

Amenity & Aesthetics Policy

Policy Title: **Amenity and Aesthetics Policy Considerations for Development (Amenity and Aesthetic Impact of Particular Building Work)**

Policy No: 267

Directorate: Community & Development Services
Responsible Officer: Building Certifiers and Development Services Staff

Adopted Date: 4 November 2015

Review Date: 4 November 2016

VERSION	MEETING APPROVED	MEETING DATE	HISTORY
1	Policy and Planning	04/11/2015	Adopted

Authorities: *Sustainable Planning Act 2009*
Sustainable Planning Regulation 2009
Building Act 1975

OBJECTIVE:

The objective of this policy is to ensure that particular development for building work assessable against the *Building Act 1975* does not have adverse effects on the amenity, or likely amenity of, and will not conflict with the character of the North Burnett Region.

POLICY:

1. Intent

In accordance with Schedule 7, Table 1, Item 17 (Amenity and aesthetic impact of particular building work) of the *Sustainable Planning Regulation 2009* Council on 4 November 2015 resolved that the building works listed in paragraph 2 below may have an extremely adverse effect on the amenity, or likely amenity of the North Burnett locality or be in extreme conflict with its character.

North Burnett Regional Council is triggered as a concurrence agency for such building works applications to assess the amenity and aesthetic impact of the building or structure if the building work is carried out.

2. Applicability

The following categories of buildings will require assessment by Council as concurrence agency—

- (a) the relocation of any single detached class 1(a) building (dwelling) from one lot to another lot (or part thereof), or to another location on the same lot within the North Burnett Regional Council area;
- (b) the relocation of any single detached class 1(a) building (dwelling) from an area outside of the North Burnett Regional Council area to a lot (or part thereof) within the North Burnett Regional Council area;
- (c) erection of a new Class 1(a) building (dwelling), or a new Class 10a building (shed) in the form of a *shipping container* or railway wagon for *long term use* on a lot anywhere within the North Burnett Regional Council area;
- (d) erection of a new Class 1(a) building (dwelling) for long term use being a *portable building* having any of the following characteristics—
 - a. a flat or skillion roof;
 - b. metal clad walls, either wholly or partly;
 - c. a 'boxlike' shape;
- (f) conversion of an existing Class 10a building (shed) into a Class 1(a) building (dwelling) on the same lot anywhere within the North Burnett Regional Council area;
- (g) additions, alterations or repairs to an existing Class 1(a) building or Class 10a building (shed) on a lot with a common boundary with premises listed on the North Burnett Regional Council Local Heritage Register;
- (h) erection of a new Class 1(a) building or Class 10a building (shed) on a lot with a common boundary with premises listed on the North Burnett Regional Council Local Heritage Register.

3. Assessment Controls

3.1 Definitions

Aesthetics means the character of a locality as dictated by the *architectural style* and physical setting of buildings in the locality.

Amenity means the attractiveness or pleasant quality of a neighbourhood.

Architectural style means the style characterised by the features that make a building or other structure notable and historically identifiable. A style may include such elements as form, method of construction, building materials and regional character.

Building form means the combined effect of height, bulk and number of storeys of the building.

Long term means a period of time exceeding thirty (30) days (i.e. consecutive or non-consecutive) except for where the subject building or structure is used in conjunction with the construction of a new dwelling on the same property, in which case a period of time exceeding ninety (90) days (i.e. consecutive or non-consecutive).

Physical condition is a rating, ranging from excellent to dilapidated, which is intended to reflect the overall physical condition of a building considering the level of maintenance that would normally be expected within such a building relative to its age.

Portable building means a prefabricated building which is designed and constructed for ease of relocation and includes a building made up of prefabricated modules. Examples of a portable building include a temporary construction or property sales office or mining accommodation building.

Shipping container means a structure designed and fabricated primarily for use in the temporary storage and transportation of goods by road, rail or sea.

3.2 Matters for consideration

- a) The *architectural style, building form, construction materials, and physical condition* of the proposed dwelling or shed complements existing houses or sheds in the locality and the surrounding pattern of development.
- b) The architectural significance of buildings listed in the North Burnett Regional Council Local Heritage Register is not adversely affected.
- c) The siting of the proposed building complements the wider streetscape and physical setting.

3.3 Interpretation

- d) Conflicting *architectural style* examples—
 - a traditional “Queenslander” or a quaker barn, set amongst modern brick veneer housing;
 - an A-frame house set amongst traditional housing;
 - a flat roof where surrounding houses have pitched roofs;
 - flat featureless walls where surrounding houses have elaborately detailed architectural features, verandahs, balconies, recessed walls etc.
 - use of metal cladding where surrounding houses have timber external walls
 - *shipping containers* or railway carriages in urban or rural residential localities.
- e) Conflicting *building form* examples—
 - high-set amongst mostly low-set or slab-on-ground;
 - two or three storeys where surrounded by one storey buildings;
 - 2 bedroom cottage amongst multi-bedroom family homes;

- barnlike building set amongst traditional “Queenslander” housing.

f) Conflicting *construction materials* examples—

- tin roof amongst tiled roofs;
- tiled roof amongst tin roofs;
- timber walls amongst brick walls;
- zincalume cladding amongst timber or brick walls.

g) Conflicting *physical condition* example—

- dilapidated timber house amongst new and well maintained brick dwellings.