

# Redlands Planning Scheme Fact Sheet



November 2010

## Fact Sheet 21 - Other Development Overview

### 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 planning scheme.

Other Development includes -

- building work
- operational work
- reconfiguring a lot.

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 detached 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 planning scheme has 11 Other Development Codes. Refer to the Fact Sheet 22 Domestic Other Development for specific information on the following -

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

This Fact Sheet expands on the remaining four other development codes being -

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

### What are the Other Development Codes?

The **Advertising Devices Code** guides the location, siting and design of advertising devices on private properties that are visible from a road or other public place.

The **Communications Structures Code** ensures devices that are ancillary to an existing use, such as satellite dishes, aerials and antennas, do not adversely impact on the surrounding streetscape or landscape amenity.

The code does not include criteria for low impact facilities defined in the *Telecommunications Act 1997*, or telecommunications facilities managed and built by a carrier licensed by the Commonwealth Government.

The **Excavation and Fill Code** ensures that soil disturbance associated with building and operational work does not adversely affect the amenity of the surrounding area, environmental values, native plants, natural drainage systems, or the safety of people and property.

The **Reconfiguration Code** controls rearranging lot boundaries, creating lots, creating easements and the like. It contains a range of outcomes depending on the zone where the subdivision is proposed and the type of uses expected, such as housing, industry or rural.

### How does Council assess Advertising Devices?

Development involving advertising devices is assessed against the following outcomes of the Advertising Devices Code -

- Design and Location
- Clearance
- Directional Signs
- Safety and Security
- Visual Amenity and Character
- Landscaping
- Heritage
- Maintenance

## Fact Sheet



## **Fact Sheet 21 - Other Development – Continued**

### **How does Council assess Communications Structures?**

Development involving communications structures is assessed against the following outcomes of the Communications Structures Code –

- The size, location and design of the communications structure is compatible with nearby buildings and structures
- Communications structures do not adversely impact on the amenity of adjoining properties, the streetscape or landscape setting
- The number of communications structures is suitable to the use
- Opportunities for co-locating structures are explored.

### **How does Council assess Excavation and Fill?**

Development involving excavation and fill is assessed against the specific outcomes of the Excavation and Fill Code that address the following matters -

- Amenity
- Location and Design
- Safety of People and Property
- Land and Water Contamination
- Environmental Nuisance

### **How does Council assess Reconfiguration?**

Development involving reconfiguration is assessed against the specific outcomes of the Reconfiguration Code under the following headings -

- Reconfiguration Design
- Movement Network
- Open Space
- Infrastructure
- Lot Size and Layout in all Zones
- Minor Reconfiguration
- Reconfiguration that incorporates Development Envelopes
- Standard Format Reconfiguration that incorporates a Community Management Statement
- Reconfiguration by Building Format Plan such as apartments, townhouses and the like
- Boundary Realignment
- Volumetric Reconfiguration
- Easements
- Entry Statements



#### **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.