

**CASSOWARY COAST REGIONAL COUNCIL**

PO Box 887

INNISFAIL QLD 4860

Ph: 1300 763 903

Email: enquiries@cassowarycoast.qld.gov.au**Application Form – Pre-Referral Agency Assessment**(Applicable Legislation: *Planning Regulation 2017 – Schedule 9; Division 2*)**Assessment against the Alternative Provisions in the
Cassowary Coast Regional Planning Scheme 2015****Applicant Details****Applicant's name:**
(individual or company full name)**Contact name:****Postal address:****Email address:****Contact number:****Applicant reference number:****Assessment Manager Details**

Has a development application been lodged for this building work:

☐ Yes – Council Application☐ No☐ Yes – Private Certifier *(please note, a Confirmation Notice from your private certifier is required)***Property Details**

Unit No.	Street No.	Street name & locality	Postcode	Lot No.	Plan type & plan number
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Development Details☐ New Building or structure☐ Repairs, Alterations or additions**Description of the proposal***(For example, Shed located 1 metre from the side boundary / exceeds site coverage or building height)***Assessment Type**☐ Front, side and/or rear boundary setback (Section 1)☐ Site coverage (Section 2)☐ Building height (Section 3)☐ All others not listed above (Section 4)

1. Boundary Setbacks Describe the reasoning for the location and how it meets the Performance Criteria:	
Rural Residential Zone - Front, Side and/or Rear setback:	
PO1 - Buildings and other structures do not have a detrimental impact on the amenity of the locality and its rural ambience.	
Rural Zone - Front, Side and/or Rear setback:	
PO1 - Buildings and other structures do not have a detrimental impact on the amenity of the locality.	
Environmental Management and Conservation Zone - Front, Side and/or Rear setback: Major Tourism Zone - Front, Side and/or Rear setback:	
PO1 - Buildings and other structures are of an appropriate design, scale and location so as to: (a) blend in with the surrounding environment; and (b) avoid any detrimental impact on the amenity of the locality; and (c) avoid any detrimental impact on surrounding land uses; and (d) minimise the clearing of native vegetation.	
Special Purpose Zone Code - Front, Side and/or Rear setback:	
PO1 - Development is generally consistent in scale, height and bulk with that of surrounding development and is designed to minimise any detrimental impact on the amenity of the locality.	
2. Site coverage	
What site coverage is proposed?	
Describe the reasoning and how it meets the Performance Criteria against the alternative provisions of the Cassowary Coast Regional Planning Scheme 2015:	

3. Building height coverage	
Total height of the structure?	
Describe the reasoning and how it meets the Performance Criteria against the alternative provisions of the Cassowary Coast Regional Planning Scheme 2015:	
4. All other items not listed	
Describe the matter, reasoning and justification of the request	

Information Request			
☐ I agree to receive an Information Request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: - That this development application will be assessed and decided based on the information provided when making this development application and the referral agency is not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties - Part 3 of the DA Rules will still apply if the application is an application listed under Section 11.3 of the DA Rules.			
Supporting Documentation			
Please remember to provide the following supporting documentation when submitting this form (your application will not be processed without it):			
☐ Confirmation Notice from private certifier (<i>if applicable</i>) ☐ Floor Plan ☐ Elevations showing outermost projection and total structure heights from natural ground level ☐ Site Plan indicating: ☐ Boundary clearance from existing and proposed building/s to all boundaries from the outermost projection ☐ Distance from proposed building to nearest buildings on the property ☐ Lawful point of discharge for stormwater ☐ Nine (9) x nine (9) metre truncation (<i>if applicable – corner lots only</i>)			
Applicant's declaration			
☐ 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	
OFFICE USE			
Application Number:		Application Fee:	\$425.00

Information Privacy Statement:

Cassowary Coast Regional Council is collecting your personal information in accordance with the *Information Privacy Act 2009 (Qld)*, and other applicable laws. Your information is being collected for the purpose of processing your application and/or responding to your enquiry. It may be used by authorised Council officers and disclosed to other agencies or third parties where required or permitted by law. Providing this information is voluntary; however, if you do not supply the requested information, Council may be unable to provide the requested service. You have the right to access and amend your personal information held by Council, subject to legal constraints. For more information, please view Council's [Privacy Policy](http://www.cassowarycoast.qld.gov.au) on Council's website www.cassowarycoast.qld.gov.au