

Fact Sheet 2: Building a House

This Information Sheet explains the rules around building or extending a dwelling house within Noosa Shire.

The Queensland *Planning Regulation 2017* defines a dwelling house as *a residential use of premises involving—*

- a) *1 dwelling and any domestic outbuildings associated with the dwelling; or*
- b) *2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

A **secondary dwelling** is a dwelling used in conjunction with, but subordinate to, another dwelling on the same lot, whether or not the dwelling is—

- (a) attached to the other dwelling; or
- (b) occupied by individuals who are related to, or associated with, the household of the other dwelling.

More information is available in ***Information Sheet 3: Secondary dwellings.***

The Noosa Plan 2020 seeks to ensure that *dwelling houses* are appropriately located, achieve a high level of comfort and amenity for occupants, maintain amenity and privacy of neighbouring residential premises and are compatible with the character and streetscape of the local area.

Dwelling houses are expected and preferred in the Low Density Residential zone, Rural Residential zone and Rural zone. While *dwelling houses* may occur in other zones, a *dwelling house* in higher density

residential zones are considered an underutilisation of developable land.

To check the zoning of a property, refer to the zoning maps in Schedule 2 of the Noosa Plan 2020 or search the property through Council's interactive mapping site at

<https://www.mapping.noosa.qld.gov.au/>

Within the residential zones or the Rural Residential or Rural Zones, a *dwelling house* will usually be assessed by a private certifier, without referral to Council. In some instances however, planning approval or referral of a *dwelling house* to Council may be required where constraints or values exist on or adjacent to the land. An example of this is where the site is mapped as an area of biodiversity significance on the Biodiversity, Waterways and Wetlands Overlay Map in which case assessment by Council would be required.

In general a *dwelling house* needs to comply with the *Queensland Development Code* (QDC). Provisions in the Noosa Plan 2020 are in addition to the QDC, or where indicated, are a local alternative provisions. Part 1.6 of Noosa Plan 2020 explains the relationship between the Noosa Plan 2020 and the QDC.

Most of the built form provisions for a *dwelling house* (such as height, building setback, site cover, and gross floor area) are in the applicable zone code, (other than those in the QDC). The Table of Assessment specifies the acceptable outcomes of the relevant zone code that must be complied with.

View the Noosa Plan 2020 online at www.noosa.qld.gov.au/noosa-plan-2020

Noosa Plan 2020 - Fact Sheet 2: Building a House

Building Height

The maximum height for a *dwelling house* in the Low Density Residential or Medium Density Residential zones is 8 metres and 2 storeys.

In the Rural or Rural Residential zones *dwelling houses* are also limited to 8 metres and 2 storeys, however the pitched roof may be up to 9 metres, providing no other part of the building exceeds 8 metres.

Site cover and Gross Floor Area

In the Low Density Residential zone, the site cover of all buildings and structures on site must not exceed:

- a) for a single storey building – 50%;
- b) for a building of 2 storeys –
 - i. 50% for one of the storeys; and
 - ii. 30% for the other storey; or
 - iii. 40% for both storeys.

Site cover is calculated as if looked at from a bird's eye view and includes buildings and structures that are more than 1 metre above the natural ground level. This includes structures such as swimming pools, decks and the like when they are more than 1 metre above the natural ground level.

In some instances, there may be limitations on the size of a *dwelling house*. For example, generally in the Rural Residential zone and the Low Density Residential zone the gross floor area of combined buildings must not exceed 500m² (and less on a few nominated sites at Park Road, Noosa Heads).

In the Rural zone, a *dwelling house* is not to exceed 500m² gross floor area, noting that outbuildings used exclusively for rural activities may be in addition to this.

Building setbacks

Buildings and structures must be setback from road frontages, side and rear boundaries as specified in the relevant zone code. These provisions are alternative to the standard provisions of the QDC.

Special setbacks also apply to the Noosa River and to the Noosa Waters revetment wall, and where rural properties adjoin areas of environmental value or agricultural land.

Amenity and landscaping

Dwelling houses, outbuildings and other structures are designed to allow for sufficient space for outdoor activities, landscaping and screening to surrounding land uses. For this reason soft landscaping (free of driveways, carparks, swimming pools, tennis courts, decks, balconies, and the like) must be provided and retained to a minimum of 20% of the site area.

Removal Houses

A removal home is acceptable, provided it does not have an adverse impact on the amenity of the premises or surrounding premises and it maintains the safety of people and property.

Any part of a removal home that is affected by termite attack, borers, dry rot or severe weathering or is damaged as a consequence of relocation, must be repaired or replaced using new or sound second-hand materials. In addition, external surfaces of the building are to be cleaned and painted.

Applicants will be required to pay a performance bond to Council before final building approval is granted. The bond is held by Council until all building works are completed to a satisfactory level and a final inspection certificate issued.

Driveways and car parking

A new *dwelling house* requires two covered car parking spaces, unless it includes a secondary dwelling, in which case it requires three onsite spaces.

Driveways and crossovers¹ must be designed to comply with Council's standard drawings. These can be found online at www.noosa.qld.gov.au/planning-development/building-plumbing/fences-driveways.

¹ The vehicle crossover is the part of a driveway that starts at the property boundary and extends to the road crossing over Council-controlled land.

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Noosa Plan 2020 - Fact Sheet 2: Building a House

Where a footpath exists, the driveway will meet the road reserve at the level of the existing footpath.

