

An application for Amenity and Aesthetics is required for building works within all localities outlined below in Table 1: Localities, where Council believes that development may have an extreme adverse effect on the amenity or likely amenity of its surrounding area/s.

Table 1: Localities
The Gladstone Regional Planning Scheme 2015
Low Density Residential Zone
Low-Medium Density Residential Zone
Medium Density Residential Zone
Character Residential Zone
Emerging Community Zone
Limited Development Zone
Rural Residential Zone
Township Zone
Centre Zone
Principal Centre Zone
Neighbourhood Centre Zone

This assessment is restricted to such works that cannot be declared to be development of a particular type, under the *Sustainable Planning Regulation 2009*. These Building Work types are set out below.

Please tick the following classification/s that apply to this application (note that where a proposal may trigger several of the below a single application is acceptable).

- Construction of a Class 10a building on vacant land;
- Any Class 10a building that does not meet the minimum requirements of Table 2 (below);
- Any Class 10a building within 1.5m of any side or rear boundary and having a wall height greater than three (3) metres or an overall height of greater than 3.6 metres;
- All single detached Class 10a buildings that are proposed to be erected in the city and are more than two storey's in height or have a height of more than nine (9) metres measured from the ground level at any point around the perimeter of the building to the topmost point of the roof;
- Any fence or retaining wall, or a combination of both, exceeding two (2) metres in height and/or proposed to be erected within six (6) metres of a property boundary;
- Any building of a prefabricated type construction similar to a steel garage, transportable building or the like which contains plumbing fixtures and is proposed to be located on land not containing a dwelling;
- The relocation of any Class 1 or Class 10a building (including shipping containers and relocatable storage structures) from one site to another site within the Gladstone Regional Council area;
- The relocation of any Class 1 or Class 10a building (including shipping containers and relocatable storage structures) from an area outside of the Gladstone Regional Council area to within the Gladstone Regional Council area;

Table 2: Class 10a Building Floor Space to Site Area

Site Area	Class 10 Building(s) with Combined floor area more than:
Under 450m ²	54m ²
450m ² - 2,000m ²	72m ²
2,001m ² +	150m ²
Over 40,000m ² (4ha)	Amenity & Aesthetics application is NOT required however you must comply with Queensland Development Code with 50% site cover and minimum boundary setbacks.

Council will have regard to the following factors in making an assessment:

- Current approved use of the site
- Existing structures and dwelling/s on the site;
- The levels of the land on which the Building Work is to be undertaken and the levels of adjoining land;
- The dimensions of the land on which the Building Work is to be undertaken;
- The nature of the Building Work proposed and existing buildings on the land and buildings on adjoining land;
- The amenity of the locality;
- Whether the land is a corner site;
- The building line setback on the land and adjoining land;
- Any other factors which Council may consider relevant given the nature of the Building Work proposed.

Furthermore, the requirements set out in Table 3 below identify the specific amenity and aesthetics provisions that an application for a relocatable storage structure Class 10a (including shipping containers) will be assessed against.

Table 3 - Zone Specific Assessment Criteria for Relocatable Storage Structures	
Low Density Residential Zone ; Low-Medium Density Residential Zone; Medium Density Residential Zone; Character Residential Zone; 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 Gladstone Regional Planning Scheme 2015.	<p>AO 1.1 Shipping Containers and Railway Carriages are to be placed behind the dwelling house and shall not be visible from the principle 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 accessibility from the street and adjoining sites.</p> <p>AO 1.3 A maximum of one Shipping Container or Railway Carriage can be established on a lot.</p> <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 Building Code of Australia.</p>

Emerging Community Zone; Limited Development Zone; Rural Residential Zone	
Performance Criteria	Acceptable Solutions
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 Gladstone Regional Planning Scheme 2015.	<p>AO 1.1 Shipping Containers and Railway Carriages shall not be visible from the principle 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 accessibility 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 1.5 Shipping Containers and Railway Carriages are to comply with the relevant setback provisions outlined in the Queensland Development Code and Building Code of Australia.</p>
Centre Zone; Principal Centre Zone; Neighbourhood Centre 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 Gladstone Regional Planning Scheme 2015.	<p>AO 1.1 Shipping Containers and Railway Carriages are to be placed behind the main building façade shall not be visible from the principle 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 accessibility from the street and adjoining sites.</p> <p>AO 1.3 A maximum of one Shipping Container or Railway Carriage can be established on a lot.</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 Building Code of Australia.</p>

The application will be not considered until all information following is lodged correctly (please tick to ensure compliance).

- A Completed *Application for Amenity & Aesthetics Form*.
- The Application fee of \$565.00 (as at 7 July 2014 - non-refundable)
- Letter/report outlining details of proposal.
- Site plan (Plans may be drawn by you as long as they are legible and to scale). Site plan must include all existing structures on the property.
- Elevation plans (including Overall height of the proposal).
- Construction plans, materials, colours, etc.
- Photos of subject site
- Adjoining owner's/neighbours consent (where deemed necessary by Council)

Amenity & Aesthetics Assessment Application

Name of Applicant: _____

Site Address _____

Postal Address _____

Phone: _____ Mobile: _____

Email: _____

Provide the address and property description of the subject site. **Must include the Registered Plan and Lot Number of the property.**

Description of the proposed structure (eg. dwelling, open carport, garden shed, etc)

What is the need or use of the structure? (eg. storage)

Describe the topography of the site (is it sloping, narrow, etc)

What distance (in metres) is the proposed structure from the front boundary? (NB. this is to your front boundary, not the kerb)

What distance (in metres) is the proposed structure from the side boundary?

What distance is the proposed structure from the rear boundary?

What is the proposed area in m²? (Must also include dimensions where applicable, eg. height, length, width)

Does the proposal adjoin an existing structure or is it free standing?

Have you checked if there is a sewer main on your property? If so, do you comply with Council's Sewer Policy?

Yes No

If there is a sewer, please provide its distance from the proposed structure (in metres).

Are there any existing structures within 1.5m of side boundaries? (If yes, please show on site plan)

Yes No

Have you explored alternative locations for the structure? Please outline.

Name of Person with whom Council is to respond/correspond (note: all correspondence will be sent to the address provided below):

Contact Details for this person:

Address: _____

Phone Number: _____

Email: _____

Signature of Applicant: _____ Date: _____/_____/_____

NB: All applications are assessed on their individual merits and approval is not guaranteed.

Gladstone Regional Council - Contact Details

Development Services
101 Goondoon Street
Gladstone QLD 4680

Phone: (07) 4977 6851
Facsimile: (07) 4975 8792
Email: building@gladstonerc.qld.gov.au

PO Box 29
Gladstone DC QLD 4680

Website: www.gladstone.qld.gov.au

Privacy Statement

The Gladstone Regional Council is collecting your personal information to process this Application. The information will be only accessed by authorised council employees. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

Planning Officer:
(Name - Please print) (Phone/Extension) (Initial)

Date Funds Rec'd: / / Amount: \$..... Receipt No: