomes	
			<p>may be used to demonstrate that although the proposed development is shown on a Landslide Hazard and Steep Land Overlay Map as being located within a landslide hazard area, the landslide hazard risk is in fact low or very low.</p> <p>OR</p> <p>Where development is located on land identified as a landslide hazard area³⁸:-</p> <p>(a) a competent person has certified that:-</p> <p>(i) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(ii) development of the <i>site</i> will not increase the risk of landslide activity on other land, including land above the <i>site</i>; and</p> <p>(iii) the <i>site</i> is not subject to the risk of landslide activity originating from other land; and</p> <p>(b) any measures identified in a site-specific geotechnical assessment for stabilising the <i>site</i> or development have been fully implemented.</p>
Steep Land			
Risk of Harm to People and Property			
PO2	Development, including associated access, does not increase the risk of harm to people and property by:- (a) avoiding development on <i>steep land</i> ; or (b) undertaking development on <i>steep land</i> only where strictly in accordance with best-practice geotechnical principles.	AO2	<p>Development, including associated access, is not located on <i>steep land</i> as identified on a Landslide Hazard and Steep Land Overlay Map.</p> <p>OR</p> <p>Development, including associated access, is located on land with less than 15% <i>slope</i>, as determined by a site-specific <i>slope analysis</i> prepared by a competent person.</p> <p>OR</p> <p>Where development is located on steep land³⁹, a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <p>(a) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during both the construction and operational life of the development; and</p> <p>(b) the <i>site</i> is not subject to risk of landslide activity originating from other land.</p>
Additional Assessment Criteria for Dwelling House			
PO3	Where for a <i>dwelling house</i> , the development:- (a) is responsive to the natural topography of the <i>site</i> and minimises the need for cut and fill;	AO3.1	<p>Where for a <i>dwelling house</i> and located on land having a <i>slope</i> exceeding 15%, as identified on a Landslide Hazard and Steep Land Overlay Map:-</p> <p>(a) buildings are of a split level design that steps down the slope or incorporates a</p>

³⁸ As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

³⁹ As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a *slope analysis*.

Performance Outcomes		Acceptable Outcomes
	<p>(b) does not visually dominate the hill slope or interrupt the skyline; and</p> <p>(c) is visually integrated with natural site characteristics including vegetation.</p>	<p>suspended floor construction <u>that avoids filling and/or excavation;</u></p> <p>OR</p> <p>(b) any <u>filling or excavation</u> associated with <u>buildings, structures or driveways</u> <u>is confined to the driveway and plan area of the dwelling house, with ground level being retained around the driveway and the external walls of the building(s):-</u></p> <p>(i) <u>is confined to the driveway and plan area of the dwelling house, with ground level being retained around the driveway and the external walls of the building(s);</u></p> <p>(ii) <u>is not more than 2 metres relative to ground level or 1 metre relative to ground level where within 1.5 metres of any site boundary;</u></p> <p>(iii) <u>does not necessitate the construction of a retaining wall exceeding 2 metres in height; and</u></p> <p>(iv) <u>provides for the stabilisation of any cut and fill batter through the use of landscapes and retaining walls;</u></p> <p>OR</p> <p>(c) <u>any filling or excavation associated with buildings, structures or driveways:-</u></p> <p>(i) <u>is not more than 2 metres relative to ground level or 1.0 metre relative to ground level where within 1.5 metres of any property boundary; and</u></p> <p>(ii) <u>does not necessitate the construction of a retaining wall exceeding 2 metres in height relative to ground level.</u></p> <p>AO3.2 <u>Any filling or excavation associated with buildings, structures or driveways provides for the stabilisation of any cut or fill batter through the use of landscapes and/or retaining walls.</u></p> <p>AO3.3 <u>Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not more than 25% in any location.</u></p> <p>AO3.4 <u>Parts of a driveway steeper than 20% are provided with a slip-resistant surface.</u></p>

