

Form RAA 3 – Siting dispensation for front boundary**SITING DISPENSATION FOR
FRONT BOUNDARY****Application Submissions**

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

Refer to the Queensland Development Code (QDC) MP1.2 – Design and Siting for Lots 450m² and over or MP1.1 – Design and Siting for Lots under 450m², Performance Criteria P1 (a) – (d) are to be addressed in the spaces provided on the attached sheet. 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.

Photographs are optional, but can assist with the application. If photos are provided they must clearly explain what the photo is of and how 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. Please note photographs become part of the record and will not be returned.

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)

Where structures are proposed to be constructed closer than 6 metres 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.

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.

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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.

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PERFORMANCE CRITERIA AS STATED IN QUEENSLAND DEVELOPMENT CODE – MP 1.2

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?

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b The road boundary set backs of the neighbouring buildings or structure; 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.

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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.

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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?

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