

# OUTBUILDING

## RESIDENTIAL DEVELOPMENT ASSESSMENT SHEET

APPLICATION DETAILS			
<b>OFFICER NAME</b>	David Quelch	<b>APPLICATION NO.</b>	PA23/94
<b>PROPOSAL</b>	Outbuilding		
<b>LOCATION</b>	142 Bruns Drive, Darling Downs		
<b>APPLICANT</b>	Simon Busby		
<b>OWNER</b>	Graham and Sandra Gilchrist		
<b>APPLICATION RECEIVED</b>	06/02/2023	<b>LOT AREA</b>	5,816m <sup>2</sup>
<b>ZONING</b>	Rural Living A (RLA12)	<b>DESIGNATION</b>	R2
REFERRALS			
	<b>Y / N</b>	<b>Comment</b>	
<b>DAU Comments</b>	N		
<b>Heritage Precinct</b>	N		
<b>WAPC</b>	N		
<b>Main Roads</b>	N		
<b>Heritage Council</b>	N		
<b>Scheme Heritage Listed</b>	N		
<b>Internal</b>	Y	<p><u>Building</u>: No BCA concerns at this stage. As usual, building application must be lodged and permit obtained prior to commence any building work.</p> <p>Please consider stormwater management. As the soil condition isn't favourable for soakwells they may require water tank or connect to the existing tank if there is enough capacity.</p> <p><u>Environment</u>: There will be minimal impact on environmental assets arising from this development. Vegetation to the north of the proposed outbuilding may be impacted but it is comprised of garden plants. To the south and east is remnant native vegetation. The remnant native vegetation will have sufficient clearance without any requirement for tree removal. Use a condition requiring retention of native vegetation. The Sheds visibility from the SW Highway will be effectively screened by native tree vegetation on the property.</p> <p><u>Health</u>: Unable to locate effluent disposal. The proposed outbuilding shall not be located within 1.2 metres of a septic tank or 1.8 metres of a leach drain, or other such setbacks as required by relevant Legislation for other types of effluent disposal systems.</p>	
<b>Other</b>			

## Deemed Provisions – Cl 67 Matters to be considered by Local Government

a) The aims and provisions of this Scheme and any other local planning scheme operating within the area	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Land Use Permissibility- pursuant to the 'Shire of Serpentine Jarrahdale Local Planning Scheme NO. 2', the subject site is located within the 'Rural Living Zone (RLA12)' and the use of a 'Single House' is a <u>permitted</u> ('P') use and the outbuilding is associated with the single house.			
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	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Land Use Permissibility- pursuant to the 'Shire of Serpentine Jarrahdale Local Planning Scheme NO. 3' (draft amendment), the subject site is located within the 'Rural Residential Zone (RR1)' and the use of a 'Single House' is a <u>permitted</u> ('P') use and the outbuilding is associated with the single house.			
Further, pursuant to the 'Shire of Serpentine Jarrahdale Local Planning Scheme NO. 3' (draft amendment), the subject site is affected by the 'Special Control Area- Schedule 2-Darling Scarp Landscape Protection' (SCA2- General). The objectives of the SCA2 seek to:			
<ul style="list-style-type: none"> <li>▪ <i>To preserve the amenity deriving from the scenic value of the Darling Scarp. To protect and enhance the landscape, scenic and townscape values.</i></li> <li>▪ <i>To maintain the integrity of landscapes in the line of sight view corridor along scenic routes in the Shire, including but not limited to South West Highway, Nettleton Road, Jarrahdale Road, Admiral Road, Kingsbury Drive and both the North-South and East-West Railway lines and natural water courses.</i></li> </ul>			
Note that development approval shall be required for all development within SCA2.			
c) any approved State planning policy.	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Refer to R-code assessment.			
d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d).	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
e) any policy of the Commission	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
f) any policy of the State	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
g) any local planning policy for the Scheme area- the following Local Planning Policies are relevant to the assessment of this application.	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> refer to LPP4.19- Outbuildings, Sheds, Garden Sheds and Sea Containers assessment.			

h) any structure plan, activity centre plan or local development plan that relates to the development	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</b> the subject site is not located within a Structure Plan or Local Development Plan area. However the subject site is contains a building envelope and therefore refer to the 'Building Envelope' assessment section of the report.			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b> see assessment below.			
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"/>
<b>Comment:</b> see assessment below.			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b> construction of the outbuilding does not require the removal of any canopy trees and the structure is substantially well setback from the primary street frontage.			
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"/>
<b>Comment:</b> although the subject site is located within a 'Bush Fire Prone Area', the outbuilding is exempt from requiring development approval under 'Part 10A- Bushfire risk management' of the 'Planning and Development- Local Planning Schemes- Regulations 2015' as the outbuilding is not a 'habitable building'. Also note that the outbuilding setback complies with firebreak separation requirements provided that no new planting / landscaping is proposed within the setback area.			

