

Technical Report			
TRIM Number:	PA19/771	Synergy Number:	PA19/771
Lodgement Date:	31/07/2019	DAU Date:	
Address:	Lot 77, 67 Dalray Court, Darling Downs		
Proposal:	Dwelling, Outbuilding and Two Water Tanks		
Land Use:	‘Residential – Single House’	Permissibility:	Permitted
Owner:	Istvan and Larrine Stempin		
Applicant:	As above		
Zoning:	‘Rural Living A’	Density Code:	R2
Delegation Type:	11.1.1 and 12.1.1	Officer:	Ryan Fleming
Site Inspection:		Yes – 03/10/2019	
Advertising:		Yes – From 05/08/2019 – 26/08/2019	
Outstanding Internal Referrals:		No	
External Referrals:		No	
Within a Bushfire Prone Area:		Yes	
Dwelling – BAL Assessment received Outbuilding – Part 10A, Cl. 78B of the Planning and Development (Local Planning Schemes) Regulations 2015 exempts the requirement for a BAL assessment.			

Introduction:

A planning application has been received on 31 July 2019 for proposed dwelling, outbuilding and two water tanks at Lot 77, 67 Dalray Court, Darling Downs.

The subject lot is zoned 'Rural Living A' in accordance with the Shire's Town Planning Scheme No. 2 (TPS2). The dwelling, outbuilding and two water tanks are considered incidental to the 'Residential – Single House' land use which is a permitted land use within the 'Rural Living A' zone in accordance with the Shire's TPS2.

The application is presented to Council as an objection was received during the advertising process. Officers do not have delegated authority to determine applications where objections cannot be addressed by way of amendments to the proposal or through planning conditions, in accordance with Delegated Authority 11.1.1 and 12.1.1 – Determination of Development Applications.

This report recommends that the dwelling, outbuilding and two water tanks as proposed be approved subject to appropriate conditions.

Background:

Existing Development:

The subject property of 5,000m² is located within the rural lifestyle area of Darling Downs. The area is characterised by its lifestyle blocks generally in the range of one acre and a variety of residential and low scale rural use activities. The block is currently undeveloped. There are a number of sea containers on site that are to be used for the dwelling in the future if development approval is granted.

Proposed Development:

The application seeks approval for a dwelling and a shed to the subject property. The dwelling is made up of two sea containers which has a total floor area of 44.8m². Officers consider the sea container dwelling is small in nature though still falls within the definition of a dwelling. The dwelling will be located 4m from the rear lot boundary. The proposed shed is to be 196m², with a wall height of 3.2m and a ridge height of 5m. It would be located 6m from the side (west) lot boundary and 10m from the rear (north) lot boundary.

Two water tanks are also proposed to provide stormwater management. One water tank has a capacity of 14,000L, with a height of 2.45m, a diameter of 3m and which serves the proposed outbuilding. This water tank will be 6m from the side (west) lot boundary and 7m to the rear (north) boundary. The other water tank has a capacity of 3,000L, with a height of 2.02m, a length of 2.57m, a width of 0.79m and which will serve the proposed dwelling.

Community / Stakeholder Consultation:

Advertising was carried out for a period of 21 days, from 5 August 2019 – 26 August 2019, whereby 2 submissions were received. The submissions include 2 objections relating to the proposal and are summarised and addressed in the table below:

Submitter	Submitter Comments	Applicant Comment	Officer Recommendation
1 D and M Oates	What is the purpose of the outbuilding and its use? Toilet and shower indicate it may be used for a dwelling.	The applicant has stated in a meeting and over the phone, that the toilet and shower facilities are for when working in the shed or on the property and allow for ease of access to facilities, rather than having to walk to the house. The shed would not be used for habitation. The windows on the walls of the outbuilding are to allow for natural lighting, not for residential purposes.	Officers consider that the shed would not be used for living in as a dwelling is being applied for simultaneously. A condition shall be applied to the notice of determination ensuring the outbuilding is not used for habitation purposes. Also, that the dwelling must be constructed prior to the outbuilding.
	The outbuilding has a ridge height of 5m and suitable vegetative screening should be put in place.	Agreed to provide vegetative screening along the side (west) boundary where the 6m setback variation will be. The applicant has suggested conifers to be planted.	Officers recommend a condition requiring a landscape management plan be submitted to the Shire. This should entail mature Conifer trees which can act as suitable screening.
	The setback should be 10m.	Agreed to an additional setback, 10m to the rear boundary and 6m to the side (west).	A reduction to the 10m setback requirement is permissible, subject to complying with the design principles of the R-Codes. This is addressed in the Form of Development and Amenity section of this report.
	The outbuilding will block a fire access gate from being opened.	Nil	The additional setback provided by the applicant allows for sufficient access to the fire access gate.

