

# Amenity and Aesthetics Guideline



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Approved by: General Manager Community and Customer Services  
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## Scope

The Guideline provides direction for teams within the City Planning and Assessment Group in assessing applications and to assist applicants in addressing performance criteria as part of an application that is referred to Council (as a concurrence agency) under Schedule 9, Division 2 of the *Planning Regulation 2017* (as amended) for amenity and aesthetic assessment.

## Purpose

This Guideline supports Corporate *LUP-001-P Amenity and Aesthetics* ([A3160679](#)) by providing specific outcomes to be achieved and potential solutions to how these specific outcomes can be achieved.

## Actions and Responsibilities

The City Planning and Assessment Group is responsible for the assessment of amenity and aesthetic applications that are referred to Council (as a concurrence agency) and for providing written advice on the request to the certifier within the timeframe nominated in Schedule 2 of the Development Assessment Rules.

## Definitions

Term	Definition
Nil	Nil

## Reference Documents

This Guideline has been developed to support the application of the *LUP-001-P Amenity and Aesthetics* ([A3160679](#)).

## Associated Documents

Other associated document may include:

*Building Regulation 2006*

*Planning Act 2016*

*Planning Regulation 2017*

Concurrence Agency Referral form

City Plan– Zone and Codes

City Plan– Dwelling House Code and Domestic Outbuilding Code

## Document Control

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Only an ELT member (of the relevant Department/Group) can approve amendments to this document. Any requests to change the content of this document must be forwarded to relevant Service Manager(s). Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

## Version Information

Version number	Date	Key Changes
4	October 2014	<ul style="list-style-type: none"><li>• <i>Legislation referenced</i></li><li>• <i>Inclusion of Item 3 – Dwelling Houses &lt;60m<sup>2</sup> on SMBI</i></li><li>• <i>Document control measures</i></li><li>• <i>Administrative changes</i></li></ul>
5	December 2014	<ul style="list-style-type: none"><li>• <i>Inclusion of probable solutions for Items 1 and 2</i></li><li>• <i>Security Bond</i></li></ul>
6	July 2018	<ul style="list-style-type: none"><li>• <i>Amend legislative reference to new Planning Act</i></li><li>• <i>Addition of security bond information from Policy</i></li><li>• <i>Inclusion of additional provisions for dwelling with gross floor area of 60m<sup>2</sup> or less</i></li><li>• <i>Administrative amendments</i></li></ul>
7	February 2021	Minor administrative/formatting updates performed by CMR Team to include the placing of document onto new template. No approval required and review date unchanged.
8	September 2021	Replaced references to the Redlands Planning Scheme with City Plan. Removed references to overlays that are not relevant to the assessment.
9	February 2024	Inclusion of item 4 (Secondary Dwellings)

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## Assessment Criteria for Amenity and Aesthetic Applications referred to Council for a concurrence agency response

### ITEM 1 – Shipping Containers and Railway Carriages

#### Outcome

*To ensure placing of a shipping container(s) and railway carriage(s) respects and enhances the built form, amenity and character of the neighbourhood with regard to scale, siting and external design*

Specific Outcomes	Probable Solutions
<p>The design, siting and materials of the structure is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone code as contained in City Plan.</p>	<p>Shipping containers, railway carriages or the like are:</p> <ul style="list-style-type: none"> <li>(a) <i>To be placed at the rear of the dwelling house to minimize visibility from the street;</i></li> <li>(b) <i>To be screened by landscaping or a suitable screen structure (i.e. lattice) to minimize its visual impact on the streetscape and adjoining properties;</i></li> <li>(c) <i>To be painted a colour matching the primary dwelling house to minimize the visual dominance of the structure from the street or adjoining properties;</i></li> </ul> <p><b>Note</b> – The overall outcomes, specific outcomes and probable solutions in the applicable Zone and Domestic Outbuilding Code may provide additional assessment criteria that will assist in establishing and addressing the character and amenity of the surrounding area.</p>

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## ITEM 2 – Removal Buildings and Dwellings

### Outcome

*To ensure the siting and design of a removal building and dwelling, respect and enhance the built form, amenity and character of the neighbourhood with regard to scale, siting and external design*

Specific Outcomes	Probable Solutions
<p>The design, siting and materials of the removal building or dwelling is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone code as contained in City Plan.</p>	<p>P1. The external wall cladding material is free of any visible or performance related defects</p> <p>P2. External walls are finished to provide a surface that is free of flaking paint, stains or rust.</p> <p>P3. Roof cladding material is free of any visual or performance related defects including rust, flaking paint or broken tiles.</p> <p>P4. Where providing for an elevated entry, the dwelling house incorporates external stairs, landing and balustrades.</p> <p>P5. Windows and external window fittings are not cracked and/or broken and of good condition.</p> <p><b>Note</b> – The overall outcomes, specific outcomes and probable solutions in the applicable Zone and Dwelling House Code may provide additional assessment criteria that will assist in establishing and addressing the character and amenity of the neighbourhood.</p>

### Security Bond for Building Work

In accordance with Schedule 9, Part 3, Division 2, Table 7 of the Planning Regulation 2017 (as amended), Council may require that security is given to and retained by Council for the following building works as a guarantee of the applicant’s performance in completing all external building work in line with the purpose of this guideline.

