



Strategic policy

Assessment of amenity and aesthetics considerations for particular building work - carports

Corporate Plan reference:	Outcome: 1.1 - Strong economic leadership, collaboration and identity Operational Activity: 1.1.3 - Continue to administer the Sunshine Coast Planning Scheme including progression of council nominated investigations and priority amendments and responding to changes arising from the commencement of a new Planning Act and South East Queensland Regional Plan.
Endorsed by Council on:	19 July 2018
Manager responsible for policy:	Manager, Strategic Planning Customer Engagement and Planning Services Group

Policy purpose

The purpose of this policy is to provide an assessment framework for the consideration of amenity and aesthetics impacts associated with building work for carports in specific localities and circumstances.

Policy outcome

This policy seeks to protect the character and amenity of the Sunshine Coast from incompatible building work whilst providing for particular built forms in specific localities and under certain circumstances. The provision of particular built forms in certain localities and circumstances recognises the characteristics of individual places and the community's level of acceptance of different built form outcomes in those places.

Mooloolah River Canal Area

Lots in the Mooloolah River Canal Area have specific characteristics which tend to create a particular type of residential amenity.

The attributes that contribute to this amenity are as follows:-

- lots that are generally larger and wider than average;
- lots that have both street and water frontages;
- living areas are generally orientated to take advantage of water views meaning that street frontages can sometimes become secondary frontages whilst water frontages become primary frontages;
- larger and more densely landscaped areas due to the size and width of lots and orientation of living areas;

- lots that are flat, with minimal elevation, resulting in limited viewlines along streets; and
- a cul-de-sac dominated street network resulting in local traffic movement only.

Whilst the provision of carports within specified road boundary setback distances has the potential to adversely affect amenity and aesthetics, there may be circumstances where open carports in the Mooloolah River Canal Area can be sited within the specified road boundary setback without detrimentally impacting on the amenity and aesthetics of the locality, provided that the scale of such structures is limited and a high standard of design and finish is achieved.

The restriction of this policy to the Mooloolah River Canal Area will ensure that carports within the road boundary setback do not proliferate within the Sunshine Coast Local Government Area more generally, which would have a negative impact upon the amenity and aesthetics of the Sunshine Coast. The Mooloolah River Canal Area is a discrete area which, due to finger-like land projections bounded by canals, is not generally experienced by visitors travelling through the region or by residents from other areas on the Sunshine Coast.

Policy scope

This policy is limited to Council's concurrence agency jurisdiction for building work under Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*.

Building work for carports sited within 6 metres of a *frontage* and located within the Mooloolah River Canal Area identified on Map 1 (refer **Appendix 1**) is subject to assessment against this policy (Schedule 1 – Carport design requirements), pursuant to Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*.

Building work for carports:-

- (a) located outside of the Mooloolah River Canal Area; or
 - (b) where in the Mooloolah River Canal Area and not located within 6 metres of a *frontage*,
- is subject to assessment against the provisions of the Dwelling house code of the *Sunshine Coast Planning Scheme 2014* (SCPS 2014).

Policy statement

The implementation of this policy will ensure that particular building work with the potential to have an adverse impact upon amenity and aesthetics is effectively regulated.

Guiding principles

- This policy will ensure the continued effective operation of the SCPS 2014 through the regulation of certain types of building work.
- This policy will provide for building forms in nominated localities which are considered to be consistent with either the existing or desired character, whilst ensuring outcomes sought by the SCPS 2014 in regard to the wider Sunshine Coast community are still achieved (i.e. ensure that carports located within the *frontage setback* do not proliferate and negatively impact upon the streetscape character of the Sunshine Coast).

Assessment provisions

Building work subject to assessment against this policy must be assessed against the following schedule:

- Schedule 1 Carport design requirements

Roles and responsibilities

This policy is to be maintained by the Manager Strategic Planning and implemented by the Manager Development Services.

