COUNCIL USE ONLY Version No: V1.5 Version Date: Oct 2017 Next Review: Oct 2018



## 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	accordan	ce with the Red	lands Planning	Scheme: R	edlands	Planning Sch	<u>neme</u>	
http://www.redland.qld.g	ov.au/Pla	<u>nningandBuildir</u>	ng/RPS/Pages/	default.asp	<u>x</u>			
Site address:								
Lot number:			Plan n	umber:				
Zone:	Urban	Residential	Medium [	•	SME	31 Residentia		
			Resider	ntial			Residential	
Overlays:								
Acid Sulphate Soils							ire Hazard	
Electricity Infrastruct	ectricity Infrastructure			Flood Prone, Storm Tide Drainage Constrained Land				
Habitat Protection	Heritage Place and Cha			racter Precinct			ss Road	
Landslide Hazard	Landslide Hazard Protection of the Poul			ry Industry Road and Rail Noise Impacts				
South East Thornlands Waterways, Wetlands and Moreton Bay								
<u>Note</u> : 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			configuration	Yes 🗌			No 🗌	
application that was lodged after 30 March 2006?								
							Not eligible – refer to note.	
If yes – what is the relevant application number:								
	ler a prev	ious town planı					reconfiguration, OR if your Scheme, your proposal is not	

## **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:	Front:		
<u>Note</u> : If a development envelope exists on your property, the outbuilding must be sited wholly within the development envelope area.	Rear: Side:		
Is there an existing dwelling house located on the site?	Yes 🗌	No □ Not eligible	
The site coverage of the lot, including <u>all</u> structures is:  • 50% or less in the following zones —  - Urban Residential (including UR1 and UR3)  - Medium Density Residential (including sub-areas)  - SMBI Residential for lots with a site area of ≤ 600m²  • 40% or less in the following zones —  - Urban Residential sub-area UR2  - SMBI Residential for lots with a site area greater than 600m².	Yes 🗌	No   Not eligible	
30% or less in the Point Lookout Residential Zone.			
Proposed excavation and fill is a maximum:	Yes 🗌	No 🗌	N/A 🗌
<ul> <li>a) depth of 1m from ground level within the building footprint and associated batters of the dwelling; or</li> <li>b) 600m² in area for building or operational works.</li> </ul>		Not eligible	
The outbuilding is:	Yes 🗍	№ П	N/A 🗌
a) setback a minimum of 2m horizontal distance from any underground utility infrastructure that is greater than 300mm in diameter; AND	<u> </u>	Not eligible	· <del>-</del>
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			
<ul> <li>c) clear of any maintenance holes, pits or connection points by – <ol> <li>a minimum distance of 2.4m vertically; AND</li> <li>a minimum horizontal distance of 1m from the outer edge of any maintenance holes or pits; AND</li> <li>maintaining a 2m X 2m clear area; AND</li> </ol> </li> <li>d) located outside of any dedicated underground utility infrastructure easement.  </li> </ul>			
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: <a href="https://www.redland.qld.gov.au">www.redland.qld.gov.au</a>			

450m² 9m² 2.5m 2.4m 3m  450-600m² 18m² 3.5m 2.5m 6m  Yes [ 600-2,000m² 36m² 3.5m 2.5m 6m  Yes [ 7,000-6,000m² 54m² 4.5m  Yes [ 100m² 4.5m  Yes [ 1diging setbacks comply with the Queensland Development de acceptable solution A1 and A2 of MP1.1 and MP1.2 in the lowing zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  SMBI Residential (including sub-areas).	Size Size Height Height to street  50m² 9m² 2.5m 2.4m 3m Yes [  600m² 18m² 3.5m 2.5m 6m Yes [  6,000m² 36m² 3.5m 2.5m 6m Yes [  15,000m² 54m² 4.5m Yes [  15,000m² 100m² 4.5m Yes [  15,000m² 200m² 4.5m Yes [  16,000m² 200m² 4.5m Yes [  18 setbacks comply with the Queensland Development coeptable solution A1 and A2 of MP1.1 and MP1.2 in the fing zones:  10 an Residential (including sub-areas) the Queensland Development Code can be accessed on contract and Development Code can	Lot Size   Height   Height   to street		ements:				
450-600m² 18m² 3.5m 2.5m 6m Yes   600-2,000m² 36m² 3.5m 2.5m 6m Yes   7000-6,000m² 54m² 4.5m Yes   7000-15,000m² 100m² 4.5m Yes   7000-15,000m² 200m² 4.5m Yes   7000-15,000m² 100m² 4.5m Yes   8000-15,000m² 100m² 100m	Som	450-600m² 18m² 2.5m 2.4m 3m Yes    600-2,000m² 36m² 3.5m 2.5m 6m Yes    2,000-6,000m² 54m² 4.5m Yes    515,000m² 100m² 4.5m Yes    Personal Setbacks comply with the Queensland Development Code acceptable solution A1 and A2 of MP1.1 and MP1.2 in the following zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  Mote: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at: http://www.hpw.ald.aov.au/construction/BuildingPlumbing/BuildinalAuvsCodes/QueenslandDevelopmentCode/Pages (default.aspx)  In the Point Lookout Residential Zone, the outbuilding is setback:  6m from the front boundary 2m from side boundaries 2m from the rear boundary.  Customer Summary  This application fee Completed DA Form 1 – Development Application Details  Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show Site boundaries, fully dimensioned.  Site boundaries, fully dimensioned.  Location of existing and proposed buildings/structures on site, inclu underground infrastructure on site.  The road frontage of the site, vehicle access points to the site and an	Lot Size		Height			