Only one driveway and crossover is allowed per lot. Where the premises has frontage to more than one sealed road and the roads have differing orders in the Road Hierarchy, the driveway and cross-over is provided on the frontage with the lower order.

For corner lots, driveways and crossovers are located in accordance with Council's standard drawings. In the Rural zone or Rural Residential zone, the driveway and crossover must be located to provide minimum safe sight distances in accordance with Austroads standards.

Driveways within the property have a maximum gradient of 20% and vertical curves to ensure no scraping for a standard vehicle; or have a maximum gradient of 25% provided–

- the length of the driveway steeper than 20% does not exceed 6 metres; and
- there is a change in gradient at least 2 metres in length and not greater than 12:5% at the ends of the 25% section of the driveway.

The driveway and crossover must be designed:

- without significant alteration to the existing road reserve;
- to withstand loadings from vehicles;
- with a minimum grade of 1% away from any adjoining buildings and be formed to drain to landscaped areas;
- to avoid stormwater or other public infrastructure;
- to avoid disturbance to trees on public land.

If driveways don't comply with nominated acceptable outcomes within the codes, an operational works application to Council for a non-standard driveway will be required.

Connection to Services

If located within the urban boundary (indicated on the zone maps), the *dwelling house* must be connected to reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks (where available to the lot).

Where there is no reticulated water supply, a rainwater tank (or tanks) with the following minimum water supply capacity is required:

- for dwellings with no more than 3 bedrooms – 45,000 litres; or
- for dwellings of more than 3 bedrooms or where including a secondary dwelling on the same premises – 60,000 litres.

If reticulated sewerage is not available to the property, the house must be connected to an on-site effluent treatment and disposal system.

Bushfire Hazards

If located within a Bushfire Hazard Area (shown on the Bushfire Hazard Overlay Map) and if there is no reticulated water supply, the premises will need:-

- an accessible dam, swimming pool or water tank available for firefighting purposes with an onsite water volume of at least 5,000 litres; and
- a water supply outlet pipe 50mm in diameter and fitted with a standard fire brigade fitting connected to the water supply (unless the water supply is in a swimming pool or dam).

This water supply for firefighting purposes is in addition to water supply required for household use.

Flood Hazard

Where the house site is located in the Flood Hazard Area (shown on Flood Hazard Overlay Maps), the finished floor level of habitable rooms is at least 300mm above the defined flood event (DFE) or where the DFE has not been modelled for the area, at least 500mm above the highest recorded flood.

A Flood Search providing the above information can be requested from Council for a fee. Details are available online at www.noosa.qld.gov.au/planning-development/searches/property-searches.

Additionally, building and structures on properties adjoining the Lake Macdonald water supply reservoir/dam must be located on area above the 98.5m AHD contour level.

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Noosa Plan 2020 - Fact Sheet 2: Building a House

Earthworks and Drainage

Filling other than accessways:

- must not extend more than the equivalent of 3 metres around the main building, measured from the outer walls of the building;
- is limited to a maximum of 500m²; and
- does not impact on the local drainage of adjoining properties.

Landslide Hazard Area

Dwelling houses, outbuildings and associated access, must not be located on land identified as a Landslide Hazard Area on a Landslide Hazard Overlay Map. However, where there is no alternative but to locate development on an area mapped as Landslide Hazard, a site-specific geotechnical assessment will be required to demonstrate the proposed development will be designed and built to specific standards, to respond to this constraint and to ensure the safety of people and property

Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.

Proximity to Major Electricity Infrastructure & Substations

Dwelling houses are not to be located within an easement for a distribution line and must be at least:

- 50 metres from a transmission substation;
- 10 metres from any other substation; and
- 30 metres from a transmission line easement.

Short term letting and Party Houses

Under the Noosa Plan 2020 there are allowances to occasionally let out a house as short-term accommodation. Without specific planning approval this will be limited to where it is—

- (a) the applicant's principal place of residence;
- (b) the letting of only one dwelling on site (so not letting out both a house and a secondary dwelling);
- (c) occupied by short term guests on no more than 4 occurrences in any calendar year; and

- (d) occupied by short term guests for a total of no more than 60 nights in any calendar year.

In the Low density residential zone, unless you already have approval to use a house for short term letting no further approvals will be given.

Information Sheet 4 – Home Hosted Visitor Accommodation and the **Short-term Accommodation Guide** contain further information on letting your house or part of your house to guests.

Party Houses are prohibited throughout the whole Shire. A property lawfully let out to short-term guests (where the owner isn't in residence) cannot be used for parties, weddings, events etc.

Share Houses and Rooming Accommodation

A dwelling house may be used as a share house, where multiple unrelated people live as one household. However Rooming Accommodation is a separately defined land use.

In rooming accommodation, individual tenants will have exclusive rights to a bedroom and maybe an ensuite but not to a self-contained apartment. They share spaces like the kitchen, laundry and living rooms. To convert an existing dwelling house to rooming accommodation will require building approval. If more than 5 bedrooms, planning approval would be necessary.

Information sheets are designed to assist in interpretation of the Noosa Plan 2020. Before proceeding with development proponents should review the planning scheme and/or engage professional advice.

Noosa Plan 2020 can be accessed online at www.noosa.qld.gov.au/noosa-plan-2020.

For further information on development under Noosa Plan 2020 contact Council's Development Services on (07) 5329 6500 or email planning@noosa.qld.gov.au.

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