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Table 8.2.10.3.2 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes	
Landslide Hazard and Steep Land			
Essential Community Infrastructure			
PO1	Essential community infrastructure is able to function effectively during and immediately after landslide events.	AO1	<p>Development involving essential community infrastructure is not located within a landslide hazard area, or on steep land, as identified on the applicable Landslide Hazard and Steep Land Overlay Map.</p> <p>OR</p> <p>Development involving essential community infrastructure is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p>OR</p> <p>Development involving essential community infrastructure:-</p> <ul style="list-style-type: none"> (a) does not result in any new building work, other than an addition to an existing building; (b) does not involve vegetation clearing; and (c) does not alter ground levels or stormwater conditions. <p>OR</p> <p>Development involving essential community infrastructure includes measures identified by a site-specific geotechnical assessment, prepared by a competent person, that ensure:-</p> <ul style="list-style-type: none"> (a) the long term stability of the site, including associated buildings and infrastructure; (b) access to the site will not be impeded by a landslide event; and (c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.
Storage of Hazardous Materials			
PO2	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of landslide on hazardous materials manufactured or stored in bulk.	AO2	<p>Development involving the manufacture or storage of hazardous materials in bulk is not located within a landslide hazard area, or on steep land, as identified on a Landslide Hazard and Steep Land Overlay Map.</p> <p>OR</p> <p>Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.</p>

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Performance Outcomes		Acceptable Outcomes	
			<p>OR</p> <p>Where development is located in a landslide hazard area⁴⁰, a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <p>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development; and</p> <p>(b) the site is not subject to risk of landslide activity originating from other land.</p>
Steep Land			
Site Responsive Design			
PO3	Development, including associated access, is designed and constructed to:- (a) sensitively respond to the constraints imposed by slope; (b) minimise impacts on the natural landform and landscape character; and (c) avoid any potential instability and associated problems, including long term stability of the site and long term stability of the development and adjoining properties.	AO3.1 AO3.2 AO3.3	<p>No additional lot which includes a house site is created on land with a slope of 25% or greater.</p> <p>Development avoids or minimises filling or excavation by using elevated construction or stepped (split level) building forms.</p> <p>Development provides for cut and fill batters to be stabilised and protected from erosion by measures such as grassing, dense landscapes, retaining walls or other suitable stabilisation/protective methods.</p>
PO4 ⁴¹	Development is sensitively designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring:- (a) adequate screening of the underneath of buildings; (b) retention, where possible, of natural landforms, drainage lines and vegetation; and (c) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, scenic routes and other critical vantage points, outside of the site.	AO4.1 AO4.2	<p>Any building, including any associated car parking structure:-</p> <p>(a) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or</p> <p>(b) incorporates undercroft skirting or screening (such as timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or</p> <p>(c) incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building.</p> <p>The extent of filling or excavation is revegetated immediately following completion of the works.</p>
Safe and Efficient Access			
PO5	Development provides safe and efficient access for vehicles and pedestrians.	AO5.1 AO5.2 AO5.3	<p>Road grades comply with the standards specified in the Planning scheme policy for development works.</p> <p>Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location.</p> <p>Vehicle turning areas are provided at the</p>

⁴⁰ As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.
⁴¹ Editor's note—the acceptable outcomes corresponding to this performance outcome represent only partial fulfilment of the performance outcome. In order to adequately address this performance outcome, other measures are also likely to be necessary.

Performance Outcomes		Acceptable Outcomes	
		AO5.4	<p>end of driveways so that it is not necessary to reverse up or down driveways.</p> <p>Where a driveway is steeper than 20% in any part, it is provided with a slip-resistant surface.</p>

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9.3.6 Dwelling house code

9.3.6.1 Application

This code applies to self assessable and assessable development identified as requiring assessment against the Dwelling house⁴ code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code 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.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-
 - (a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
 - (b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;
 - (c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; and
 - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services.

9.3.6.3 Assessment criteria⁵

Table 9.3.6.3.1 Criteria for self assessable and assessable development

Performance Outcomes		Acceptable Outcomes	
Height of Buildings and Structures			
PO1	The height of the <i>dwelling house</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	AO1	The height of the <i>dwelling house</i> does not exceed 8.5 metres, notwithstanding the height specified on an applicable Height of Buildings and Structures Overlay Map.
Garages, Carports and Sheds			
PO2	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ; (c) maintain an adequate area suitable for landscapes adjacent to the road <i>frontage</i> ; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street.	AO2.1	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any road <i>frontage</i> ; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m ² . Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i> .

⁴ Editor's note—in accordance with Schedule 1 (Definitions), a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

