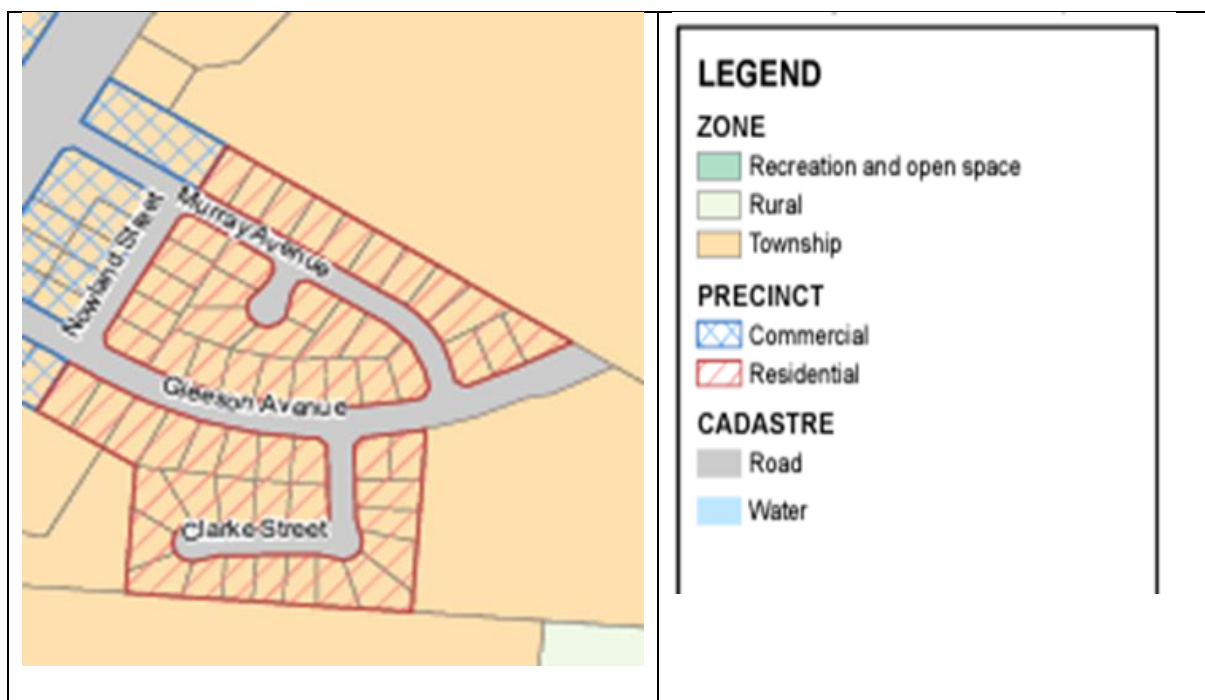




Burke Shire Council
Gregory
Planning Guidelines

PREPARED BY
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This Planning Guideline relates to an area of land in Gregory, zoned Township Zone - Residential Precinct, identified below, on an extract from the Burke Shire Planning Scheme 2020, Zoning Map BTN-BZ4.



This Planning Guideline relates to the proposed development of a *Dwelling house within that area and, potentially, an allied Home- based business.

(*NOTE:- a Domestic outbuilding, being a Class 10a non-habitable building, such as a shed, garage or carport, is included in the Dwelling house definition, provided it is ancillary to the Dwelling house).

DWELLING HOUSE

The development of a Dwelling house (including a Domestic outbuilding) in this area, under the Burke Shire Planning Scheme 2020, is “Accepted Development Subject to Requirements”.

