

Amenity and aesthetics policy



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Introduction

Council's *Amenity & Aesthetics Policy* addresses the potential for certain development associated with dwellings such as sheds and shipping containers, to place detrimental impacts upon the amenity and aesthetics of residential living. The Policy applies to residentially based zoning under the *City Plan* where detached dwellings are defined as 'Self Assessable' development and where such buildings or structures are not physically part of or attached to the dwelling unless relating to a solar installation.

The Policy refers specifically to the following types of development:

- detached Class 10 buildings such as sheds and garages whether or not proposed in conjunction with a dwelling on the same site;
- shipping containers, railway carriages, truck and van bodies and the like;
- solar collector buildings or structures whether attached or separate to the dwelling;
- relocatable homes that are transported to the site from another location.

This Policy amongst other matters, allows for Council's assessment to consider the retention of native vegetation including alternative locations within the site, the size, height and colours of such development including security lighting and the potential for landscaping to assist in screening the development from adjacent areas.

Background

Pursuant to Section 46 of the *Building Act 1975*, Council as a Referral Agency and under jurisdiction provided by Schedule 9, Division 2, Table 1 of the *Planning Regulation 2017*, may determine the amenity and aesthetic impact of particular building work detailed in that Table. Council's authority to influence the bulk and appearance of these buildings or structures on private land is restricted to an assessment and determination by way of a *Referral Agency Response* the conditions of which must be included in any Development Permit for Building Work given by the Private Building Certifier acting as the Assessment Manager.

Council's Resolution regarding its adoption of the *Amenity & Aesthetics Policy* is referenced as G13.0903.013 dated 3 September 2013.

Sheds

Class 10 buildings or structures such as sheds which are not part of or physically attached to the dwelling, may have an effect upon the amenity or character of the locality in which they are to be constructed. Where multiple sheds either already exist or are proposed, the combined floor area of such sheds may increase the degree of impact upon the amenity and is therefore used as a criteria for assessment together with other factors such as height, colour and placement within existing vegetation.

To assist in determining acceptable sized sheds, the following table identifies the size of lots indexed to the maximum floor area for sheds when a *Referral Agency Assessment Application* is required to be submitted to Council.

Please note that the following floor sizes refer to the potential combined floor area of multiple Class 10 buildings and structures and that a deviation of one square metre is deemed acceptable.

Site Area	Class 10 building/s having a combined floor area of more than:
Under 800m ²	36m ²
801m ² to 2000m ²	54m ²
2001m ² to 4000m ²	72m ²
4001m ² to 8000m ²	108m ²
8001m ² to 40,000m ² (4ha)	150m ²
Over 40,000m ² (4ha)	Exempt – No <i>Referral Agency Application</i> is required

In terms of acceptable height, a Class 10 building or structure with a total height of more than 4.5 metres or a mean height of more than 3.5 metres above the natural ground level would also require a *Referral Agency Assessment Application*.

It may be possible for a Class 10 building/s or structure to be constructed prior to a dwelling on the site however the following actions are required:

- a a copy of a current Development Permit for Building Work issued by a Private Building Certifier for a dwelling on the land is provided with the *Referral Agency Assessment Application*, or
- b a Statutory Declaration is provided by the owner of the land with the *Referral Agency Assessment Application*, declaring the intention to construct to completion, a dwelling on the land within a 12 month period. The Statutory Declaration will then form part of a notification on the Council property record for the land to ensure compliance.

Shipping containers, railway carriages etc.

Shipping containers used for the storage of items ancillary to the residential occupation of a dwelling may be useful but may also create an eyesore to adjoining landowners or when viewed from nearby roadways. This is often the case where shipping containers are proposed on smaller residential lots and neighbours are close.

Accordingly, shipping containers, railway carriages, truck and van bodies and the like on a site with an area of less than 1500m² are prohibited unless approved by a Private Building Certifier in accordance with Part 4 Section 67 of the *Building Act 1975* on a temporary basis or by Councils CEO or his delegate.

Where such buildings and structures are intended on land with an area greater than 1500m², a *Referral Agency Assessment Application* is required prior to the placement of such development on the land.

Solar collectors

With the recent increase in popularity of solar power installations for dwellings, examples of such installations have occurred that have proved detrimental to the amenity and aesthetics of residential living. The *Amenity & Aesthetics Policy* therefore provides for an assessment of the potential for such impacts so as to minimise any issues.

For the purposes of this Policy, the following terms have the meaning as indicated:

Solar collector building (Class 10) or structure means a building or structure in a residential area that has solar collectors/panels attached/fixed to or located on the Class 10 building or structure.

Solar collector means either of the following:

- i a photovoltaic solar panel;
- ii a solar hot water system

The following is an example of a large solar collector structure considered to be detrimental to the residential amenity of the locality.