2 T Moffat	The height, wall length and proximity of the shed to the boundary create an adverse / imposing visual amenity impact. The bulk and materials would further add to this. Further, this reduces the peacefulness and lifestyle of adjoining properties.	The applicant was willing to relocate the shed from 4m of the north and west boundaries to be 10m off the north (rear) boundary and 6m off the west (side) boundary. The applicant also agreed to change the colour of the outbuilding from 'off-white' to 'pale eucalypt'.	Officers consider that the setback, scale and size of the shed is consistent with development within the 'Rural Living A' zone. This is expanded further in the Form of Development and Amenity section of this report.
	Possible noise impacts due to the proximity to neighbouring boundaries.	N/A	Officers are satisfied with the setback variation and consider this to not result in further potential noise issues resultant from activities within the outbuilding.
	The dwelling is to be made of sea containers, which do not have an adverse visual impact. Will it be permanent?	The sea container is to be clad in a dark brown wooden material.	Officers consider the use of colours and materials acceptable to ensure the proposal would not adversely impact on visual amenity. A condition is recommended to ensure a schedule of colours and materials is provided and approved by the Shire prior to commencement of works. A condition also specifically requiring wooden cladding, which connects with the natural character of the area.
	The location of the shed would be better towards the east, closer to the bridal path.	Nil	The applicant has not proposed this in their application. Officers believe the proposed location can be supported.
	A sea container is currently 3m from the fence. Is this approved as a dwelling?	Nil.	Subject sea container is not approved as a dwelling and appears to be used for storage, identified upon site visit. Approval for this sea container is not granted through this application. A retrospective DA will be required to be submitted for this.

Statutory Environment:

- *Planning and Development Act 2005*

- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Shire of Serpentine Jarrahdale Town Planning Scheme No. 2
- Rural Strategy Review 2013
- Local Planning Policy 1.5: Exempted Development
- State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

Planning Assessment:

A comprehensive assessment has been undertaken in accordance with section 67 of the Planning and Development Regulations 2015, the assessment can be viewed as part of the attachment.

Land Use:

The dwelling and outbuilding are considered incidental to the 'Residential – Single House' land use which is a permitted land use within the 'Rural Living A' zone in accordance with the Shire's TPS2. Therefore, Officers are able to consider the application

Orderly and Proper Planning:

Clause 67 of the regulations, specifically A – J, considers state and local planning policy frameworks including draft schemes, strategies, state planning policies, local planning policies and the like. These frameworks provide guidance in order to establish if a development is consistent with orderly and proper planning.

TPS2:

Clause 5.12.2 of the Shire's TPS2 states that "*The Rural Living A Zone is intended to cater for rural residential development on a range of lots between 4,000 square metres to one hectare in accordance with the objectives and guidelines of the Rural Strategy.*" Officers consider that the proposal for a dwelling and outbuilding are consistent with what would be considered rural residential development. Therefore, the proposal is consistent with the intent of the zone according to TPS2.

Clause 5.4.2.a) of TPS2 states that; "*Where no Residential Density Code area is depicted on the Scheme Map, residential development shall be in accordance with the R2 Density code for Special Rural, Rural Living A, Rural Living B, Farmlet and Rural*". Therefore, the application has been assessed against the R2 requirements of the R-Codes.

LPS3:

LPS3 is currently being advertised. As such, it is a seriously entertained document and has to be considered during the planning assessment. It is noted that the subject property is proposed to be rezoned from 'Rural Living A' to 'Rural Residential'. In this instance, there is no real change in the intent of the zone, with the name change being required by State Government Planning reforms. Therefore, Officers consider that the proposed dwelling, outbuilding and water tanks would not adversely prejudice the implementation of LPS3.

