



CAIRNS REGIONAL COUNCIL

PO Box 359, Cairns, Q 4870

Phone: (07) 4044 3583 Fax: (07) 4044 3840

SITING DISPENSATION

FRONT BOUNDARY

APPLICATION

CHECKLIST

- ◆ IDAS Form 1 application form (attached)
- ◆ The Performance Criteria P1 (a) – (d) are to be addressed in the spaces provided on the attached sheet. The criteria **must** be 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.
- ◆ 2 copies of a Site Plan showing the whole allotment, where all existing structures are on the allotment (if any) and where the proposed structure is to be located with the distances from the boundaries.
- ◆ 2 copies of Elevation plans showing the front, side and rear elevations of the proposed structure.
- ◆ Photographs are optional, but can assist with the application. If photos are provided they must clearly explain what the photo is of and why 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.
- ◆ Application fees of \$286

Note – If your allotment is under 450m² a different criteria is used for determining siting requirements.

Note : Applications for siting dispensation have an assessment period of 10 business days

Criteria to be addressed for Front boundary setback dispensation

(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)

If structures are to be constructed closer than 6metres to the front boundary line of a property (note – this is the front boundary line of the allotment NOT the kerb and channel or gutter or road reserve) then the following Criteria are to be addressed outlining how the proposed structure in the proposed location when constructed will not have any affect on the following areas.

The questions are a guide to the information that is to be given for each of the criteria, they are not designed to be yes, no answers, If all information is not provided it will delay the processing of your application.

How far is the proposed structure to be constructed from the front boundary line of the allotment? Measurement is from the outermost projections of the structure (i.e. edge of eaves) to the front boundary line.

PERFORMANCE CRITERIA AS STATED IN QUEENSLAND DEVELOPMENT CODE – MP 1.2

IF THE CRITERIA IS ADDRESSED USING YES, NO ANSWERS THE APPLICATION WILL BE RETURNED TO YOU TO BE COMPLETED CORRECTLY

P1 The location of a building or structure facilitated 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 boundary setback, is it the majority of the structure or only a small portion.

b) The road boundary set backs of the neighbouring buildings or structure: and

i.e. the proposed encroachment will not be out of character with the neighbouring buildings or structures. Why? 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, pedestrians etc from those vehicles backing out of carports or garages.