This means no planning approval is required provided there is compliance with the following General Development Code, design criteria, outlined below:

General Development Code - Design Criteria

- Maximum site coverage of all buildings is 50% of the site area; and
- Maximum building/s height of 8.5 metres and 2 storeys, above natural ground level; and
- Minimum building/s setback of 6.0 metres, to the site frontage; and
- Minimum building/s setback of 3.0 metres, to any secondary road frontage; and
- Minimum building/s setback of 1.5 metres to side and rear boundaries, measured from the wall of a building up to 4.5 metres in height; OR
- Minimum building setback of 2.0 metres to side and rear boundaries, measured from the wall of a building up to 7.5 metres in height; OR
- Minimum building setback of 2.5 metres to side and rear boundaries, measured from the wall of a building over 7.5 metres in height; and
- To protect residential amenity any Domestic outbuilding (counted as part of the maximum 50% site cover) is required to be sited to the rear of a Dwelling house; or if sited to the side of the Dwelling house, setback from the front building line of the Dwelling house by 3.0 metres, so that the Dwelling house is the building sited closest to and addressing the street frontage.
- One (1) covered car space provided on-site and designed in accordance with AS28890 – Parking Facilities; and
- Incorporation of 3 of the following elements into the design of the Dwelling house – veranda/porch; awning/shade structures; variation to the roof and building lines; recesses and projections of the external façade; doors and window openings; or a range of building materials, colours and textures matching or complementing those prevailing in neighbourhood buildings; and
- Driveway setback 6.0 metres from any intersection and 1.0 metre from any street furniture, gully pits, manholes, power poles, street trees or bus stop; and
- Driveway access from the secondary lower order road, where located on a corner site; and
- Driveway and crossover designed in accordance with Council standards; and
- Telecommunications and electricity supply designed and installed to supplier standards; and
- Connected to Council’s reticulated water supply system; and
- Connected to an effluent disposal system, designed in accordance with the Queensland Plumbing and Wastewater Code; and
- Stormwater drainage provided in accordance with the Queensland Urban Design Manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and Pilgrim DH (ed) Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT 1987; and
- Designed and constructed so that wastewater does not discharge to a waterway; and
- Designed to ensure proposed buildings and/or structures are built clear of any Easements and underground infrastructure on-site.

IF COMPLIANCE IS ACHIEVED WITH THE DESIGN CRITERIA OUTLINED ABOVE, A BUILDING PERMIT/PLUMBING PERMIT CAN BE ISSUED BY A PRIVATE BUILDING CERTIFIER TO ALLOW THE DEVELOPMENT OF A DWELLING HOUSE, INCLUDING A DOMESTIC OUTBUILDING, TO PROCEED.

HOME- BASED BUSINESS

The operation of a Home- based business in this area, under the Burke Shire Planning Scheme 2020, is “Accepted Development”.

This means no planning approval is required, provided there is compliance with the following provisions, outlined below:

- The gross floor area (GFA) of the business does not exceed 60m²; and
- The business is contained within an existing Domestic outbuilding or Dwelling house; and
- The business does not require more than the owner and 2 employees on site at any one time; and
- The business does not generate more than 1 heavy vehicle trip per week; and
- The business does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the business; and
- Where a bed and breakfast business, it does not exceed 3 bedrooms; and
- Other than where a bed and breakfast or a home- based childcare, the business does not operate outside the hours of 6am to 6pm, 7 days per week.

(NOTE: under the definition of Home- based business, the following activities are not included:- hobby, office, shop, warehouse and transport depot).

IF COMPLIANCE IS ACHIEVED WITH THE PROVISIONS OUTLINED ABOVE, A HOME-BASED BUSINESS CAN OPERATE FROM THE PREMISES, EITHER IN THE DWELLING HOUSE, OR IN A DOMESTIC OUTBUILDING.

CONCLUSION

This Planning Guideline has been prepared to assist landowners and their consultants to design development of a Dwelling house, in compliance with the 2020 Planning Scheme; and if desired to operate a Home- based business, on land in the Township Zone – Residential Precinct in Gregory, identified on the Plan above.

Compliance with the design criteria above means the development of a Dwelling house (including a Domestic outbuilding) can proceed with the issue of Building Permit/Plumbing Permit.

This Planning Guideline should be provided to any architect, building designer, plumber, private building certifier, or any other consultant engaged in the development of land, to facilitate the efficient design and construction of development.

Any non-compliance with the design criteria for Dwelling house development or non-compliance with the Home- based business provisions, outlined above, is likely to result in the requirement for a planning application to be lodged with Council.

DAN MCKINLAY
CHIEF EXECUTIVE OFFICER.