Rural Strategy 2013 Review:

The Shire's Rural Strategy 2013 Review (Strategy) outlines key themes that future development within rural areas should be considered against. Generally, the Strategy requires rural areas to maintain a rural character, retain natural assets and facilitate productive rural

areas by ensuring the areas are economically productive. Officers consider that larger outbuildings are commonplace within the rural area and pertain strongly to rural character.

Building Envelope:

The dwelling and outbuilding are both proposed outside of the building envelope as depicted on the subdivision guide plan. Clause 5.12.9.d) of TPS2 states, *“no building shall be constructed on a lot other than within the approved building envelope without the written approval of the Council.”*

Part 9 Clause 79 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* identifies that a Subdivision Guide Plan is to be considered as a structure plan.

Schedule 2 Part 4 clause 27 (1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that *“A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application”*. Therefore, the building envelope should be treated as a “structure plan” and the decision maker may give due regard as opposed to being bound by it.

Officers therefore consider that approval for structures outside the building envelope is capable, subject to satisfaction that the proposal meets the deemed-to-comply requirements/design principles of the R-Codes.

In this case, the applicant has advised that in the future, a further dwelling is proposed within the building envelope and the dwelling subject to this application would be converted to an ancillary dwelling. As such, the building envelope is proposed to remain undeveloped at this time.

It is noted that there are several mature trees located towards the rear of the building envelope currently. These are the only mature vegetation on the property. Construction of the proposal outside of the building envelope would allow for the retention of these trees. In this case and in light of the retention of the trees, the construction of development outside of the building envelope is supported.

However to ensure the long term protection of these trees, it is appropriate to condition protection of these trees, notwithstanding their location within the building envelope. This is shown following:

