

Redlands Planning Scheme

Fact Sheet



November 2010

Fact Sheet 22 - Domestic Other Development

What is Other Development?

The Redlands Planning Scheme regulates uses and other types of development. These other types of development are called 'other development' in the scheme.

Other Development includes -

- building work
- operational work
- reconfiguration

The level of assessment for other development is identified in the table of assessment for the zone where the development is proposed. The other development table of assessment is split into three categories to reflect the three types of other development - reconfiguration, building work and operational work.

Other Development Codes provide the assessment criteria for these types of development. They differ from Use Codes in that they regulate development that is not the primary use of the property. For example, assessment of a normal dwelling house is through the Dwelling House Code, which is a Use Code. Assessment of sheds or garages associated with the dwelling house is through the Domestic Outbuilding Code, which is building work and therefore other development.

The scheme has 11 Other Development Codes. This Fact Sheet expands on domestic related other development including -

- Domestic Additions
- Domestic Driveway Crossover
- Domestic Outbuilding
- On-site Raising or Relocation
- Private Swimming Pool
- Private Tennis Court
- Private Waterfront Structures

Refer to Fact Sheet 21 -Other Development Overview, for specific information on the following -

- Advertising Devices
- Communications Structures
- Excavation and Fill
- Reconfiguration

What are the "Domestic" Other Development Codes?

The Domestic Other Development Codes apply to development undertaken on private residential property with an existing dwelling house or small lot house.

The **Domestic Additions Code**, **Domestic Outbuilding Code** and **On-Site Raising or Relocation Code** ensure that alterations and extensions to dwelling houses or small lot houses do not have a negative impact on neighbouring properties or the streetscape. Specifically -

- the **Domestic Additions Code** regulates the addition or extension of rooms to an existing dwelling. This term includes added outdoor living rooms and verandahs
- the **Domestic Outbuilding Code** controls erection of sheds, garages and carports that are ancillary to the residential use of the property
- the **On-Site Raising or Relocation Code** regulates raising and relocating dwellings within a property.

The **Private Swimming Pool Code**, **Private Tennis Court Code** and **Private Waterfront Structure Code** regulate swimming pools, tennis courts and waterfront structures respectively. Waterfront structures include jetties, boat ramps, pontoons and slipways (where not in an artificial waterway, such as a canal). These codes only apply to private facilities, not commercial operations. The purpose of these codes is to ensure the design and location of these forms of development -

- maximises residents' enjoyment of the facilities
- does not result in negative impacts on neighbouring properties or the streetscape.

Compliance with the **Domestic Driveway Crossover Code** ensures that -

- there is safe vehicular access between the residential property and the street
- the domestic driveway crossover does not have a negative impact on utility infrastructure or pedestrian and cycle access.

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Fact Sheet 22 - Domestic Other Development - Continued

How does Council assess Domestic Additions?

Assessment of domestic additions considers -

- Building height
- Location within property and setbacks
- Site coverage
- Compatibility with existing buildings and structures
- Effect on streetscape
- Overshadowing of neighbouring property
- Maintenance of on-site car parking spaces
- Impact on any on-site wastewater management system.

How does Council assess On-site Raising or Relocation?

Assessment of raised buildings considers -

- Building height
- Overshadowing of neighbouring property
- Maintenance of on-site car parking spaces.

Assessment of relocated buildings considers -

- Location within property and setbacks
- Site coverage
- Building height
- Effect on streetscape
- Overshadowing of neighbouring property
- Maintenance of on-site car parking spaces
- Impact on any on-site wastewater management system.

How does Council assess Domestic Outbuildings?

Assessment of domestic outbuildings considers -

- Building height
- Location within property and setbacks
- Site coverage
- Effect on streetscape
- Overshadowing of neighbouring property
- Compatibility with existing buildings and structures on the property.

How does Council assess Private Swimming Pools?

Assessment of private swimming pools considers -

- Location within property, including setbacks
- Nuisance to neighbouring properties from noise, splashing or visual impacts
- Extent of excavation and fill needed
- Effect on streetscape
- Impact on any on-site wastewater management system
- Maintenance of on-site car parking spaces
- Access for life-saving.

How does Council assess Private Tennis Courts?

Assessment of private tennis courts considers -

- Location within property, including setbacks
- Nuisance to neighbouring property from lighting or noise impacts
- Extent of removal of native vegetation
- Fencing height, appearance and materials
- Landscaping.

How does Council assess Private Waterfront Structures?

Assessment of private waterfront structures considers -

- Separation distance between structures
- Structure dimensions
- Structure height above water
- Orientation of structure to property
- Maintenance of legal public access along water's edge
- Impact on existing revetment walls, retaining walls and seawalls
- Impact on native plants and on ecological processes in the foreshore area.

How does Council assess Domestic Driveway Crossovers?

Assessment of domestic driveway crossovers considers -

- Suitability for domestic vehicular access
- Conflict with existing or planned street trees
- Conflict with utility infrastructure such as power poles
- Effect on streetscape
- Slope
- Surface texture and design
- Safety for pedestrian and cyclists
- Impact on adjoining properties through encroachment.

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 the Redlands Planning Scheme.