

Amenity and Aesthetics Referral Provisions 2019

Planning Regulation 2017 – Schedule 9, Part 3, Division 2, Table 1

These provisions apply to a Class 1 building or a Class 10 building or structure that the Council considers may have an adverse effect on the amenity, or likely amenity, of a locality or which may be in extreme conflict with the character of a locality and requires a decision by Council under the *Planning Regulation 2017* prior to the approval of a Building Application.

These provisions do not apply where the proposed work complies with the 'referral exceptions' listed for the relevant referral item.

NOTE 1: Regardless of whether a referral application for Amenity and Aesthetics is required for building work involving the demolition, removal or relocation of a building or structure, a referral agency assessment is required for determination of performance security for all building classifications pursuant to the *Planning Regulation 2017*, Schedule 9, Part 3, Division 2, Table 7 – *Building work for removal or rebuilding*.

	Referral Item	Referral Provision	Referral Exceptions																								
1	Demolition or removal of a building or structure (See Note 1 above)	The demolition or removal of a Class 1 building and/or a Class 10 building or structure on a property within the Ipswich Local Government area, whether or not for rebuilding on another site.	(a) Emergency works carried out under the <i>Planning Act 2016 (s166) – Exemptions if emergency causing safety concern</i> ; or (b) Demolition or removal of a building which would NOT be considered prescribed work under the <i>Building Act 1975</i> if being constructed at the present time.																								
2	Relocation of a building or structure (See Note 1 above)	The relocation of a Class 1 building or a Class 10 building or structure to a site within the Ipswich Local Government area.	(a) N/A																								
3	Class 10 buildings or structures exceeding certain dimensions	The construction, placement or extension of a Class 10 building or structure on a parcel of land of a particular size with a roof/plan area, wall height or apex height exceeding the below: <table border="1" data-bbox="395 1429 970 1736"> <thead> <tr> <th>Land Area (m²)</th> <th>Roof/Plan Area (m²)</th> <th>Wall Height</th> <th>Apex Height</th> </tr> </thead> <tbody> <tr> <td>0 - 600</td> <td>60</td> <td>3.2m</td> <td>4.2m</td> </tr> <tr> <td>601 - 1,000</td> <td>80</td> <td>3.6m</td> <td>4.5m</td> </tr> <tr> <td>1,001 - 3,000</td> <td>100</td> <td>3.6m</td> <td>4.7m</td> </tr> <tr> <td>3,001 - 15,000</td> <td>120</td> <td>3.6m</td> <td>5.2m</td> </tr> <tr> <td>Over 15,000</td> <td>300</td> <td>4.2m</td> <td>6.0m</td> </tr> </tbody> </table>	Land Area (m ²)	Roof/Plan Area (m ²)	Wall Height	Apex Height	0 - 600	60	3.2m	4.2m	601 - 1,000	80	3.6m	4.5m	1,001 - 3,000	100	3.6m	4.7m	3,001 - 15,000	120	3.6m	5.2m	Over 15,000	300	4.2m	6.0m	(a) A separate or concurrent application for development approval under Council's Planning Scheme which incorporates the proposal has been approved and is still valid.
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4	Carports within the prescribed road boundary setback	More than one carport located within the prescribed road boundary setback; or Any carport or part of a carport located within the prescribed road boundary setback having a width dimension greater than 7.0m.	(a) A separate or concurrent application for development approval under Council's Planning Scheme which incorporates the proposal has been approved and is still valid; or (b) A referral agency response for a variation to the property boundary setback is required.																								

	Referral Item	Referral Provision	Referral Exceptions
5	Certain Class 1 and 10 buildings on vacant land	The construction or placement of a 'steel kit garage' or prefabricated kit construction of a similar nature proposed to be used as a Class1 building on vacant land (not containing a dwelling); or The construction or placement of a Class 10 building on vacant land (not containing a dwelling).	(a) A separate or concurrent application for development approval under Council's Planning Scheme which incorporates the proposal has been approved and is still valid; or (b) A valid building permit for a Class 1 dwelling has been issued by a licenced building certifier and lodged with Council for archiving.
6	Transportable buildings and structures	The construction or placement of a shipping container, railway carriage, transportable 'site' shed or the like on or abutting residential land.	(a) The construction/placement of a new prefabricated kit building designed for use as a Class 1.
7	Fences and retaining walls	Fences and retaining walls, or a combination thereof, exceeding 2.0m in height on or abutting residential land.	(a) A separate or concurrent application for development approval under Councils Planning Scheme which incorporates the proposal has been approved and is still valid; or (b) A referral agency response for a variation to the property boundary setback is required.