Definitions

Unless otherwise stated, a term used in this policy has the meaning assigned to that term by the *Planning Act 2016* and the *Sunshine Coast Planning Scheme 2014*.

Related policies and legislation

Sunshine Coast Planning Scheme 2014

Planning Act 2016

Planning Regulation 2017

Appendix

Appendix 1 – Map 1 (Mooloolah River Canal Area)

Version control:

Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	Create new			19/07/2018

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Schedule 1 – Carport design requirements Assessment provisions

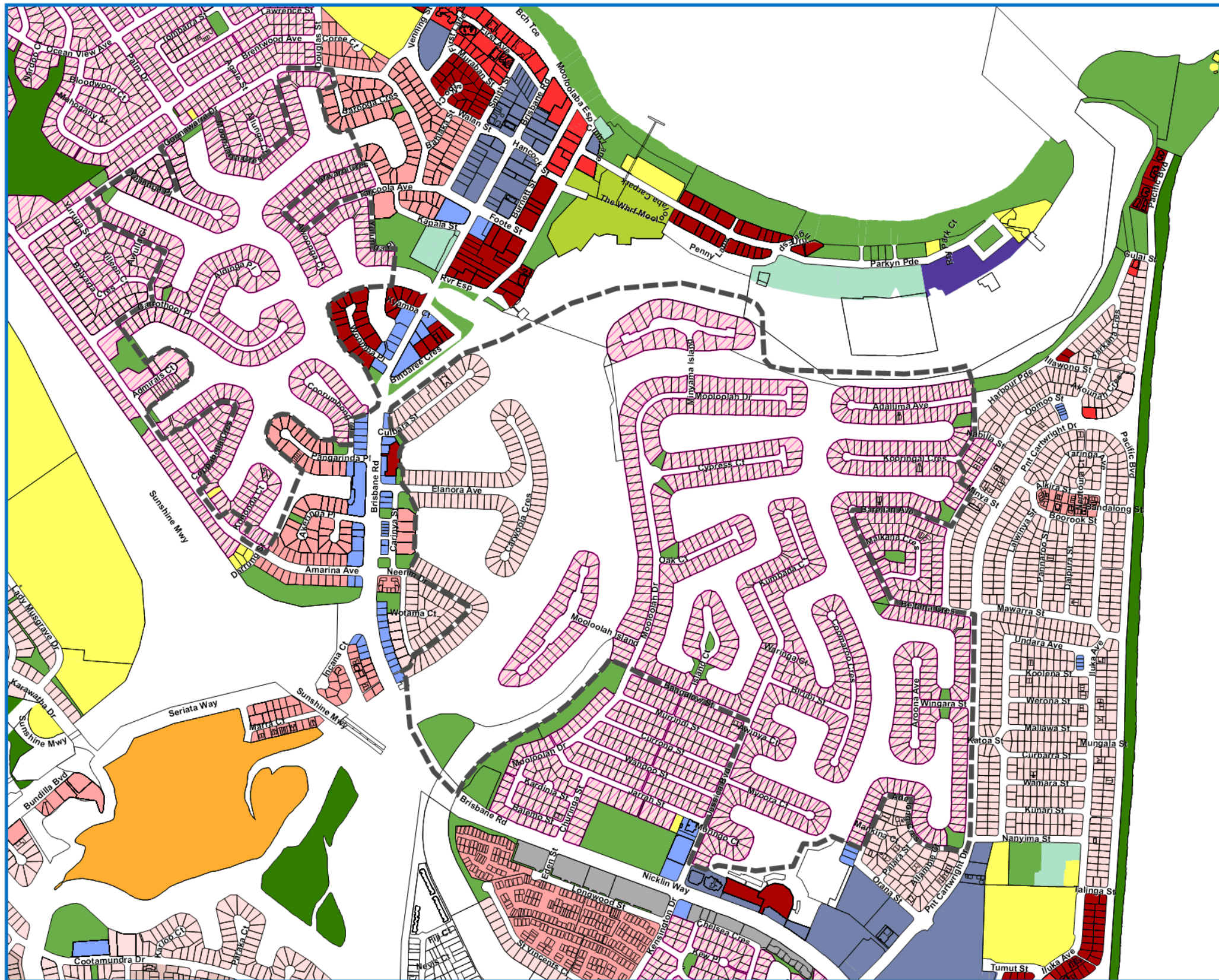
The following assessment provisions are applicable to the assessment of carports proposed within 6 metres of a *frontage* and located within the Mooloolah River Canal Area on Map 1 (refer **Appendix 1**).

