

Form RAA 6 – Rural Residential Zone Referral**RURAL RESIDENTIAL ZONE –
SITE COVERAGE AND/OR SETBACK PROVISIONS****Application Checklist and Submission**

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

This form only applies to Class 1a and Class 10 buildings in Rural Residential 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* - 6.2.18 - Rural-residential zone code, criteria for assessment Table 6.2.18.3.a – Rural residential zone code – self-assessable and assessable development Performance outcome PO2.

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.

**CairnsPlan 2016
6.2.18 Rural residential zone code****6.2.18.2 Purpose**

1. The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
2. The local government purpose of the code is to maintain the semi-rural character that is achieved through large residential lots.
3. The purpose of the code will be achieved through the following overall outcomes:
 - a. the dominant character of the area is single detached dwelling houses on large lots with a high standard of amenity;
 - b. areas with limited accessibility, infrastructure and services are not developed;
 - c. reconfiguration results in lots of regular shapes and proportions;
 - d. land within the zone that is constrained by factors such as slope, ecological values, vegetation or waterways may be appropriate for rural residential uses where a functional and practical building envelope can be established without compromising the integrity, stability and natural structure of those slopes, ecological values, vegetation or waterways;
 - e. development reflects and responds to the natural features and constraints of the land;
 - f. rural residential development is contained within identified areas to prevent the loss and further fragmentation of agricultural land.

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CAIRNSPLAN 2016 RURAL RESIDENTIAL ZONE CODE – (6.2.18)

ACCEPTABLE OUTCOMES

AO2.1	The site coverage is not more than 20%
	Provide information to show what the proposed site coverage is to be.

EXPLAIN HOW THE PROPOSED DEVELOPMENT MEETS THE PERFORMANCE OUTCOME PO2 OF THE RURAL RESIDENTIAL ZONE CODE

PO2	The site coverage of all buildings and structures is in keeping with the rural residential character and amenity of the area-

ACCEPTABLE OUTCOMES

AO3.1	Buildings and structures are set back not less than <ul style="list-style-type: none"> a. 10 metres from the frontage to a State controlled road, Major rural road or Sub-arterial road; b. 6 metres from the frontage to any other road; c. 6 metres from the side and rear boundaries of the site
	Provide plans and information to illustrate actual set backs

EXPLAIN HOW THE PROPOSED DEVELOPMENT MEETS THE PERFORMANCE OUTCOME PO3 OF THE RURAL RESIDENTIAL ZONE CODE

PO3	The setback of building and structures:
a	Maintains the amenity of adjoining premises and the rural residential character of the area;
b	Achieves separation from neighbouring buildings and frontages