ASSESSMENT CHECKLIST

Building or Extending a Swimming Pool, Retaining Wall or other ancillary residential structure in Woocoo

Is the Checklist relevant to my development?

This checklist is relevant to your development if you are proposing to ***establish, re-site or extend a Swimming Pool, Retaining Wall or other ancillary residential structure*** on a residential lot within the former Woocoo Shire area of the Fraser Coast Regional Council.

Note: This checklist is only relevant to lots greater than or equal to 450m^2 in area. If your site is less than 450m^2, please contact Council's Development Support staff on 1300 79 49 29 to discuss the requirements associated with your development.

Useful Definitions

- ***Class 10b structures (ancillary residential structures):*** non-habitable items such as fences, masts, antennas, retaining or free standing walls, swimming pools, tennis courts and the like, but do not include sheds, garages or carports.

Why do I need to complete the Checklist?

Due to changes in the legislation and the transitional arrangements associated with the Woocoo Shire Planning Scheme and other Council policies, the requirements associated with Dwelling Houses in the former Woocoo Shire are complex.

This Checklist has been prepared to assist you and Council in determining what type of application and assessment applies to a Dwelling House development in the residential areas of the former Woocoo Shire area of the Fraser Coast Regional Council.

Completion of the Checklist will therefore help Council conduct its assessment and make the process more efficient and timely.

What does the Checklist involve?

There are three (3) sections of this checklist that require completion:

Section 1 – Is a Planning Approval for Building Works required? – *This section of the checklist will help determine whether a planning application for assessable building works would be triggered for your proposal against the Woocoo Shire Planning Scheme.*

Section 2 – Does the proposal trigger referral to Council as a concurrence agency? – *This section will help determine if Council is triggered as a concurrence agency. There are a number of possible triggers under the legislation; identified as Items 17, 19, 25 or 26 (of Schedule 7 of the Sustainable Planning Regulation 2009).*

Section 3 - What happens when I have completed the Checklist?

When you have completed the checklist you can summarise your answers on the table. This will confirm whether:

- a ***development application or concurrence agency assessment*** application is required to be lodged with Council;

OR

- ***no application*** is required to be made and the proposal can be lodged directly with a Building Certifier.

SECTION 1 – Is a Planning Approval for Building Works required?

1. Is the site located in one of the following zones? • Rural Residential A Zone; or • Rural Residential B Zone? *Note: Please view Council's Zoning Maps at www.frasercoast.qld.gov.au/web/your-council/woocoo-planning-scheme*	☐ Yes Proceed to Q2	☐ No This checklist is not relevant to your development. Contact Council's Development Support staff on 1300 79 49 29 to discuss the requirements associated with your development.
2. Will the ancillary residential structure be constructed at least 500 millimetres above the recorded 1893 flood levels for Maryborough and District? *Note: To determine the flood level for your property, you may purchase a Flood Search through Council's Customer Service Department. Please call 1300 79 49 29.*	☐ Yes Proceed to Q3	☐ No Code Assessable Tick 'Yes' to Q1 Section 3 Proceed to Section 2
3. Does the proposal comply with the Probable Solutions of all applicable Overlay Codes? *Note: To determine whether the site is affected by an Overlay, please complete the attached Checklist 1 – Overlays.*	☐ Yes Proceed to Section 2	☐ No Code Assessable Tick 'Yes' to Q1 Section 3 Proceed to Section 2

SECTION 2 – Does the Garage, Shed or Carport trigger Council as a Concurrence Agency?

(*under Schedule 7, Table 1 of the Sustainable Planning Regulation 2009*)

Please answer ALL questions below as more than one may apply. These questions will provide direction to assist the completion of the *Concurrence Agency Assessment Application Form* where applicable.

