



Building Work – Overlay Assessment for a Domestic Outbuilding in a Residential Zone

Redlands Planning Scheme

Applicant Details

Name:	
Postal address:	
Contact number(s):	
Email address:	

Site Details

Note: all definitions are in accordance with the Redlands Planning Scheme: [Redlands Planning Scheme](http://www.redland.qld.gov.au/PlanningandBuilding/RPS/Pages/default.aspx)

<http://www.redland.qld.gov.au/PlanningandBuilding/RPS/Pages/default.aspx>

Site address:					
Lot number:			Plan number:		
Zone:	<input type="checkbox"/> Urban Residential	<input type="checkbox"/> Medium Density Residential	<input type="checkbox"/> SMBI Residential	<input type="checkbox"/> Point Lookout Residential	
Overlays:					
<input type="checkbox"/> Acid Sulphate Soils	<input type="checkbox"/> Airspace and Aviation Facilities		<input type="checkbox"/> Bushfire Hazard		
<input type="checkbox"/> Electricity Infrastructure	<input type="checkbox"/> Extractive Resources		<input type="checkbox"/> Flood Prone, Storm Tide and Drainage Constrained Land		
<input type="checkbox"/> Habitat Protection	<input type="checkbox"/> Heritage Place and Character Precinct		<input type="checkbox"/> Kinross Road		
<input type="checkbox"/> Landslide Hazard	<input type="checkbox"/> Protection of the Poultry Industry		<input type="checkbox"/> Road and Rail Noise Impacts		
<input type="checkbox"/> South East Thornlands	<input type="checkbox"/> Waterways, Wetlands and Moreton Bay				

Note: if your property is constrained by other overlays not listed above, your proposal is not eligible for an overlay assessment check.

Existing Approvals

Has the lot been created as a result of a reconfiguration application that was lodged after 30 March 2006?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes – what is the relevant application number:	Not eligible – refer to note.	

Note: if any of the overlays relevant to your property were not addressed as part of the reconfiguration, OR if your property was created under a previous town planning scheme and not the Redlands Planning Scheme, your proposal is not eligible for an overlay assessment check.

Domestic Outbuilding Proposal

Domestic Outbuilding means a Class 10a building as defined in the Building Code of Australia that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.

What is the maximum height of the proposed outbuilding:			
What is the gross floor area of the proposed outbuilding:			
What is the site coverage of the lot, including <u>all</u> structures?			
What are the front, side and rear boundary setbacks of the proposal: <i>Note: If a development envelope exists on your property, the outbuilding must be sited wholly within the development envelope area.</i>	Front: Rear: Side:		
Is there an existing dwelling house located on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	
The site coverage of the lot, including <u>all</u> structures is: <ul style="list-style-type: none"> 50% or less in the following zones – <ul style="list-style-type: none"> Urban Residential (including UR1 and UR3) Medium Density Residential (including sub-areas) SMBI Residential for lots with a site area of $\leq 600\text{m}^2$ 40% or less in the following zones – <ul style="list-style-type: none"> Urban Residential sub-area UR2 SMBI Residential for lots with a site area greater than 600m^2. 30% or less in the Point Lookout Residential Zone. 	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	
Proposed excavation and fill is a maximum: a) depth of 1m from ground level within the building footprint and associated batters of the dwelling; or b) 600m^2 in area for building or operational works.	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
The outbuilding is: a) setback a minimum of 2m horizontal distance from any underground utility infrastructure that is greater than 300mm in diameter; AND b) setback a minimum of 1.5m horizontal distance from any underground utility infrastructure that is less than 300mm in diameter, including connection points; AND c) clear of any maintenance holes, pits or connection points by – <ul style="list-style-type: none"> i) a minimum distance of 2.4m vertically; AND ii) a minimum horizontal distance of 1m from the outer edge of any maintenance holes or pits; AND iii) maintaining a 2m X 2m clear area; AND d) located outside of any dedicated underground utility infrastructure easement. <i>Note: information on existing infrastructure on a site can be found in Council's online mapping tool Red-e-map. You can access Redlands Planning Scheme-e-map from the homepage of Council's website: www.redland.qld.gov.au</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>

The domestic outbuilding complies with the following design and layout requirements:							
Lot Size	Maximum Size	Height	Wall Height	Opening to street			
< 450m ²	9m ²	2.5m	2.4m	3m	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
450-600m ²	18m ²	3.5m	2.5m	6m	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
600-2,000m ²	36m ²	3.5m	2.5m	6m	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
2,000-6,000m ²	54m ²	4.5m			Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
6,000-15,000m ²	100m ²	4.5m			Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
> 15,000m ²	200m ²	4.5m			Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
Building setbacks comply with the Queensland Development Code acceptable solution A1 and A2 of MP1.1 and MP1.2 in the following zones: <ul style="list-style-type: none"> Urban Residential (including sub-areas) Medium Density Residential (including sub-areas) SMBI Residential (including sub-areas). <i>Note: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at:</i> http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingLawsCodes/QueenslandDevelopmentCode/Pages/default.aspx					Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>
In the Point Lookout Residential Zone, the outbuilding is setback: <ul style="list-style-type: none"> 6m from the front boundary 2m from side boundaries 2m from the rear boundary. 					Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Not eligible</i>	N/A <input type="checkbox"/>

Customer Summary

This application is accompanied by the following:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Application fee |
| <input type="checkbox"/> | Completed DA Form 1 – Development Application Details |
| <input type="checkbox"/> | Completed DA Form 2 – Building Work Details |
| <input type="checkbox"/> | 1 copy of site plans, that are dimensioned and drawn to scale, which show the following: <ul style="list-style-type: none"> Site boundaries, fully dimensioned. Location of existing and proposed buildings/structures on site, including setbacks to property boundaries and underground infrastructure on site. The road frontage of the site, vehicle access points to the site and any existing and proposed car parking areas (such as garages/carports). |
| <input type="checkbox"/> | 1 copy of floor plans and elevation plans of the proposed outbuilding/addition, dimensioned and drawn to scale. |

Applicant signature:

Date: