



Gladstone Regional Council

Council Policy

Title	AMENITY AND AESTHETICS
Policy Number	P-2018-02
Business Unit/s	CUSTOMER EXPERIENCE
Date of Adoption	20 MARCH 2018
Resolution Number	G/18/3351
Date Review Due	20 MARCH 2021
Date Repealed	

1.0 PURPOSE:

To set out the guidelines to be utilised by Council in assessing Applications for Amenity and Aesthetics made for certain types of Building Works proposed within the Gladstone Regional Council Local Government Area. For the purpose of assessment, Gladstone Regional Council has the role of a Concurrence Agency under the *Planning Act 2016* and *Planning Regulation 2017*.

2.0 SCOPE:

This policy applies only to Building Works for which Council has resolved under Schedule 9, Part 3, Division 2, Table 1, Item 1 of the *Planning Regulation 2017* being:

- a) *a single detached Class 1(a)(i) building, Class 1(a)(ii) building made up of not more than 2 attached Dwellings or a Class 10 building or structure; and*
- b) *in a locality, and of a form, of which the Local Government has, by resolution or in its Planning Scheme, declared that the form may:*
 - i. *have an extremely adverse effect on the amenity, or likely amenity, of the locality;*
or
 - ii. *be in extreme conflict with the character of the locality.*

For the purposes of enforcing this policy, localities are defined as the zones contained within the Our Place Our Plan Gladstone Regional Council Planning Scheme. The localities applicable to this policy are outlined within Table 1 below:

Table 1: Localities
Low Density Residential Zone
Low-Medium Density Residential Zone
Medium Density Residential Zone
Character Residential Zone
Limited Development Zone
Rural Residential Zone
Township Zone
Centre Zone
Principal Centre Zone
Neighbourhood Centre Zone

For matters relating to the Our Place Our Plan Gladstone Regional Council Planning Scheme see Council's Resolution Number G/15/2593 dated 6 October 2015 and G/17/3082 dated 20 June 2017.

3.0 RELATED LEGISLATION:

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Building Act 1975*
- *Building Regulation 2006*

4.0 RELATED DOCUMENTS:

- Our Place Our Plan Gladstone Regional Council Planning Scheme
- Development Services Request - Amenity & Aesthetics

5.0 DEFINITIONS:

To assist in interpretation of this policy the following definitions apply:

Adverse means preventing success or development; harmful; unfavourable.

Aesthetics means a set of principles concerned with the nature and appreciation of beauty.

Amenity means a desirable or useful feature or facility, pleasantness or attractiveness of a building or place.

Building Height has the same meaning as the Our Place Our Plan Gladstone Regional Council Planning Scheme.

Building Work has the same meaning as the *Planning Act 2016* and the *Building Act 1975*.

All other terms in this policy has the meaning assigned to them under the *Planning Act 2016*, *Planning Regulation 2017*, *Building Act 1975* and the Our Place Our Plan Gladstone Regional Council Planning Scheme.

6.0 POLICY STATEMENT:

6.1 Application required to be made

In accordance with Schedule 9, Part 3, Division 2, Table 1, Item 1 of the *Planning Regulation 2017*, certain types of Building Works within the Gladstone Regional Council Local Government Area will require an application for Amenity and Aesthetics to be lodged and assessed by Council. These types of Building Works include:

- Construction of any Class 10a building on vacant land.
- Construction of any Class 10a building more than two (2) storey's in height and/or having a building height more than nine (9) metres.
- The relocation of any Class 1 or Class 10a building from an area outside or within the Gladstone Regional Council Local Government Area to another area within the Gladstone Regional Council Local Government Area.
- Construction of any Class 10 building or structure that does not meet the requirements of Table 2:

Table 2: Class 10 Building Floor Area to Lot Area	
Lot Area	Class 10 Building(s) with Combined floor area more than:
Less than 450m ²	Development does not result in a total site cover exceeding 50% where there is an existing Dwelling House. Otherwise, development does not exceed 54m ² where on a vacant site.
Between 450m ² - 2,000m ²	Development does not result in a total site cover exceeding 50% where there is an existing Dwelling House. Otherwise, development does not exceed 72m ² where on a vacant site.
Between 2,000m ² - 40,000m ²	Development does not result in a total site cover exceeding 50% where there is an existing Dwelling House. Otherwise, development does not exceed 150m ² where on a vacant site.

6.1.1 Form of application

All applications for Amenity and Aesthetics will be required to be lodged with Council prior to the Building Work being undertaken by completion of the Request - Amenity & Aesthetics Form and payment of the application fee.

6.1.2 Applicable application fee

The application fee for this assessment will be set by Council as part of its determination of fees and charges.