1. Does the proposal comply with the provisions of the Queensland Development Code? *Note: To determine whether the proposal complies with these provisions, please complete the attached Checklist 2 – QDC Provisions.*	☐ Yes Proceed to Q2	☐ No Concurrence Agency Assessment required. Tick (D) on the Concurrence Agency Application Form. Tick 'Yes' to Q2 Section 3 Proceed to Q2
2. Does the proposal involve the relocation of an ancillary residential structure, either within the same site or from one site to another?	☐ Yes Concurrence Agency Assessment required. Tick (A) on the Concurrence Agency Application Form. Tick 'Yes' to Q2 Section 3 Proceed to Section 3	☐ No Proceed to Section 3 Tick 'No' to Q2 Section 3

SECTION 3 - I have completed the Checklist – how do I proceed?

Is an assessment triggered?		How to proceed?
1. Development Application for Building Works is triggered (*Section 1*) *Note: Building Works application is triggered if you answered 'No' to Questions 2 or 3 in Section 1.*	☐ Yes ☐ No	If a development application for Building Works is triggered, you will be required to ***prepare and lodge an application with Council***. Please refer to Council's fact sheets for lodging a development application available at www.frasercoast.qld.gov.au for information about how to prepare a development application and the necessary forms, fees and accompanying material required to support such an application. If you require further information, please contact Council's Duty Planner on 1300 79 49 29.
2. Concurrence Agency Assessment by Council is triggered *(Section 2)* *Note: Concurrence Agency Assessment is triggered if you answered 'Yes' to Q2 and No' to Q1 in Section 2.*	☐ Yes ☐ No	If a concurrence agency assessment is triggered, you will need to **complete the Concurrence Agency Assessment Application Form** and lodge the form, fee and this checklist along with plans and any additional supporting material with Council. If Section 1 applies in addition to Section 2, the concurrence agency assessment will be undertaken at the *same time* as the development application. Only the development application fee will apply. The Concurrence Agency Assessment Application Form and this completed checklist will be required to accompany the development application.

What if I ticked 'No' to all of the above?

If you do not trigger assessment against any of the above, then Council ***does not*** need to consider your development proposal**.** Accordingly, you should ***lodge your proposal directly with a Building Certifier*** for assessment.

CHECKLIST 1 – OVERLAYS

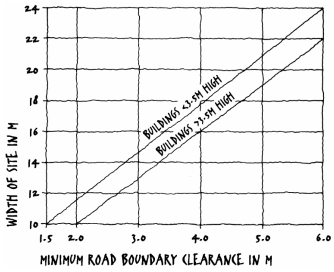
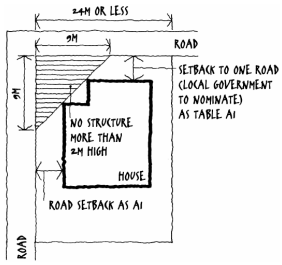
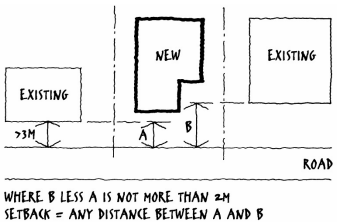
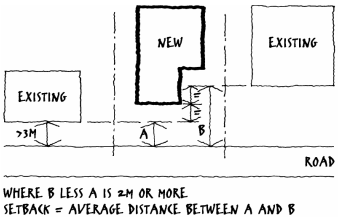
Please view Council's Overlay Maps at www.frasercoast.qld.gov.au/web/your-council/woocoo-planning-scheme OR contact Council's Development Support staff on 1300 79 49 29 to check applicable overlays.