Single detached Class 1a buildings that have been removed from other site/property and then transported and reconstructed onto premises within Redland City.

The amount of security will be determined based on the value of the proposed building work as estimated by Council.

The security will be retained until such time that the external building work has been satisfactorily completed in accordance with Council’s conditions in relation to any concurrence agency response given about the development.

Should a building development permit for the development lapse prior to completion of the external building works, Council may take the action it considers necessary to have the works completed or rectified using all or part of the security bond required.

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## Notes:

- Any asbestos containing material present in the removal building or dwelling must be managed in accordance with the requirements established by Work Cover Queensland for working with and removing asbestos. Please refer to [www.worksafe.qld.gov.au](http://www.worksafe.qld.gov.au) for further details.
- The transport of a removal building or dwelling may require permits from the Department of Transport and Main Roads ([www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)) the National Heavy Vehicle Register ([www.nhvr.gov.au](http://www.nhvr.gov.au)) and Queensland Police Service ([www.police.qld.gov.au](http://www.police.qld.gov.au)). Refer to each agency's respective website for further information.
- The security bond for building work associated with a removal building or dwelling may be provided in the form of cash or as an unconditional bank guarantee in favor of Redland City Council from a banking institution that is acceptable to Council.

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## ITEM 3 – Dwelling Houses <60m<sup>2</sup> on SMBI

### Outcome

To ensure that design of dwelling houses with a gross floor area of 60m<sup>2</sup> or less respect and enhances the built form, amenity and character of the Southern Moreton Bay Islands.

Specific Outcomes	Probable Solutions
<p>Development incorporates architectural styles and elements that respect and enhance the character and amenity of the local neighbourhood.</p>	<p>Dwelling houses with gross floor area of 60m<sup>2</sup> or less contribute to an attractive streetscape and built form through the inclusion of the following features:</p> <ul style="list-style-type: none"> <li>a) <i>The provision of roof eaves a minimum of 450mm wide;</i></li> <li>b) <i>Incorporating a roof pitch with a minimum angle of 5 degree;</i></li> <li>c) <i>The use of verandahs or decks;</i></li> <li>d) <i>The front door of the dwelling addresses the street; and</i></li> <li>e) <i>Screening of any understory of the dwelling through either:</i> <ul style="list-style-type: none"> <li>i. <i>Semi-transparent battening; or</i></li> <li>ii. <i>Landscaping and vegetation screening.</i></li> </ul> </li> </ul> <p><b>Note</b> – The overall outcomes, specific outcomes and probable solutions in the applicable Zone and Dwelling House Codes will assist in establishing and addressing the character and amenity of the neighbourhood.</p>

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## Item 4 – Secondary Dwellings

- *Note - For the purpose of Schedule 9, Part 3, Division 2, Table 1 of the Planning Regulation 2017, only secondary dwellings which do not meet the 'probable solutions' identified in item 4 of this guideline are considered to be a building or structure which the local government, by resolution, has declared is in a form that may:*
  - a. *have an extremely adverse effect on the amenity, or likely amenity of the locality; or*
  - b. *Be in extreme conflict with the character of the locality.*
- *Therefore:*
  - a. *where a secondary dwelling complies with the probable solutions identified in item 4 of this guideline, a referral to the local government under Schedule 9, Part 3, Division 2, Table 1 of the Planning Regulation 2017 is not required.*
  - b. *where a secondary dwelling does not comply with the probable solutions identified in item 4 of this guideline, a referral to the local government under Schedule 9, Part 3, Division 2, Table 1 of the Planning Regulation 2017 is required.*

### Outcome

To ensure that:

- *A secondary dwelling does not unduly affect the amenity of the surrounding area;*
- *A secondary dwelling is subordinate to another dwelling on a lot;*
- *Development of a secondary dwelling is consistent with the density and character of the surrounding established neighborhood; and*
- *Development of a secondary dwelling provides good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.*

Specific Outcomes	Probable Solutions
<p>Development for a secondary dwelling ensures:</p> <ul style="list-style-type: none"> <li>• <i>Secondary dwellings are subordinate in size and function and ancillary in appearance to the principal dwelling house on the same lot.</i></li> <li>• <i>A secondary dwelling complies with the relevant Performance Criteria of the Queensland Development Code part MP1.1 or MP1.2, for which the Acceptable Solution is not met.</i></li> </ul>	<p>P1. The gross floor area of a secondary dwelling is not to exceed:</p> <ul style="list-style-type: none"> <li>• <i>85m<sup>2</sup> where the lot size is less than 1000m<sup>2</sup>; or</i></li> <li>• <i>112m<sup>2</sup> where the lot size is 1000m<sup>2</sup> or more; or</i></li> <li>• <i>160m<sup>2</sup> where the lot is zoned rural and the lot size is 6,000m<sup>2</sup> or more.</i></li> </ul> <p>P2. A secondary dwelling complies with all the Acceptable Solutions specified in the Queensland Development Code part MP1.1 or MP1.2 (the part which applies will depend on the size of the lot).</p>

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**Note for P2** – The Queensland Development Code MP1.1 and MP1.2 provisions only apply to single detached dwellings. For the purpose of this probable solution and related specific outcome, the provisions of the Queensland Development Code apply to secondary dwellings, whether attached to or detached from the principal dwelling on the lot.