6.2 Matters Council will have regard to during assessment

Council will have regard to the following matters in making its Amenity and Aesthetics assessment:

- Current approved use of the site;
- All existing structures on the site and their total site cover and siting;

- Any adverse amenity impacts created as a result of the proposal on the established built form including adjoining neighbours and public places;
- All existing structures and the established built form immediately visible from the site including building line setbacks. Consideration will not be given to existing structures located outside of the immediate visible streetscape;
- Where proposing to locate a Class 10a building on vacant land:
 - The proposal does not include any plumbing fixtures which would allow the structure to be used as a habitable and/or pseudo habitable building;
 - The proposal would not jeopardise the ability to locate a future Class 1a building on the site; and
 - The proposal is located to the rear of the site and/or any future Class 1a building would be able to be located forward of the Class 10a building.
- The dimensions of the land on which the building is proposed and whether the site is a corner site;
- The nature of the proposal including its height, design, building materials and colours being complimentary to the existing built form;
- Whether existing or proposed landscaping treatments may be required to soften and/or screen any amenity impacts created as a result of the proposal;
- The differences in contours of the land on which the building is proposed compared with the contours of adjoining land;
- Any underground Council controlled reticulated services and/or easements located within the site;
- Whether adjoining land owners have consented to the proposal;
- Where proposing to locate a Class 10a relocatable storage structure (including a Shipping Container), development complies with the Acceptable Outcome or Performance Outcomes of Table 3 below;

Table 3 - Zone Specific Assessment Criteria	
Low Density Residential Zone, Low-Medium Density Residential Zone, Medium Density Residential Zone, Character Residential Zone and Township Zone	
Performance Outcomes	Acceptable Outcomes
Design and Siting	
PO1 The design, siting and materials of the Shipping Container or Relocatable Storage Structure are consistent with the amenity of the surrounding neighbourhood and the overall outcomes of the zone as contained within the Our Place Our Plan Gladstone Regional Planning Scheme.	AO 1.1 Shipping Containers and Railway Carriages are to be placed behind the Dwelling House and shall not be visible from the principal street frontage. AO 1.2 Shipping Containers and Railway Carriages are to be screened by landscaping or a suitable screening structure to minimise the visual impact from the street and adjoining sites. AO 1.3 A maximum of one Shipping Container or Railway Carriage may be established on a lot.

Table 3 - Zone Specific Assessment Criteria	
	<p>AO 1.4 Shipping Containers and Railway Carriages are to be painted with a consistent colour scheme to the Dwelling House to minimize the visual dominance of the structure on the site, from adjoining sites and from the street.</p> <p>AO 1.5 Shipping Containers and Railway Carriages are to comply with the relevant setback provisions outlined in the Queensland Development Code and the National Construction Code of Australia.</p>
Limited Development Zone and Rural Residential Zone	
Performance Criteria	Acceptable Solutions
Design and Siting	
<p>PO1 The design, siting and materials of the Shipping Container or Relocatable Storage Structure are consistent with the amenity of the surrounding neighbourhood and the overall outcomes of the zone as contained within the Our Place Our Plan Gladstone Regional Planning Scheme.</p>	<p>AO 1.1 Shipping Containers and Railway Carriages shall not be visible from the principal street frontage.</p> <p>AO 1.2 Shipping Containers and Railway Carriages are to be screened by landscaping or a suitable screening structure to minimise its visual impact from the street and adjoining sites.</p> <p>AO 1.3 Shipping Containers and Railway Carriages are to be painted with a consistent colour scheme to the Dwelling House to minimize the visual dominance of the structure on the site, from adjoining sites and from the street.</p> <p>AO 1.4 Shipping Containers and Railway Carriages are to comply with the relevant setback provisions outlined in the Queensland Development Code and the National Construction Code of Australia.</p>
Centre Zone; Principal Centre Zone; Neighbourhood Centre Zone	
Performance Outcomes	Acceptable Outcomes
Design and Siting	
<p>PO1 The design, siting and materials of the Shipping Container or Relocatable Storage Structure are consistent with the amenity of the surrounding neighbourhood and the overall outcomes of the zone as contained within the Our Place Our Plan Gladstone Regional Planning Scheme.</p>	<p>AO 1.1 Shipping Containers and Railway Carriages are to be placed behind the main building façade and shall not be visible from the principal street frontage.</p> <p>AO 1.2 Shipping Containers and Railway Carriages are to be screened by landscaping or a suitable screening structure to minimise the visual impact from the street and adjoining sites.</p> <p>AO 1.3 A maximum of one Shipping Container or Railway Carriage may be established on a lot.</p> <p>AO 1.4 Shipping Containers and Railway Carriages are to comply with the relevant setback provisions outlined in the Queensland Development Code and the National Construction Code of Australia.</p>

- Any other factors which Council may consider relevant given the nature of the proposal.

7.0 ATTACHMENTS:

Nil.

8.0 REVIEW MECHANISMS:

1. The related legislation or governing documents are amended or replaced; or
2. Other circumstances as determined by resolution of Council or the CEO with Executive Team endorsement; or
3. Three years from date of adoption.

TABLE OF AMENDMENTS			
Version History	Date	Resolution No.	Notes
Originally Adopted	5 May 2015	G/15/2410	
Amendment 1	6 October 2015	G/15/2593	
Amendment 2	20 March 2018	G/18/3351	Changed to:- <ul style="list-style-type: none">• meet new statutory obligations as a result of the Planning Act 2016;• to mitigate risk of challenges to Building and Development Dispute Resolution Committee; and• to clarify assessment criteria which are capturing unintended assessments and associated costs to applicants.
Amendment 3			

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ROSLYN BAKER
CHIEF EXECUTIVE OFFICER