



CASSOWARY COAST REGIONAL COUNCIL

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Application for Local Government Concurrence Agency Assessment Design & Siting – 2022/2023

Planning Regulation 2017, Schedule 9

Planning as a Concurrence Agency -

Design and Siting (Queensland Development Code or alternative provisions in the planning scheme)

Schedule 9, Part 3, Division 2, Table 3 of the Planning Regulation 2017

or

Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts (ie: Non-compliance with Dwelling House Code & Planning Scheme Policy SC6.2 Building Design)

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

What type of Dispensation are you seeking? Complete the relevant sections only.

- If within the Township Zone - Front Boundary Encroachment (*Complete Part A*)
- If within the Township Zone - Side &/or Rear Boundary Encroachment (*Complete Part B*)
- Exceeds Maximum Site Coverage (*Complete Part C*)
- Exceeds Maximum Building Height (*Complete Part D*)
- If within the Rural or Rural Residential Zone – Boundary Encroachment or Non-compliance with Planning Scheme Policy SC6.2 Building Design (*Complete Part E*)
- If within the Environmental Management Zone - Boundary Encroachment or Non-compliance with Planning Scheme Policy SC6.2 Building Design (*Complete Part F*)
- If within the Township Zone - Non-compliance with Planning Scheme Policy SC6.2 Building Design (*Complete Part G*)

1. Who is making the request?

Name/s (individual or company name in full):	
For companies, contact name:	
Postal address:	
Contact phone number:	
Email address:	

2. Location of the premises

Street address:				Lot on plan description:	
Unit No.	Street No.	Street name and locality	Postcode	Lot No.	Plan type and plan number

3. What is the nature of the work that requires assessment?

Description of the proposal and what is the nature of the non-compliance (e.g. what type of structure is encroaching into the boundary setback and the distance from the boundary)	
<input type="checkbox"/> New building or structure	<input type="checkbox"/> Repairs, alterations or additions

4. Mandatory supporting documentation:

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Elevation Plans
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5. Other supporting documentation (these will be considered however, do not determine the decision):

<input type="checkbox"/> Covering letter	<input type="checkbox"/> Photographs	<input type="checkbox"/> Adjoining landowner's support
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6. Applicant's Declaration

<input type="checkbox"/> I/We declare that all information in this application is true and correct at the time of lodgement. Note: It is unlawful to provide false or misleading information.			
Signature/s		Date	

Privacy Statement:

The Cassowary Coast Regional Council respects your privacy. Your personal information has been collected for the purpose of processing this application. The collection of your information is authorised under the Information Privacy Act 2009 guidelines. Your personal information will not be disclosed to any other person or agency unless you have given your permission or Council is required to do by law. You may access this information on the appropriate form obtainable from Council's website.

7. Justification of Proposal

Part A - Siting Dispensation for Front Boundary

Performance Criteria as stated in the Queensland Development Code MP1.2

Reasons for and justification of this request:

P1 – The Location of a building or structure facilitates an acceptable streetscape, appropriate for –

- (a) The bulk of the building or structure; and
i.e. how much of the structure is encroaching into the front setback, is it the majority of the structure or only a small portion?
- (b) The road boundary setbacks of neighbouring buildings or structures; and
i.e. explain how the proposed encroachment will not be out of character with the neighbouring buildings or structures
Note – the road boundary is the front boundary line of the allotment NOT the road
- (c) The outlook and views of neighbouring residents; and
i.e. explain why the proposed encroachment will not affect the outlook and views on neighbouring allotments
- (d) Nuisance and safety to the public.
i.e. will the structure block or restrict the visibility of vehicles or pedestrians from those vehicles backing out of carports or garages?

Part B - Siting Dispensation for Side &/or Rear Boundary

Performance Criteria as stated in the Queensland Development Code MP1.2

Reasons for and justification of this request:

P2 – Buildings and structures –

- (a) Provide adequate daylight and ventilation to habitable rooms; and
i.e. does the structure in the proposed location block the light and ventilation to habitable rooms on the allotment where the structure is being built?
- (b) Allow adequate light and ventilation to habitable rooms of buildings on adjoining lot; and
i.e. does the structure in the proposed location block the light and ventilation to habitable rooms on the neighbouring allotment?;
- (c) Do not adversely impact on the amenity and privacy of residents on adjoining lot; and
i.e. does the structure in the proposed location affect the amenity and privacy of the neighbouring properties?.

Part C - Dispensation for Exceeding Site Coverage

Performance Criteria as stated in the Queensland Development Code MP1.2

Reasons for and justification of this request:

P3 – Adequate open space is provided for recreation, service facilities and landscaping

i.e. where are the open spaces located and what is the area of these spaces

Part D - Dispensation for Exceeding Maximum Building Height

Performance Criteria as stated in the Queensland Development Code MP1.2

Reasons for and justification of this request:

P4 – The height of a building is not to unduly –

(a) Overshadow adjoining houses; and

i.e. does the proposed location of the structure impact upon neighbouring buildings

(b) Obstruct the outlook from adjoining lots.

i.e. does the proposed location of the structure impact the views and outlooks of surrounding uses

Part E - Dispensation or Planning Scheme Policy SC6.2 Building Design within Rural/Rural Residential Zone

Performance Criteria as stated in the Cassowary Coast Regional Council Planning Scheme 2015

Reasons for and justification of this request:

PO1 – Buildings and other structures do not have a detrimental impact on the amenity of the locality and its rural ambience.

Part F - Dispensation or Planning Scheme Policy SC6.2 Building Design within Environmental Management and Conservation Zone

Performance Criteria as stated in the Cassowary Coast Regional Council Planning Scheme 2015

Reasons for and justification of this request:

PO1 – Buildings and other structures are of an appropriate design, scale and location so as to:

- (a) Blend in with the surrounding environment;
- (b) Avoid any detrimental impact on the amenity of the locality;
- (c) Avoid any detrimental impact on surrounding land uses;
- (d) Minimise the clearing of native vegetation.

Part G –Non-compliance with Planning Scheme Policy SC6.2 Building Design with Township Zone

Performance Criteria as stated in the Township Zone Code of the Cassowary Coast Regional Council Planning Scheme 2015

Reasons for and justification of this request:

PO5 – Development for residential activities and uses that involve permanent residential accommodation contribute to a cohesive townscape character which incorporates innovative and contemporary characteristics which evoke but do not necessarily imitate the Queensland vernacular building style.

Notes for completing and lodgement of this form:

For your application to be accepted as properly made, each application must—

- be made to the assessment manager; and
- be in the approved form; and
- be accompanied by all supporting information that the approved form states is mandatory supporting information for the application; and
- be accompanied by Council's application fee

Question 1 - Applicant details:

Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 4 - Mandatory supporting information:

All applications -

Completed Part A, B C, D, E and/or F and;

A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:

- the location, boundaries and site area of the land to which the application relates
- any road frontages of the relevant land, including the name of the road and length
- the location and use of any existing or proposed buildings or structures including, Council water and sewerage infrastructure on the relevant land
- any existing or proposed easements on the relevant land and their function
- all vehicle access points
- the location of any stormwater detention on or near the relevant land.
- floor plan indicating the intended use of each area and gross floor area
- elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)

	Planning/Building - RAMS	Receipt Number
Office Use Only	\$390 -	