

**Form RAA 4 – Dispensation of Building Height****DISPENSATION FROM BUILDING HEIGHT 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 where development is not impacted by other Overlays under *CairnsPlan 2016*. If other Overlays apply the proposal may no longer be self-assessable development and a development application may be required.

Refer to the *CairnsPlan 2016* - 6.2.8 – Low density residential zone code, criteria for assessment Table 6.2.8.3.a – Low density residential zone code – self-assessable and assessable development 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.

One (1) copy 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.

One (1) copy of Elevation plans showing the front, side and rear elevations of the proposed structure.

*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)*

**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.*

**Note:** *Applications for Referral Agency assessment have an assessment period of 10 business days*

**CairnsPlan 2016****6.2.8 Low density residential zone code****6.2.8.2 Purpose**

1. The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
2. The local government purpose of the code is to promote and retain the low density residential character and amenity of the zone.
3. The purpose of the code will be achieved through the following overall outcomes:
  - a. predominantly low rise detached dwelling houses are established;
  - b. a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
  - c. low density scale and character is maintained;
  - d. development reflects and responds to the natural features and constraints of the land;
  - e. community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained.

## Form RAA 4 – Dispensation from Building Height Provisions

### ACCEPTABLE OUTCOMES

AO1.1	<p>Buildings and structures are not more than 8.5meters and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height</p>
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### EXPLAIN HOW THE PROPOSED DEVELOPMENT MEETS THE PERFORMANCE OUTCOME

#### PO1 OF THE LOW DENSITY RESIDENTIAL ZONE CODE

<b>PO1</b>	<p>The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.</p> <p>Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated within AO2.1 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>
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<b>PO2</b>	<p>The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.</p>
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