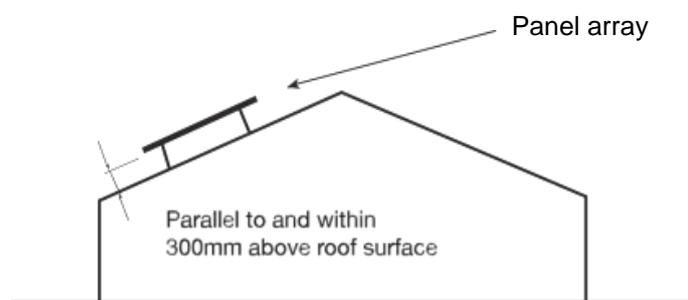


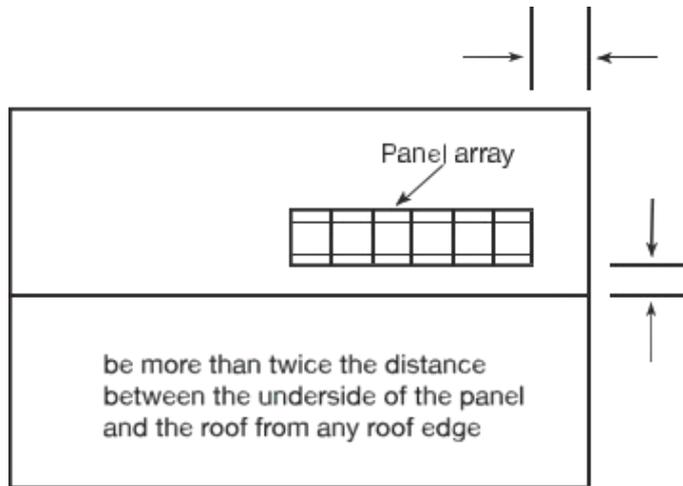
A solar installation on a roof of a dwelling is deemed to require a *Referral Agency Assessment Application* if:

- it is not parallel to the roof surface;
- it is more than 300mm above the roof surface; or
- it is closer than twice the distance between the underside of the panel and the roof from any roof edge.
- it includes a structure upon which to mount solar panels which is separate to the dwelling.

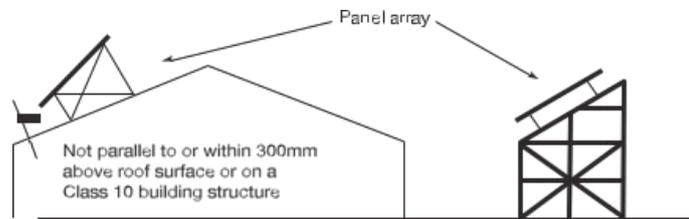
Examples below indicate when a *Referral Agency Assessment Application* is required.

No application is required





Application is required



So as to further assist applicants when submitting a *Referral Agency Assessment Application*, Council has resolved to levy a 50% discount when making an application for a solar collection installation (only) whether roof mounted or on a structure separate to the dwelling.

Relocatable Homes

Relocatable Homes include those which are sourced outside of the Gold Coast area and then transported for placement on a new site within the City of Gold Coast. As a result, many of these homes are of an older architectural style which may potentially differ in appearance from those which adjoin the new site.

Accordingly, Council's *Amenity & Aesthetics Policy* includes the referral of the *Referral Agency Assessment Application* to the relevant Divisional Councillor for comment on the suitability of the relocatable house to the new location. The application may also be referred to other sections within

Council such as the Ecological Section so as to ensure that native vegetation is protected and that any alternative on-site locations are assessed.

Making a *Referral Agency Assessment Application* for an amenity and aesthetics assessment

To make an application you must complete a *Referral Agency Assessment Application* form which may be obtained from either a Customer Service Centre or online at www.goldcoast.qld.gov.au. The application must be accompanied by the prescribed fee as contained in the City's Schedule of Regulatory Fees and Charges (also available online at www.goldcoast.qld.gov.au)

As part of the assessment process for a *Referral Agency Assessment Application*, a search of City records together with a site inspection will be undertaken to assess the suitability and impact of the proposed development. The time taken by the City to complete its assessment is dependent upon the provision of sufficient information by the applicant but is otherwise in accordance with Schedule 2 of the *Development Assessment Rules*.

Need more help?

Should you require further information in making a *Referral Agency Assessment Application*, please contact the City of Gold Coast's Planning Enquiries Centre (PEC) on telephone 07 5582 8708.

Before you start!

Development may only commence when a *Development Permit for Building Work* is given by the Assessment Manager (Private Building Certifier) and that no other development permits are required by other legislation to allow the development to be carried out.

Disclaimer

Council of the City of Gold Coast shall not be liable to any person under any circumstances whatsoever arising by virtue of a claim for breach of warranty (express or implied), tort (including negligence), strict liability or otherwise for actual, incidental, contingent, special or consequential damages, lost profits or revenues arising directly or indirectly or out of (but not restricted to) any claim arising out of the inaccuracy of any information contained in this Policy.

Any person investigating any issues addressed in this Policy should seek their own independent legal, technical and professional advice and consult the City on specific matters relating to their property and any constraints thereon.

This information is intended as explanatory notes for the City of Gold Coast resolution G13.0903.013 dated 3 September 2013 regarding its *Amenity & Aesthetics Policy* only and should not be relied upon as the sole document upon which to base your proposal. The applicant is strongly encouraged to seek their own independent legal, technical and professional advice regarding their proposal and specific circumstances.

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