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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
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"/>
<b>Comment:</b>			
w) the history of the site where the development is to be located	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</b> PA20/209- development approval for a 'Patio' issued on 5 June 2020.			
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"/>
<b>Comment:</b>			
y) any submissions received on the application	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</b> one submission has been received and no concerns raised relate to proximity of outbuilding to north side boundary and being located outside the nominated building envelope. Refer to assessment section of the report for discussion of the objector's concerns.			
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"/>
<b>Comment:</b>			
Zb) any other planning consideration the local government considers appropriate	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			

## R-CODE ASSESSMENT (R2)

5.1.2 STREETScape																				
5.1.3 LOT BOUNDARY SETBACKS																				
Outbuilding 1	D-t-C		Ok	Comments																
Building Design	Is dwelling in a Heritage Precinct? No																			
Lot Setbacks	Length	Height	MO	D-t-C	Proposed	OK														
Ground Floor																				
North	8m	5.2m	N/A	10m	4m	No														
South	8m	5.2m	N/A	10m	22.84m	Yes														
East- rear	16m	4.2m	N/A	10m	45.39m	Yes														
West- N/A- primary street	N/A	N/A	N/A	N/A	N/A	N/A														
Boundary Walls	D-t-C Length	D-t-C Height	Proposed Length	Proposed Height	Comments	OK														
N/A																				
5.4.1 OPEN SPACE AND 5.3.1 OUTDOOR LIVING																				
	D-T-C Provision	Proposed	OK	Comment																
Open Space (%)	80%	87.5%	Yes																	
Outdoor Living (m <sup>2</sup> )	Nil	N/A	N/A																	
5.3.2 – LANDSCAPING																				
	D-t-C	Proposed	OK	Comment																
Minimum Number of trees	1 tree	Non	No	Subject site contains a number of canopy trees and therefore no further planting required.																
Minimum tree planting area	2m x 2m	Non	No	'As above'																
5.3.7, 5.3.8, 5.3.9 SITEWORKS, RETAINING WALLS AND STORMWATER MANAGEMENT																				
Excavation or Fill	<ul style="list-style-type: none"> <li>Maximum of 0.5m of fill within front setback, except to provide access for pedestrians &amp; vehicles, &amp; provide natural light.</li> <li>Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4</li> </ul> <p>"Table 4 – Setback of site works and retaining walls"</p> <table border="1"> <thead> <tr> <th>Height of site works and/or retaining walls</th> <th>Required minimum setback</th> </tr> </thead> <tbody> <tr> <td>0.5m or less</td> <td>0m</td> </tr> <tr> <td>1m</td> <td>1m</td> </tr> <tr> <td>1.5m</td> <td>1.5m</td> </tr> <tr> <td>2m</td> <td>2m</td> </tr> <tr> <td>2.5m</td> <td>2.5m</td> </tr> <tr> <td>3m</td> <td>3m</td> </tr> </tbody> </table>		Height of site works and/or retaining walls	Required minimum setback	0.5m or less	0m	1m	1m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m	3m	Yes	Site is mostly level and therefore minimal site works required.		
Height of site works and/or retaining walls	Required minimum setback																			
0.5m or less	0m																			
1m	1m																			
1.5m	1.5m																			
2m	2m																			
2.5m	2.5m																			
3m	3m																			
Storm Water	<ul style="list-style-type: none"> <li>All Storm Water to be Retained on-site</li> </ul>			Method: no details provided regarding stormwater discharge / collection. Standard drainage condition.																

5.4.2 SOLAR ACCESS FOR ADJOINING SITES				
	D-t-C	Proposed	OK	Comment
Overshadowing	25%	Minimal	Yes	The outbuilding substantially well setback from the south boundary to ensure there will be no overshadowing.
Note: R25 and lower 25%, R30 – R40 35%, R-IC or above R40 50% of adjoining site area.				

