



# **CAIRNS REGIONAL COUNCIL**

**PO Box 359, Cairns, Q 4870**

**Phone: (07) 4044 3044 Fax: (07) 4044 3022**

## **SITING DISPENSATION**

### **SIDE & REAR BOUNDARY**

#### **APPLICATION**

#### **CHECKLIST**

- ◆ IDAS Form 1 application form (attached)
- ◆ The Performance Criteria P2 (a) – (c) is 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 450m<sup>2</sup> 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 Side and Rear 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 1.5metres for a single storey structure and 2metres for a double storey structure from the outermost projections (i.e. the edge of the eaves and guttering) to the side or rear boundary line of a property 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.

Note: This criteria is also to be used for garages, sheds and carports where the total length of structure closer than 1.5metres to the side or rear boundary is greater than 9metres in length or the garage, shed or carport has an average height which is greater than 3.5metres.

**NOTE : 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.**

What is the nature of the encroachment and how far is the proposed structure to be constructed from the side and/or rear boundary? The measurement is from the outermost projections of the structure (i.e. edge of eaves).

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### **PERFORMANCE CRITERIA AS STATED IN QUEENSLAND DEVELOPMENT CODE – MP 1.2**

**IF THE CRITERIA IS ADDRESSES UDING YES, NO ANSWERS THE APPLICATION WILL BE RETURNED TO YOU TO BE COMPLETED CORRECTLY**

#### **P2 – Building and structures –**

(a) Provide adequate daylight and ventilation to habitable rooms; and  
i.e. does the structure in the proposed location block the light and ventilation to habitable rooms on the allotment where the structure is being built? Why?

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(b) Allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.  
i.e. does the structure in the proposed location block the light and ventilation to habitable rooms on the neighbouring allotment? Why?

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(c) Do not adversely impact on the amenity and privacy or residents on adjoining lots.  
i.e. does the structure in the proposed location affect the amenity and privacy of the neighbouring properties? Why?

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