1.	***Natural Waterways*** Where a site is located within 100 metres of a natural waterway, will the development: • retain riparian vegetation within 20 metres of the high bank of a watercourse; and • incorporate a vegetated protection area along all natural waterways with a minimum width of 20 metres; and • locate land disposal areas for on-site wastewater disposal systems a minimum of 50 metres from any watercourse; and • incorporate stormwater velocity reduction mechanisms on all stormwater pipe outlets; and • preserve in-stream habitat features and overhanging waterway vegetation; and • retain all remnant vegetation; and • ensure any new plantings include indigenous species only?	☐ Yes Proceed to Q2(a)	☐ No Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2
2(a)	***Natural Hazards*** Is the land identified as having a slope of 15% or greater?	☐ Yes Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2	☐ No Proceed to Q2(b)
2(b)	Is the site located on or within 50 metres of land identified in a medium or high bushfire hazard area?	☐ Yes Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2	☐ No Proceed to Q3(a)
3(a) **AND**	***Major Infrastructure*** Is the site located within 13 kilometres of the Maryborough airport, • is the site within the 2010 ANEF contours or safety zones; and/or • is the site identified on land required for future airport expansion; and/or • will the development exceed 12 metres in height; and/or • will the development penetrate the Obstacle Limitation Surfaces; and/or • will external lighting within 6 kilometres of a runway involve lighting that shines above the horizontal; coloured, flashing or sodium lights; or flare plumes; or configurations of lights in parallel lines exceeding 500 metres?	☐ Yes Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2	☐ No Proceed to Q3(b)
3(b)	Will the site be located within 40 metres of a State-controlled road?	☐ Yes Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2	☐ No Proceed to Q3(c)

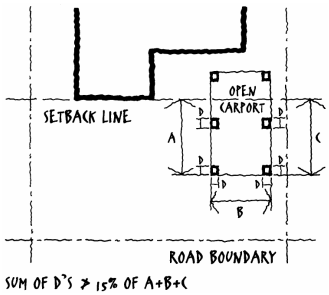
3(c)	Will the site be located within 100 metres of a Railway Line?	☐ Yes Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2	☐ No Proceed to Q3(d).
3(d)	Will the site be located within 50 metres of a High Voltage Transmission Line?	☐ Yes Concurrence Agency Assessment required. Tick 'No' to Q3 Section 1 Proceed to Section 2	☐ No Complies with Acceptable Solutions. Tick 'Yes' to Q3 Section 1 Proceed to Section 2

CHECKLIST 2 - QDC PROVISIONS

Note: Only PC1, PC2, PC3 and PC6 of the QDC are applicable to your development.

PC1 – FRONT SETBACKS		
1. For a corner lot only Will the House be set back a minimum of 6 metres from all road frontages? **OR** Where the site has an average depth of 24 metres or less, will the House be set back from the nominated road frontage in accordance with Figure 1 below and 6 metres from any other road frontage? **AND** Will there be no buildings or structures over 2 metres high built within a 9m x 9m truncation at the corner of the two road frontages? (Figure 2)  **Figure 1**  **Figure 2**	☐ Yes Proceed to PC2	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
2. For all other lots: Is the front boundary setback a minimum of 6 metres? **OR** Where there are existing dwellings on both adjoining lots and one of the dwellings is setback from the road between 3 and 6 metres and the difference between their road setbacks is less than 2 metres; will the ancillary residential structure be set back a distance between the two dwellings? (Figure 3) **OR** Where there are existing dwellings on both adjoining lots and one of the dwellings is set back from the road between 3 and 6 metres and the difference between their road setbacks is *more* than 2 metres; will the ancillary residential structure be set back an average of the road setbacks of the adjoining dwellings? (Figure 4)  **Figure 3**  **Figure 4**	☐ Yes Proceed to PC2	☐ No If the proposal is for a swimming pool, screen, fence, retaining wall, roofed gatehouse or arch, or an ancillary residential structure attached to an open carport proceed to **PC1A** **OR** If the proposal is for any other ancillary residential structure Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2

PC1A – FRONT SETBACK EXEMPTIONS

1.	***For Swimming Pools only:*** Will the swimming pool have a minimum distance between the water and the road frontage of 1.5 metres and the distance between the coping of the pool and finished ground level is 1.2 metres or less (e.g. for above ground pools)? **OR** Will the swimming pool have a solid fence or wall a minimum of 1.8 metres high above finished ground level which is constructed between the water and the road frontage; and the top of the wall or fence is at least 1 metre above the coping of the pool?	☐ Yes Proceed to PC2	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
2.	***For Screens/Fences/Retaining Walls only:*** Will the screen/fence/retaining wall or a combination of these be less than or equal to 2 metres in height?	☐ Yes Proceed to PC2	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
3.	***For Roofed Gatehouses and Arches only:*** Will the roofed gatehouse/arch have a maximum area of $4m^2$, a maximum width of 2 metres to the street and a maximum height of 3 metres.	☐ Yes Proceed to PC2	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
4.	***For ancillary residential structures attached to open carports (lots $450m^2$ and over) only:*** Is the aggregate perimeter of walls, solid screens and supports located within the front setback less than or equal to 15% of the total perimeter dimension of that part of the ancillary residential structure within the same setback? (Figure 5) **AND** Is there no alternative on-site location for the ancillary residential structure that provides a 6 metre setback from the front boundary, will allow vehicular access with a minimum width of 2.5 metres and with a maximum gradient of 1 in 5?  **Figure 5**	☐ Yes Proceed to PC2	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2