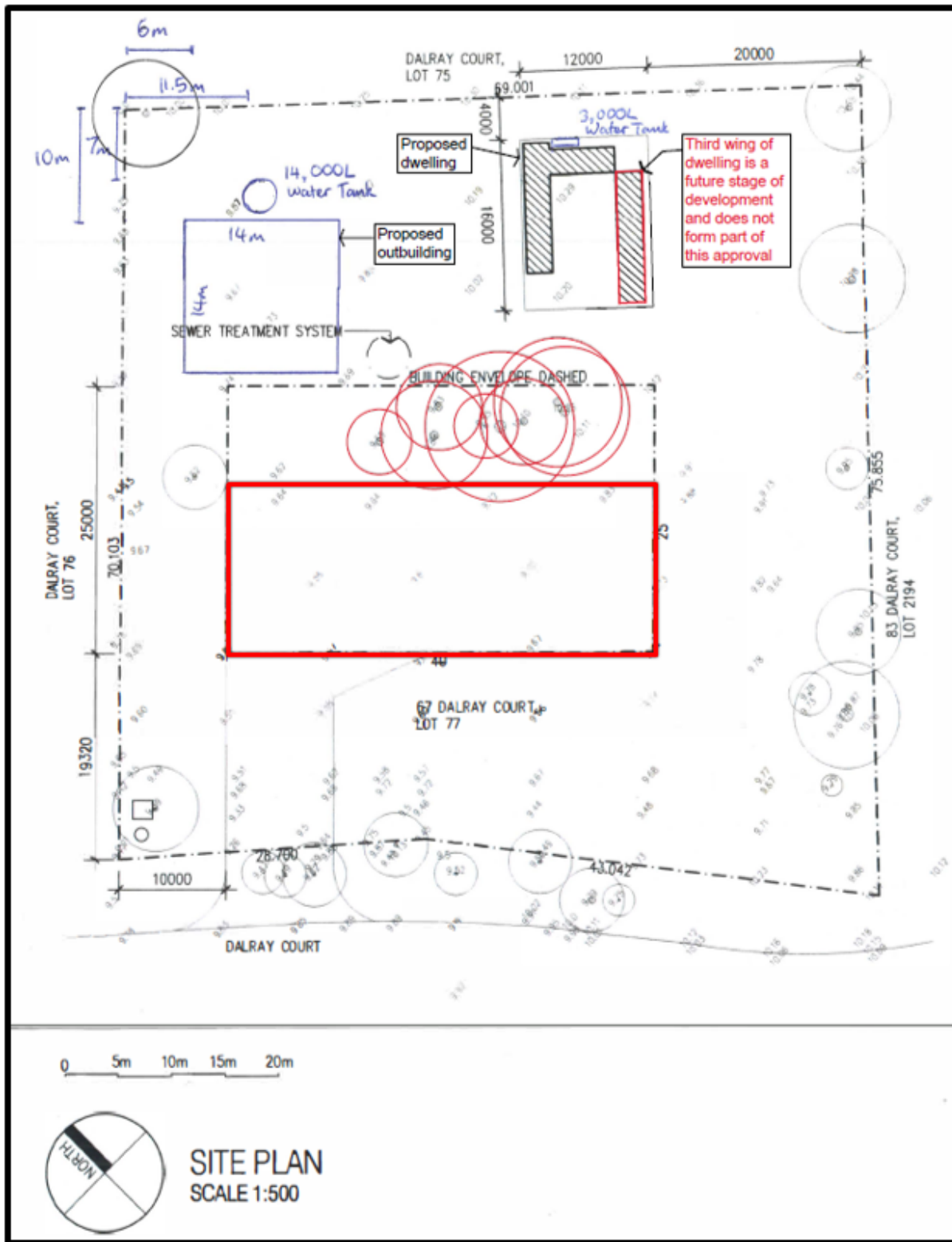


Figure 1: Recommendation for amended building envelope

Form of Development and Amenity:

Clause 67 of the Deemed Provisions, specifically K, L, M, N, P, all relate to the form and amenity of the development that is required to be assessed.

5.1.2 STREET SETBACK						
5.1.3 LOT BOUNDARY SETBACK						
5.1.4 OPEN SPACE						
5.3.1 OUTDOOR LIVING AREAS						
DWELLING 1		D-t-C	Proposed	OK	Comment	
Front Setback to Dwelling	Min Avg	10.0m / 20.0m	61m	Y	N/A	
5.2.1 Setback to Garage or Carport		4.5m	N/A		N/A	
5.2.3 Surveillance of Street		Habitable room	Kitchen / dining	Y		
5.2.4 Street Wall / Fence		1.2m solid height	None proposed		N/A	
5.2.5 Sightlines Truncation Structure Height (Max)		1.5m X 1.5m 0.75m			N/A	
5.2.2 % of Garage Door or Wall Width of Frontage		50% (single level) 60% (2 storey*)	N/A		N/A	
5.2.6 Retained Dwelling		Existing dwelling to be upgraded	N/A		N/A	
Building Design		Is dwelling in a Heritage Precinct? N		Y		
* See specific Clause provisions – 5.16						
Lot Setbacks	Length	Height	MO	D-t-C	Proposed	OK
Dwelling						
Primary street (south)	8.55m	2.59m	Y	20m	61m	Y
Side (west)	12m	2.59m	Y	10m	37.5m	Y
Side (east)	12m	2.59m	Y	10m	20m	Y
Rear (north)	8.55m	2.59m	N	10m	4m	N
Outbuilding						
Primary street (south)	14m	3.2m	N	20m	48.32m	Y
Side (west)	14m	3.2m	N	1.5m	6m	Y
Side (east)	14m	3.2m	N	1.5m	49m	Y
Rear (north)	14m	3.2m	N	1.5m	10m	Y
		AD Provision	Proposed	OK	Comment	
Open Space (%)		80%	95.2%	Y		
Outdoor Living (m²)		N/A	N/A		No OLA required for R2 density.	
Min. Dimension (m)		N/A	N/A			

Location	N/A	N/A		
Accessibility	N/A	N/A		
Roof Coverage	N/A	N/A		
Communal Open Space & Landscaping Requirements See Clause 5.1.5 & 5.3.2		N/A		

5.1.6 BUILDING HEIGHT – DWELLING				
	D-t-C	Proposed	OK	Comment
Top of External Wall (Roof Above)	6.0m	2.59m	Y	
Top of External Wall (Concealed Roof)	7.0m	N/A		
Top of Pitched Roof	9.0m	3.74m	Y	
Note: Above provisions are Category B “default provisions”. Refer to Clause 5.1.6 for A and C provisions and interpretations.				

