



Amenity and Aesthetics Referral Policy

Ordinary Council: 6 October 2026

Responsible Officer: Shari Rankin – Manager Planning and Development

Policy purpose

- Establish local referral triggers for building work that may have an extremely adverse effect on amenity or be in extreme conflict with locality character
- Applies Council powers under Schedule 9 of the Planning Regulation 2017. Focuses on Class 1 and Class 10 buildings and structures

Schedule 9

Division 2

Local government as referral agency

Table 1—Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts

Column 1	Column 2
1 Development application requiring referral	Development application for building work that is assessable development under section 1 and is for a building or structure that is— (a) a single detached class 1(a)(i) building, class 1(a)(ii) building made up of not more than 2 attached dwellings or a class 10 building or structure; and (b) in a locality, and of a form, for which the local government has, by resolution or in its planning scheme, declared that the form may— (i) have an extremely adverse effect on the amenity, or likely amenity, of the locality; or (ii) be in extreme conflict with the character of the locality
2 Referral agency	The local government
3 Limitations on referral agency's powers	—
4 Matters referral agency's assessment must be against	Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics

Why is it required?

- Council becomes a concurrence agency for building work
- Supports consistent decision making
- Supports Planning Scheme
- Improved guidance and certainty for applicants and adjoining property owners
- Protect scenic amenity
- Maintains neighbourhood character
- Addresses large sheds and transportables

Key triggers

- On a lot of less than 2 hectares
 - Oversized Class 10 buildings
 - Multiple/oversized sheds within setbacks
 - Prefabricated buildings on vacant land
 - Transportable buildings, shipping containers and similar structures

Assessment criteria

- Siting and setbacks
- Visibility from public places
- Screening and landscaping
- Scenic amenity overlay values
- Heritage place impacts
- Colours, finishes and built form character

Recommendation

- That Council adopts the Amenity and Aesthetics Referral Policy