Large and multiple Outbuildings			
D-t-C R-Codes	D-t-C LPP4.19 (Rural Living A)	Proposed	OK
60m <sup>2</sup> in area or 10% site area (lesser)	150m <sup>2</sup>	New outbuilding has an area of 129.28m <sup>2</sup> while the existing outbuilding has an area of 71m <sup>2</sup> and therefore the accumulative floor area is 200.28m <sup>2</sup> .	No
Setback as per Table 2a- refer to R-Code assessment section of the report	10m	North- 4m	No
Wall height 2.4m	4.2m	4.2m	Yes
Ridge height 4.2m	5m	5.28m	No
Primary street setback- R2 requirement is 20m	20m	79m	Yes

## Residential Development Assessment Sheet

Planning Element	Applicable Rule	Design Principles	Deemed-to-Comply	Proposed	Comment
Outbuildings	R-Codes Clause 5.4.3 P3	<ul style="list-style-type: none"> <li>P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.</li> </ul>	Refer to discussion in assessment below	Refer to discussion in assessment below	Refer to discussion in assessment below

LPP4.19 Considerations (Due to residential designation and lot size under 1000sqm, requirements are as per the R-Codes )	
2.2.1 Whether a size variation is required to satisfy specific needs of the owner/applicant;	The applicant has stated that the outbuilding is required for storage of cars and motorbikes. To ensure that the outbuilding is only used in association with a single house then it is recommended that a condition of approval state <i>'The approved outbuilding shall be used for storage purposes incidental and ancillary to the single dwelling on the subject land only, and shall not be used for any human habitation, commercial or industrial purposes'</i> .
2.2.2 Whether a size variation is excessive, considering the character of the surrounding area;	The size variation is considered reasonable given that the existing development pattern of the local area features either multiple or large (or in some cases both) outbuildings. For example, the north adjoining property at 146 Bruns Drive contains two outbuildings with an accumulative floor area of about 177 m <sup>2</sup> while the south adjoining property at 138 Bruns Drive has one outbuilding with an area of about 162 m <sup>2</sup> .
2.2.3 Whether a size variation would reduce the amount of open space or outdoor living area required in accordance with the R-Codes.	Given that the subject site has an area of 5816m <sup>2</sup> , a significant area of open space and outdoor living area will remain for the enjoyment of residents.
2.2.4 Whether the development is sited behind the front setback line for the dwelling, visible from the street or neighbouring properties;	The proposed outbuilding is located to the rear of the main residence and therefore will not be highly visible from Bruns Drive. Variation to the 10 metre boundary setback requirement is considered reasonable given the substantial setback from Bruns Drive, outbuildings on adjoining properties have a similar side boundary setbacks and vegetation screening along the north side boundary.

## Residential Development Assessment Sheet

2.2.5 Whether non-reflective materials are proposed on the building;	The proposed outbuilding is to be constructed of 'Colorbond' sheetmetal finished in the colour of 'Surfmist' which is muted in tone and non-reflective.
2.2.6 Whether adequate screening exists, or has been proposed, from the road and/or neighbouring properties; and	The subject site and adjoining properties feature many large canopy trees that will help partially screen the proposed outbuilding when viewed from Bruns Drive, the South Western Highway and neighbouring properties
2.2.6 Consideration of comments from the affected adjoining landowners.	One objection has been received with concerns raised relating to proximity of outbuilding to the north side boundary and building outside the building envelope. These concerns have been discussed throughout the consideration section of the report.

### Building Envelope Plan

The concerns raised by the objector include the location of the outbuilding outside the nominated building envelope.

The building envelope affecting the subject site has dimensions of 30m by 40m and setback 12m from the Bruns Drive property frontage and 5m from the north and south side boundaries. The proposed outbuilding is sited entirely outside the building envelope towards the centre / rear section of the property near the north side boundary. Refer to plan extract below.

Clause 5.12.9 d) (Rural Living A and B Zones) of TPS No 2 states that 'no building shall be constructed on a lot other than within the approved building envelope without the prior written approval of the Council'.

In this case, siting the proposed outbuilding outside the building envelope is considered to be acceptable given the outbuilding is behind the existing main residence / outbuilding / water tank, relatively modest in size and scale, and well screened by boundary vegetation.



Residential Development Assessment Sheet



**Residential Development Assessment Sheet****Conclusion**

The application seeks approval for an outbuilding which varies the requirements of the R-Codes and LPP4.19 by way of cumulative floor area, lot boundary setbacks and ridge height. Officers consider that the proposed outbuilding is consistent with the design principles of the R-Codes and objectives of LPP4.19 and would not adversely impact on the streetscape or the amenity of surrounding landowners.

Residential Development Assessment Sheet



Aerial view of subject site and surrounds