



AMENITY & AESTHETICS REFERRAL PROVISIONS

These provisions apply to a single detached 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 Schedule 2 item 15* of the Integrated Planning Regulation 1998 , prior to the approval of a Building Application.

1. Shipping containers, railway carriages and the like.
2. Removal, relocation or demolition, except where a Material Change of Use (MCU) is required, involving;
 - the relocation of any building from one site to another within the Ipswich Local Government Area; or
 - the relocation of any building from outside the Ipswich Local Government Area to a site within the Ipswich Local Government Area; or
 - the demolition of any building within the Ipswich Local Government Area; or
 - the removal of any building from within the Ipswich Local Government Area.
3. Any carport or part of a carport located within the 6.0m road boundary setback having a width dimension greater than 3.0m. The width dimension 'W' shall be measured parallel to the road front boundary and shall be the maximum width of any line parallel to the front boundary within the 6.0m road boundary setback.

Where there is more than one carport, either existing or proposed, the width dimension 'W' shall be taken as the sum of the individual width dimensions of each carport.

Refer 'Amenity and Aesthetics – Carport dimension 'W' drawing attached.

4. Any class 10 building which:
 - is more than one (1) storey in height; or
 - has a wall height of more than 3.6m (measured along the pitching line);or
 - has a floor area exceeding 80m² on a parcel of land less than 2,000m² in area; or
 - has a floor area exceeding 100m² on a parcel of land between 2,000m² and 1.5 ha in area; or
 - is erected on vacant land (not containing a dwelling).
5. Any building of a 'steel kit garage' or prefabricated kit construction of a similar nature and transportable 'site' sheds or the like containing plumbing fixtures which is proposed to be erected on vacant land (not containing a dwelling).
6. Retaining walls exceeding 2.0m in height or any combination of a fence and retaining wall exceeding 2.0m in height where abutting residential land.

* Amenity and aesthetic impact of particular building work

AMENITY & AESTHETICS CARPORT DIMENSION 'W'