18m²   3.5m   2.5m   6m   Yes	18m²   3.5m   2.5m   6m   Yes	450-600m² 18m² 3.5m 2.5m 6m Yes    600-2,000m² 36m² 3.5m 2.5m 6m Yes    2,000-6,000m² 54m² 4.5m Yes    6,000-15,000m² 100m² 4.5m Yes    > 15,000m² 200m² 4.5m Yes    > 15,000m² 200m² 4.5m Yes    > 10lowing zones:  • Urban Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • SMBI Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • SMBI Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • SMBI Residential (	< 450m <sup>2</sup>	9m²	2.5m	2.4m	3m	Yes 🗌
3.5m   2.5m   6m   7es	Same	2,000-6,000m² 54m² 4.5m Yes   6,000-15,000m² 100m² 4.5m Yes   > 15,000m² 200m² 4.5m Yes   Personal Medium Density Residential (including sub-areas)  • SMBI Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • SMBI Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • SMBI Residential (including sub-areas)  • The road front boundary sub-areas)   **Yes	450-600m <sup>2</sup>	18m²	3.5m	2.5m	6m	Yes 🗌
A.5m   Yes	4.5m  100m² 100m² 4.5m  Yes   100m² 200m² 4.5m  Yes   3 setbacks comply with the Queensland Development coeptable solution A1 and A2 of MP1.1 and MP1.2 in the ng zones:  Oan Residential (including sub-areas)  BIB Residential (including sub-areas).  The Queensland Development Code can be accessed on coartment of Housing and Public Works website at:  Neww.hpw.qld.gov.au/construction/BuildingPlumbing/BusildingLawsCodes/QueenslandDevelopmentCode/Pages  Laspx  Point Lookout Residential Zone, the outbuilding is  in from the front boundary	A.5m	600-2,000m <sup>2</sup>	36m²	3.5m	2.5m	6m	Yes 🗌
> 15,000m²   100m²   4.5m   Yes   Yes   Idding setbacks comply with the Queensland Development de acceptable solution A1 and A2 of MP1.1 and MP1.2 in the lowing zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  SMBI Residential (including sub-areas).  SMBI Residential (including sub-areas).  Stee: The Queensland Development Code can be accessed on a Department of Housing and Public Works website at:	Yes   200m²	Building setbacks comply with the Queensland Development Code acceptable solution A1 and A2 of MP1.1 and MP1.2 in the following zones:  • Urban Residential (including sub-areas)  • Medium Density Residential (including sub-areas)  • SMBI Residential (including sub-areas)  • SMBI Residential (including sub-areas).  Note: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at: http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Bu ilding/BuildingLawsCodes/QueenslandDevelopmentCode/Pages /default.aspx  In the Point Lookout Residential Zone, the outbuilding is setback:  • 6m from the front boundary  • 2m from side boundaries  • 2m from the rear boundary.   Customer Summary  This application is accompanied by the following:  Application fee  Completed DA Form 1 – Development Application Details  Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show the site boundaries, fully dimensioned.  • Site boundaries, fully dimensioned.  • Location of existing and proposed buildings/structures on site, including underground infrastructure on site.  • The road frontage of the site, vehicle access points to the site and any ex	2,000-6,000m <sup>2</sup>	54m²	4.5m			Yes 🗌
ilding setbacks comply with the Queensland Development de acceptable solution A1 and A2 of MP1.1 and MP1.2 in the lowing zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  SMBI Residential (including sub-areas).  SMBI Residential (including sub-areas).  Ste: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at:	g setbacks comply with the Queensland Development cceptable solution A1 and A2 of MP1.1 and MP1.2 in the ng zones:  Dan Residential (including sub-areas)  Edium Density Residential (including sub-areas)  IBI Residential (including sub-areas).  The Queensland Development Code can be accessed on partment of Housing and Public Works website at:  Www.hpw.qld.gov.au/construction/BuildingPlumbing/Bu  BuildingLawsCodes/QueenslandDevelopmentCode/Pages  t.aspx  Point Lookout Residential Zone, the outbuilding is  Grom the front boundary	Building setbacks comply with the Queensland Development Code acceptable solution A1 and A2 of MP1.1 and MP1.2 in the following zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas).  Mote: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at: http://www.hpw.ald.aov.au/construction/BuildingPlumbina/Bu ilding/BuildingLawsCodes/QueenslandDevelopmentCode/Paaes //default.aspx  In the Point Lookout Residential Zone, the outbuilding is setback:  6m from the front boundary 2m from side boundaries 2m from the rear boundary.  Customer Summary  This application is accompanied by the following:  Application fee  Completed DA Form 1 – Development Application Details  Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show the site boundaries, fully dimensioned.  Site boundaries, fully dimensioned.  Location of existing and proposed buildings/structures on site, including underground infrastructure on site.  The road frontage of the site, vehicle access points to the site and any ex	6,000-15,000m <sup>2</sup>	100m²	4.5m			Yes 🗌