5.3.3, 5.3.4, 5.3.5 ACCESS AND CAR PARKING					
		D-t-C	Provided	OK	Comment
No. Car Bays / Dwg.		2 car bays	2+ bays	Y	The property has more than adequate space (property is 5,000m ² in size) to provide 2 bays to the width and depth standards listed here.
No. Visitors Bays		NA	N/A		
Design of Parking: Width		2.4m + 0.3m	Y	Y	
Depth		5.4m internal	Y	Y	
Manoeuvring		6.0m	Y	Y	
Vehicular Access:	<ul style="list-style-type: none">From a ROW if available.Driveways limited to 40% of the frontage, 3.0m min and 6m/9m max.			Y	Driveway is 4m, which is only uses 5.6% of the frontage.
Driveways:	<ul style="list-style-type: none">Setback 0.5m to a Side Boundary & Street Pole.Setback 6.0m from an intersection.Aligned at right angles to the street.Location to avoid street trees, or replaced at developers cost.			Y	20m from side boundary or street pole. 88m from the nearest intersection. Is located at a right angle. Existing and won't impact street trees.
Access in a Forward Gear If:	<ul style="list-style-type: none">Driveway serves 3 or more dwellings.Distance from bay to street is greater than 15m.If the street is a Primary, District or arterial road (Refer Scheme Map)			N/A	
Grouped & Multiple Drive Widths	<ul style="list-style-type: none">Minimum width of 4.0m, 3.0m to retain dwelling.Allow vehicles to pass each other if drive serves 6 or more dwellings.			N/A	
Pedestrian Access CI 5.3.6	<ul style="list-style-type: none">Separate pedestrian path, 1.2m wide for 10 or more units.Clear sightlines for pedestrians for communal drive to 2 dwellings.Multiple Dwgs. – stairs & protection			N/A	
5.3.7, 5.3.8, 5.3.9 SITEWORKS, RETAINING WALLS AND STORMWATER MANAGEMENT					

Excavation or Fill	<ul style="list-style-type: none"> Maximum of 0.5m of fill within front setback, except to provide access for pedestrians & vehicles, & provide natural light. Fill within wall perimeter limited by building height. Excavation behind setback no limit. Fill / retaining at boundary subject to council policy, 1.0m as of right, up to 1.5 neighbour approval, above 1.5 Council. 	N/A	
Setback of Retaining	<ul style="list-style-type: none"> Retaining setback in accordance with Table 1, 2 & Fig. 2 provisions subject to above. 	N/A	
Storm Water	<ul style="list-style-type: none"> All Storm Water to be Retained on-site 		Method: A 14,000L tank for the outbuilding and a 3,000L tank for the dwelling.

5.4.2 SOLAR ACCESS FOR ADJOINING SITES

	D-t-C	Proposed	OK	Comment
Overshadowing	25%	0%	Y	The dwelling and outbuilding are located in the north side of the block which will mean shadows are cast to the south and contained internally within the property.
Note: R25 and lower 25%, R30 – R40 35%, R-IC or above R40 50% of adjoining site area.				

5.4.3 OUTBUILDING

Provision	D-t-C	Proposed	OK	Comment
Not attached to a dwelling	Not attached	Not attached	Y	
Non-habitable	Non-habitable	Non-habitable	Y	There is a shower and sink in the shed though these do not cause the building to be considered habitable
Accumulatively less than 60m²	60m ²	196m ²	N	
Max wall height of 2.4m	2.4m	3.2m	N	
Max ridge height of 4.2m	4.2m	5m	N	
Not within primary or secondary street setback area	20m	48.32m	Y	
Open space consistent with Table 1	80%	95.2%	Y	
Setbacks		M		

LOCAL PLANNING POLICY 1.5: EXEMPTED DEVELOPMENT - OUTBUILDING ASSESSMENT

Provision	Proposed	OK	Comment
Inside building envelope	Outside	N	
Floor area (accumulative): 150m ²	196m ²	N	
Wall height: 4.2m	3.2m	Y	

