

# Redlands Planning Scheme

## Fact Sheet



April 2010

### Residential development – Alternative provisions to the Queensland Development Code

This fact sheet will give you information about the recent amendments to the Redlands Planning Scheme regarding setback and design provisions in relation to the Queensland Development Code (QDC).

The Redlands Planning Scheme was amended as a result of the *Building Act 1975* and *Building Regulations 2006* coming into effect in late 2006. The amendments simplify the process involved in determining setbacks for class 1 and 10 buildings and apply to the following developments:

- Dwelling Houses
- Domestic Additions
- Domestic Outbuildings (Sheds/Garages etc)
- On Site Raising and Relocating and
- Private Swimming Pools.

#### What are the changes?

Each code relating to the above development in the Redlands Planning Scheme identifies:

- Building Act 1975 (as amended) 'Alternative Provisions' to the Queensland Development Code (QDC) parts 11 & 12 and
- 'Building Assessment Provisions' for the purpose of section 10 of the *Building Regulation, 2006*

Previously, a proposal that did not comply with any of the acceptable solutions of self-assessable development stated in the codes could elevate the development application to code or impact assessable development under the Redlands Planning Scheme.

The changes now mean that if there is noncompliance with **only** the acceptable solutions for self-assessable development in relation to setbacks site coverage or nominated *Alternative Provisions* and *Building Assessment Provisions* the proposal will **not** necessarily elevate the development application to code or impact assessment under the Redlands Planning Scheme.

In this case you will need a 'Building Referral Agency Response' application, which is similar to the previous *siting relaxations* process. You can find this application on the Council website [www.redland.qld.gov.au](http://www.redland.qld.gov.au) under Building Forms.

Once submitted we will usually take ten business days to assess and determine the application. We will advise you in writing of the outcome.

Some common scenarios that are affected by these changes are provided to help explain the process and are outlined below and in the flowchart. Please note that there are other types of referrals that are required and these are explained on the referral application form.

If a proposed dwelling house on an Urban residential lot complies with the self-assessable criteria in every aspect except a side or front boundary setback, the matter of determining boundary setbacks is governed by the siting requirement as nominated in the QDC and any Alternative Provision identified in the Redlands Planning Scheme.

The process to have the setback assessed would be referred to Council as a 'Building Referral Agency Application' and would not trigger a development application under the Redlands Planning Scheme (Please refer to attached flow chart).

Non-compliance with other acceptable solutions for self-assessable development such as building height limits or overlay codes will still elevate the application and require a development application (code or impact assessable) under the Redlands Planning Scheme.

If a proposed Dwelling House on an Urban Residential allotment exceeds 8.5 metres in height and/or is affected by Flood Prone, Storm Tide and Drainage Constrained Land Overlay, then the proposal will require a development application (code or impact assessable) under the Redlands Planning Scheme, requiring an application to Council (Please refer to attached flow chart).

#### More information

For more information and forms relating to these provisions, please visit [www.redland.qld.gov.au](http://www.redland.qld.gov.au) or call Council's Integrated Development Services Team on 07 3829 8543 or 07 3829 8548.

#### Disclaimer –

This fact sheet is intended to help people gain an understanding of the Redlands Planning Scheme and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of Redlands Planning Scheme.

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