⁵ Editor's note—a Structure Plan, as varied by an approved master plan and an approved plan of development for a preliminary approval overriding a planning scheme (pursuant to Section 242 of the Act) or reconfiguring a lot, may vary or specify alternative assessment criteria for a *dwelling house*. In such cases, compliance with these alternative assessment criteria will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Performance Outcomes		Acceptable Outcomes	
	(rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; and (c) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises.	AO5.2	of 2 hectares or less; or (b) 10 metres where the lot has an area of more than 2 hectares. Where located on a lot in the Rural residential zone the <i>dwelling house</i> (including any associated garage, carport or shed) is <i>setback</i> at least 3 metres from any side or rear boundary. Note—AO5.1 and AO5.2 alternative provisions to QDC.
Setbacks to Canals and Artificial Waterways			
PO6	Buildings and structures are adequately <i>setback</i> from canals and other artificial waterways or waterbodies (e.g. lakes) to:- (a) protect the structural integrity of the canal/waterway/waterbody profile and revetment wall; (b) ensure no unreasonable loss of amenity to adjacent land and dwellings occur having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (c) building massing and scale as seen from neighbouring premises.	AO6	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial waterway/waterbody. Note—AO6 alternative provision to QDC.
Services and Utilities			
PO7	The <i>dwelling house</i> is provided with a level of <i>infrastructure</i> and services that is appropriate to its setting and commensurate with its needs.	AO7.1 AO7.2 AO7.3	Where located on a lot in an <i>urban zone</i> the <i>dwelling house</i> is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications <i>infrastructure</i> networks (where available to the lot). Where located on a lot in a <i>non-urban zone</i> and/or reticulated sewerage is not available to the lot, the <i>dwelling house</i> is connected to an on-site effluent treatment and disposal system. Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal. Where located on a lot in a <i>non-urban zone</i> and/or reticulated water supply is not available to the lot, the <i>dwelling house</i> is provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking

Performance Outcomes		Acceptable Outcomes	
			space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the dwelling house by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) AS2890 Parking facilities – Off-street parking.
Tennis Courts and Sports Courts			
PO10	Where a dwelling house includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Any secondary dwelling established in association with the dwelling house is:- (a) located on a lot with sufficient area to accommodate the secondary dwelling and associated access, parking, landscape and setback requirements; (b) small in scale and clearly ancillary to the dwelling house; and (c) provided with sufficient on-site car parking to meet user needs.	AO11.1	The secondary dwelling is located on a lot with a minimum area of 600m ² .
		AO11.2	The secondary dwelling has a maximum gross floor area of:- (a) 90m ² where located on a lot in the Rural zone or Rural residential zone; and (b) 60m ² where located on a lot in another zone.
		AO11.3	The dwelling house and the secondary dwelling have a combined maximum site cover of 50%.
		AO11.4	At least 1 (one) car parking space, in addition to requirement for the dwelling house, is provided for the secondary dwelling.
Filling or excavation			
PO12	Any filling or excavation associated with a dwelling house:- (a) sensitively responds to the slope	AO12	Except where located on a site having a slope of greater than 15% as identified on an applicable Landslide Hazard and

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Performance Outcomes		Acceptable Outcomes	
	<p>and landform characteristics of the <i>site</i>;</p> <p>(b) provides safe and efficient access for vehicles and pedestrians on sloping land;</p> <p>(c) minimises adverse impacts on the <i>streetscape</i>; and</p> <p>(d) does not adversely impact upon the privacy or amenity of surrounding premises.</p>		<p>Steep Land Overlay Map:-</p> <p>(a) the extent of excavation (cut) and/or fill does not involve a total change of more than 1.0 metre relative to the ground level at any point; and</p> <p>(b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation.</p> <p>OR</p> <p>Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building.</p> <p>OR</p> <p>Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i>.</p> <p>Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code.</p>
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO13	<p>The <i>dwelling house</i>:-</p> <p>(a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up;</p> <p>(b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and</p> <p>(c) incorporates roof forms that are consistent with traditional rural or rural village setting.</p>	<p>AO13.1</p> <p>AO13.2</p> <p>AO13.3</p> <p>AO13.4</p>	<p>The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i>.</p> <p>The total footprint of the <i>dwelling house</i>, including any associated garage, carport or shed, does not exceed 280m².</p> <p>The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment.</p> <p>Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey.</p> <p>The <i>dwelling house</i> incorporates one of the following roof designs:-</p> <p>(a) gable roof;</p> <p>(b) hip roof;</p> <p>(c) Dutch gable;</p> <p>(d) pitched roof with skillion at rear; or</p> <p>(e) multiple gable roof.</p>
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32)			
PO14	<p>The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back</p>	AO14	<p>The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road.</p> <p>Note—AO14 alternative provision to QDC.</p>

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Performance Outcomes		Acceptable Outcomes	
	from street boundaries and surrounded by generous landscaped grounds.		
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) on Local Plan Map LPM45			
PO15	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.	AO15.1 AO15.2	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO15.1 alternative provision to QDC. Any <i>secondary dwelling</i> not physically attached to the <i>dwelling house</i> by a common wall and under the main roof does not exceed 4 metres in height.

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