

Form RAA 7 – Amenity and Aesthetics Impact Referral**AMENITY AND AESTHETICS IMPACTS
PROVISIONS****Application Submission**

Cairns Regional Council Form RAA 1 – Council as Referral Agency (attached)

This form only applies to Class 1a and Class 10 buildings affected by the Hillslopes Overlay under *CairnsPlan 2016* that meet all the other acceptable outcomes for self- assessable development within the Hillslopes Overlay.

Refer to the *CairnsPlan 2016* – 1.8 – Local government administrative matters, criteria for assessment Table 1.8.a – Amenity and aesthetic impact of particular building work assessment provisions - Performance outcome PO1.

The criteria **must** be fully addressed and the application will not be assessed if all of the specific criteria are not addressed. Clear explanations are to be given on how the proposed structure meets the criteria.

Photographs are optional, but can assist with the application. If photos are provided they must clearly explain what the photo is of and how the photo is relevant to the application. Photos are to be provided on A4 paper (either printed on or stuck to) with the explanation of the photo written or printed below the photo. Please note photographs become part of the record and will not be returned.

IMPORTANT INFORMATION:

The questions are a guide to the information that is to be given for each of the criteria. Do not use yes and no answers. Your application may be delayed if the criteria are not adequately addressed.

Please note – Criteria is to be addressed in the spaces provided, if there is not enough space provided complete on a blank piece of paper and attach)

CairnsPlan 2016**1.8 Local government administrative matters**

1. For the purpose of Schedule 9 Division 2 Table 1 of the Planning Regulation 2017 it is declared that building work for a building or structure which is a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure within the Hillslopes overlay 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.
2. Where building work is triggered by 1.8(1) it must be referred to the Local government as a concurrence agency and be assessed against the criteria within Table 1.8.a.

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**CAIRNSPLAN 2016
 LOCAL GOVERNMENT ADMINISTRATIVE MATTERS – (1.8)**
ACCEPTABLE OUTCOMES

AO1.1	Building work: <ol style="list-style-type: none"> a. is finished predominantly in the following exterior colours or surfaces: <ol style="list-style-type: none"> i. moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or ii. moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; b. is not finished in the following exterior colours or surfaces: <ol style="list-style-type: none"> i. pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; ii. reflective surfaces; c. exterior colour schemes do not result in the use of a single colour on large surface areas or broad expanses.
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**EXPLAIN HOW THE PROPOSED DEVELOPMENT MEETS THE ACCEPTABLE OUTCOMES
 OUTCOME AO1.1****ACCEPTABLE OUTCOMES**

AO1.2	Roofs on buildings or structures are: <ol style="list-style-type: none"> a. non reflective and finished in a low contrast colour that blends with the surrounding vegetation and landscape; b. not finished in terracotta colours, reds, yellows, shades of white, beige or light grey.
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**EXPLAIN HOW THE PROPOSED DEVELOPMENT MEETS THE ACCEPTABLE OUTCOMES
 OUTCOME AO1.1****PERFORMANCE OUTCOMES**

PO1	The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.
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**IF UNABLE TO MEET ACCEPTABLE OUTCOMES AO1.1 & AO1.2 EXPLAIN HOW THE PROPOSED
 DEVELOPMENT MEETS PERFORMANCE OUTCOME PO1**