Ridge height: 5m	5m	Y	
Street setback: 20m	48.32m	Y	
Lot boundary setback: 10m	West side boundary: 6m	N	

5.4.3 EXTERNAL FIXTURE – 14,000L and 3,000L WATER TANK

Provision	OK	Comment
i. not visible from the primary street;	Y	Each of their respective served structures will screen the water tanks from view of the primary street. One is located behind the outbuilding and the other behind the dwelling.
ii. are designed to integrate with the building; or	Y	Both water tanks are abutting their respective served structures, and will be integrated as they are a similar colour and provide stormwater storage for the structures.
iii. are located so as not to be visually obtrusive.	Y	Both water tanks will be a green colour so they will not be visually obtrusive and will blend in with the surrounding landscape.

The proposal seeks variations to the deemed-to-comply requirements of the R-Codes in relation to the rear setback of the proposed dwelling, and the wall height, ridge height and floor area of the outbuilding. All other aspects of the proposal are compliant with the Deemed-to-Comply requirements and as such do not require the discretion of Council to be exercised. As seen above, the water tanks are consistent with the deemed-to-comply requirements of the R-Codes

The table below highlights the variations to which Council must determine whether the relevant 'Design Principle' has been met:

R-Code Variation Table and Corresponding Design Principles				
Structure	Variation	Deemed-to-comply requirement	Proposed	Design Principle
Dwelling	Setback (rear boundary)	10m	4m	Buildings set back from lot boundaries so as to: <ul style="list-style-type: none"> • reduce impacts of building bulk on adjoining properties; • provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and • minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
Outbuilding	Wall height	2.4m	3.2m	Outbuildings that do not detract from the streetscape or the visual
	Ridge height	4.2m	5m	

	Floor area	60m ²	196m ²	amenity of residents or neighbouring properties.
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Each of the applicable design principles has been addressed as follows.

Dwelling:

In order to determine whether the proposed dwelling meets the design principle identified in the variation table, it can be considered within four key components. Buildings should:

1. Reduce impacts of building bulk on adjoining properties.

Officers consider that despite the reduced setback to the rear boundary (4m in lieu of 10m), the proposed dwelling will not impose undue building bulk on to the neighbouring property to the rear. The dwelling would be modest in scale, with an overall internal floor area of 44.8m². The wall length that will be visible from the neighbour's property to the rear would be 8.55m and the height of the walls only 2.59m. Officers consider this would not appear visually overbearing. The neighbour to the rear recently received development approval for a dwelling which would be 17m away from the subject proposed dwelling. Officers note that the neighbour has oriented their dwelling so that the front of the dwelling faces the subject property, with their garage directly opposite the proposed dwelling. This will mean that the neighbours private recreations space to the rear of their dwelling will not be impacted by the subject proposed dwelling and further so by the presence of the garage, which is considered to provide further screening

The proposed dwelling comprises of two sea containers which would be cladded with a vertical dark brown cladding. It is considered that this wooden cladding will ensure the dwelling would not have an adverse impact on the visual amenity of the area. The cladding with its earthy brown/wooden colour will cause the dwelling to blend into the rural landscape. As seen in figure 2, there is a mature tree on the neighbours side of the fence which will provide a significant amount of screening to their property.



Figure 2: The proposed location of the dwelling with the rear boundary in the background

2. Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties.

The dwelling is proposed along the north (rear) boundary of the property, resulting in the shadow it casts being to the south and will remain internal to the site and not effect adjoining properties. As discussed earlier, the dwelling is small in scale, with a floor area of 44.8m² and a height of 2.59m. Officers consider that despite the reduced setback, the proposal would not impact sunlight and ventilation to the property to the north.

3. Minimise the extent of overlooking and resultant loss of privacy on adjoining properties.

Notwithstanding the setback variation, there are no major openings proposed that would face the property to the north and no active habitable spaces raised above 0.5m. This results in the proposal being compliant with the deemed-to-comply requirements of the R-Codes.

Outbuilding:

In order to determine whether the proposed outbuilding meets the design principle identified in the variation table, it can be considered within two key components:

1. Outbuildings should not detract from the visual amenity of the streetscape.

The proposed outbuilding is set back 48.32m from the primary street. Therefore, Officers are satisfied that it will not have an adverse impact on the visual amenity of the streetscape.