de acceptable solution A1 and A2 of MP1.1 and MP1.2 in the lowing zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  SMBI Residential (including sub-areas).  Ste: The Queensland Development Code can be accessed on a Department of Housing and Public Works website at:	cceptable solution A1 and A2 of MP1.1 and MP1.2 in the ng zones:  coan Residential (including sub-areas)  edium Density Residential (including sub-areas)  IBI Residential (including sub-areas).  The Queensland Development Code can be accessed on partment of Housing and Public Works website at:  www.hpw.qld.gov.au/construction/BuildingPlumbing/BuildingLawsCodes/QueenslandDevelopmentCode/Pages  t.aspx  Point Lookout Residential Zone, the outbuilding is  critical from the front boundary	Code acceptable solution A1 and A2 of MP1.1 and MP1.2 in the following zones:  Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  SMBI Residential (including sub-areas).  Note: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at:  http://www.hpw.qld.gov.au/construction/BuildinaPlumbing/BuildinayB	> 15,000m²	200m²	4.5m			Yes 🗌
Urban Residential (including sub-areas)  Medium Density Residential (including sub-areas)  SMBI Residential (including sub-areas).  Ste: The Queensland Development Code can be accessed on a Department of Housing and Public Works website at:	coan Residential (including sub-areas) redium Density Residential (including sub-areas)  IBI Residential (including sub-areas). The Queensland Development Code can be accessed on partment of Housing and Public Works website at:  www.hpw.qld.gov.au/construction/BuildingPlumbing/BusuildingLawsCodes/QueenslandDevelopmentCode/Pages t.aspx  Point Lookout Residential Zone, the outbuilding is  from the front boundary	<ul> <li>Urban Residential (including sub-areas)</li> <li>Medium Density Residential (including sub-areas)</li> <li>SMBI Residential (including sub-areas).</li> <li>Note: The Queensland Development Code can be accessed on the Department of Housing and Public Works website at:</li></ul>	Code acceptable s					Yes 🗌
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ıstomer Summarv		Completed DA Form 1 – Development Application Details  Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show to site boundaries, fully dimensioned.  Location of existing and proposed buildings/structures on site, included underground infrastructure on site.  The road frontage of the site, vehicle access points to the site and any		<u> </u>	ed by the	following:		
		Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show the Site boundaries, fully dimensioned.  Location of existing and proposed buildings/structures on site, including underground infrastructure on site.  The road frontage of the site, vehicle access points to the site and any	Application	n fee				
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is application is accompanied by the following:  Application fee	plication is accompanied by the following: Application fee	<ul> <li>Site boundaries, fully dimensioned.</li> <li>Location of existing and proposed buildings/structures on site, including underground infrastructure on site.</li> <li>The road frontage of the site, vehicle access points to the site and any existing the site and any existing the site and site.</li> </ul>	Complete	d DA Form 2	2 – Buildin	g Work Deta	ils	
is application is accompanied by the following:  Application fee  Completed DA Form 1 – Development Application Details	Application is accompanied by the following:  Application fee  Completed DA Form 1 – Development Application Details	<ul> <li>underground infrastructure on site.</li> <li>The road frontage of the site, vehicle access points to the site and any ex</li> </ul>					nd drawn to s	cale, which show the
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is application is accompanied by the following:  Application fee  Completed DA Form 1 – Development Application Details  Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show the  Site boundaries, fully dimensioned.  Location of existing and proposed buildings/structures on site, including	Application is accompanied by the following:  Application fee  Completed DA Form 1 – Development Application Details  Completed DA Form 2 – Building Work Details  1 copy of site plans, that are dimensioned and drawn to scale, which show site boundaries, fully dimensioned.  • Location of existing and proposed buildings/structures on site, include	1 copy of floor plans and elevation plans of the proposed outbuilding/addition,	■ Locat				ldings/structu	res on site, including