PC2 – SIDE AND REAR SETBACKS

1.	***Is the lot of rectangular or near rectangular shape with a frontage of 15 metres or less?***	☐ Yes Proceed to Q2(a)	☐ No Proceed to Q2(b)
2(a) **OR**	***For rectangular or near rectangular lots with a frontage of 15 metres or less:*** If the height of the House is less than 7.5 metres, will the side and rear setbacks be in accordance with Table 1 below? Will the side and rear setbacks be a minimum 2 metres where the height of that part of the House is 7.5 metres; plus 0.5 metres for every 3 metres or part thereof exceeding 7.5 metres in height? **Table 1** Road *Frontage* in metres — Side and Rear Boundary Clearances, *Height* in metres: 4.5 or less / 4.5 to 7.5 14.501 – 15.000: 1.425 / 1.900 14.001 – 14.500: 1.350 / 1.800 13.501 – 14.000: 1.275 / 1.700 13.001 – 13.500: 1.200 / 1.600 12.501 – 13.000: 1.125 / 1.500 12.001 – 12.500: 1.050 / 1.400 11.501 – 12.000: 0.975 / 1.300 11.001 – 11.500: 09.00 / 1.200 10.501 – 11.000: 0.825 / 1.100 10.500 or less: 0.750 / 1.000	☐ Yes Proceed to PC3	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
2(b) **OR** **OR**	***For all other lots:*** Will the side and rear setbacks be: • 1.5 metres where the height of that part of the ancillary residential structure is less than 4.5 metres; • 2 metres where the height of that part of the ancillary residential structure is greater than 4.5 metres or less than 7.5 metres; • 2 metres where the height of that part of the ancillary residential structure is 7.5 metres; plus 0.5 metres for every 3 metres or part thereof exceeding 7.5 metres in height?	☐ Yes Proceed to PC3	☐ No If the proposal is for a swimming pool proceed to Q3 All other structures proceed to Q4
3. **AND**	***For Swimming Pools only:*** Will the swimming pool have a 1.8 metre high solid wall or fence, constructed to prevent water entry onto adjoining lots between the swimming pool and site boundary? Will the top of the wall or fence be at least 1 metre above the top of the coping of the pool?	☐ Yes Proceed to PC3	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
4.	***For all other structures:*** • a screen fence or retaining wall with a maximum height of 2 metres; or • a rainwater tank with a maximum height of 2.4 metres (including any supporting structure); or • a pergola that is not enclosed by roofing or walls, not more than 2.4 metres in height at the boundary and primarily for ornamental or horticultural purposes?	☐ Yes Proceed to PC3	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2

PC3 – SITE COVER AND OPEN SPACE			
1.	Will the area of land covered by all buildings and structures roofed with impervious materials (existing and proposed) be less than 50% of the site area?	☐ Yes Proceed to PC6	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2
PC6 – BUILDING MAINTENANCE			
1. **OR**	Will all walls be set back a minimum of 750mm from the side or rear boundary? Will any walls less than 750mm from the boundary be maintenance free? (e.g. unpainted masonry or prefinished steel sheeting)	☐ Yes Complies with the Dwelling House Code. Tick 'Yes' to Q1 Section 2 Proceed to Q2 Section 2	☐ No Concurrence Agency Assessment required. Tick 'No' to Q1 Section 2 Proceed to Q2 Section 2