2. Outbuildings should not detract from the visual amenity of the residents and neighbouring properties.

The application, as initially received, proposed a 4m setback from the north (rear) and west (side) lot boundaries. Officers considered that this reduced setback would have a detrimental impact on the amenity of neighbouring properties. Subsequently, the applicant has amended the proposal to increase the setback to 10m from the rear boundary resulting in compliance with the deemed-to-comply requirements of the R-Codes. The setback from the side boundary was increased from 4m to 6m.

Furthermore, the applicant has agreed to provide landscaping in this location to visually screen the development. It is considered that the modest setback variation sought with the landscaping would ensure that the proposal does not adversely impact on the visual amenity of the neighbour to the west.

Officers consider that larger outbuildings are commonplace within the 'Rural Living A' zone with reduced setbacks. For example, the following image of surrounding properties shows the surrounding locality, and where outbuildings in excess of 150m² are located.



Figure 3: An assessment of outbuildings greater than 150m² within the 'Rural Living A' locality (highlighted in yellow circles)

Based on this analysis, the proposal would not appear out of character with development in the surrounding area. Originally, the outbuilding was proposed to be an 'off-white' colour, though after negotiating with the applicant this has been amended to 'pale eucalypt' which is a shade of green. Officers consider the external appearance of the outbuilding and the screening would ensure that the proposal would not adversely impact on the visual amenity of neighbouring residents.

Other Considerations (Water):

Officers consider that the large proposed outbuilding allows for adequate water storage. Water is required to be reserved for drinking and general residential use as the locality around Dalray Court does not have access to scheme water. The proposed outbuilding provides a large roof catchment area for this purpose.

Options and Implications:

Option 1: Council may resolve to approve the application subject to conditions.

Option 2: Council may resolve to refuse the application subject to reasons.

Option 1 is recommended.

Conclusion:

The application seeks approval under the 'Design Principles' of the R-Codes for a variation to the setback of the dwelling, and the wall height, ridge height variation to the outbuilding. Also, approval is sought for two water tanks which are compliant with the requirements of the R-Codes. The application has received an objection from an adjoining neighbour and this item is therefore presented to Council for determination. Officers consider that the application meets the design principles of the R-Codes for the reasons outlined in the report and is therefore recommended for approval.

Attachments:

Deemed Provisions – Cl 67 Matters to be considered by local Government

Land Use:

a) The aims and provisions of this Scheme and any other local planning scheme operating within the area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Consistent with TPS2.			
b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: LPS3 implementation considered not to be impacted.			
c) any approved State planning policy	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Refer to R-Code assessment.			
d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d) – None Applicable to this area from what I can determine	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
e) any policy of the Commission	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
f) any policy of the State	YES	NO	N/A

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comment: Refer to R-Code assessment.			

g) any local planning policy for the Scheme area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: LPP1.5 considered.			

h) any structure plan, activity centre plan or local development plan that relates to the development	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

i) any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

Development:

k) the built heritage conservation of any place that is of cultural significance	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Amendments to the proposal, landscaping and change of colour of the proposal considered to satisfactorily reduce the impact of the proposal on neighbouring properties.			

n) the amenity of the locality including the following – I. Environmental impacts of the development II. The character of the locality III. Social impacts of the development	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Proposal is a permitted use within the zone and is therefore considered consistent with the character of the area. Locating buildings outside the envelope ensures mature trees can be retained.			

o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Landscape plan required through condition.			

q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Water tanks provided to manage stormwater.			

r) the suitability of the land for the development taking into account the possible risk to human health or safety	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

s) the adequacy of – I. The proposed means of access to and egress from the site; and II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity off the road system in the locality and the probable effect on traffic flow and safety	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

u) the availability and adequacy for the development of the following – I. Public transport services II. Public utility services III. Storage, management and collection of waste IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) V. Access by older people and people with disability	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

w) the history of the site where the development is to be located	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

y) any submissions received on the application	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Objections considered met by changes to the proposal by applicant.			

Za) the comments or submissions received from any authority consulted under clause 66	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

Zb) any other planning consideration the local government considers appropriate	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			