The assessment provisions consist of performance outcomes and acceptable outcomes. The acceptable outcomes provide one way of meeting the corresponding performance outcome. Development located within the Mooloolah River Canal Area and which achieves all performance outcomes is not considered to have adverse effects on the amenity or be in conflict with the character of the Mooloolaba/Minyama locality.

Assessment provisions – carport design requirements	
Performance outcome	Acceptable outcome
PO1 Carports minimise impacts on the <i>streetscape</i> and adjoining properties by:- (a) not obscuring views from neighbouring properties; (b) providing adequate separation from adjoining residences; (c) maintaining an adequate area suitable for landscapes adjacent to the road <i>frontage</i> ; (d) providing for a maximum of 2 passenger vehicle parking spaces only; and (e) limiting the scale of the carport.	AO1.1 Carports are sited and designed to ensure that there are no adverse impacts on views from neighbouring properties.
	AO1.2 Carports are <i>setback</i> a minimum of 0.5 metres from side boundaries.
	AO1.3 Carports do not exceed 6 metres in width from outside of pier/post to outside of pier/post, with a maximum eave width of 0.6 metres. Note—where a carport is not supported by piers or posts (i.e. cantilevered), the carport does not exceed a width of 6 metres.
	AO1.4 Carports do not include outdoor living spaces (e.g. rooftop deck) and are maintained for vehicle parking at all times.
	AO1.5 Carports do not exceed:- (a) a <i>building height</i> of 3.6 metres; and (b) a roofed area of 45m ² (measured from <i>facia</i> to <i>facia</i> , in plan view).
PO2 Carports are of a high standard of design and are visually integrated with the <i>dwelling house</i> , through the use of sympathetic building design, materials and finishes.	AO2.1 Carports are not a proprietary pre-manufactured product.
	AO2.2 Carports incorporate high quality materials, exterior colours and finishes consistent with the <i>dwelling house</i> .
	AO2.3 Carport rooflines match the roof profile of the dwelling house (i.e. hip, gable, parapet, or skillion) and do not use a flat profile (less than 5 degrees), unless incorporating a parapet roof to match the <i>dwelling house</i> .

Assessment provisions – carport design requirements			
Performance outcome		Acceptable outcome	
		AO2.4	Carport piers and posts are a minimum width of 100mm.
PO3	Carports:- (a) maintain opportunities for casual surveillance to the street; and (b) do not dominate the <i>streetscape</i> or appearance of the dwelling.	AO3	Carports:- (a) are open on all sides (excluding any side adjoining the <i>dwelling house</i>) to a minimum height of 2.1 metres; and (b) do not include a door (roller, panel, tilt or the like) facing the <i>frontage</i> (whether transparent or not).

Map 1 (Mooloolah River Canal Area)



- Legend**
- Mooloolah River Canal Area
 - Property Boundary
 - Precinct LDR1 (Protected Housing Area)
- Sunshine Coast Planning Scheme 2014 - Zones**
- Residential Zones Category**
- Low Density Residential Zone
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
- District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
- Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
- Environmental Management and Conservation Zone
- Industry Zones Category**
- Waterfront and Marine Industry Zone
- Other Zones Category**
- Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Specialised Centre Zone
 - Tourism Zone

0 100 200 300 400 500
 Scale: 1:10,000

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