



CASSOWARY COAST REGIONAL COUNCIL

PO Box 887

INNISFAIL QLD 4860

Ph: 1300 763 903

Email: enquiries@cassowarycoast.qld.gov.au

Application – Local Government as a referral agency *Planning Regulation 2017; Schedule 9; Division 2*

1. Applicant details

Applicant name/s (individual or company full name):	
Contact name:	
Postal address:	
Contact number:	
Email address:	
Applicant reference number:	

2. Property details

Property address:				Lot on plan:	
Unit No.	Street No.	Street name and locality	Postcode	Lot No.	Plan type and number

3. Development details

What approval type is sought?	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval

4. Assessment manager

Has an application for building work been lodged?		
<input type="checkbox"/> Yes – Private Certifier	<input type="checkbox"/> Yes – Council	<input type="checkbox"/> No
Private Certifier Name:		
Application Reference Number:		
<i>Please Note: The Confirmation notice from your Private Certifier is to be included with this application</i>		

5. Matters requiring referral to the Local Government (Planning and Building only)

<input type="checkbox"/> Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	
<input type="checkbox"/> Design and siting – <i>Queensland Development Code</i> MP1.1 or MP1.2	
<input type="checkbox"/> Fire safety in particular budget accommodation buildings – <i>Queensland Development Code</i> MP2.1	
<input type="checkbox"/> Building work for removal or rebuilding	
<input type="checkbox"/> Building work for particular class 1 buildings relating to material change of use	
<input type="checkbox"/> Building work for class 1 building on premises with on-site wastewater management system	
<input type="checkbox"/> Flood hazard area – <i>Queensland Development Code</i> MP3.5	
<input type="checkbox"/> Local heritage place (<i>where the local government is not the assessment manager</i>)	
<input type="checkbox"/> New building or structure	<input type="checkbox"/> Repairs, alterations or additions

Privacy Statement:

The Cassowary Coast Regional Council respects your privacy. Your personal information has been collected for the purpose of processing this application. The collection of your information is authorised under the [Information Privacy Act 2009](#) Information privacy principles.

Your personal information will not be disclosed to any other person or agency unless you have given your permission or Council is required to do by law. You may access this information on the appropriate form obtainable from Council's website.

6. Applications for assessment against the alternative provisions of a planning scheme i.e. particular class 1 and 10 buildings and structures involving amenity and aesthetic impacts outside of a residential/residential choice precinct; Local heritage place

- Front boundary setback (Complete 12 – PART A)
- Side and/or rear boundary setback (Complete 12 – PART B)
- Site coverage (Complete 12 – PART C)
- Building height (Complete 12 – PART D)
- Local heritage place (Complete 12 – PART E)
- All other not listed above (Complete 12 – PART F)

7. Applications for assessment against the Queensland Development Code i.e. design and siting within a residential/residential choice precinct; fire safety; temporary accommodation buildings etc.

- Front boundary setback (Complete 13 – PART A)
- Side and/or rear boundary setback (Complete 13 – PART B)
- Site coverage (Complete 13 – PART C)
- Building height (Complete 13 – PART D)
- All other not listed above (Complete 13 – PART E)

8. Description of the proposal

Description of the building/structure and details of non-compliance with boundary setback, site cover or building height

9. Mandatory supporting documentation

- | | |
|------------------------------------|---|
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Elevation plan/s |
|------------------------------------|---|

10. Other supporting documentation (these will be considered however, do not determine the decision)

- | | | |
|--|--------------------------------------|--|
| <input type="checkbox"/> Covering letter | <input type="checkbox"/> Photographs | <input type="checkbox"/> Adjoining owner's support |
|--|--------------------------------------|--|

11. Declaration

I/We declare that all information in this application is true and correct at the time of lodgement.
 Note: It is unlawful to provide false or misleading information.

Signature/s	Date
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12. Reasons for and justification of proposed development relating to Question 6

Please select the [Cassowary Coast Regional Council planning scheme 2015](#) zone/code for the property

Part 6.2.2 Environmental management and conservation zone code

Part 6.2.3 Major tourism zone code

Part 6.2.4 Rural zone code

Part 6.2.5 Rural residential zone code

Part 6.2.6 Special purpose zone code

Part 6.2.7 Township zone code (excepting residential/residential choice precincts – go to 13)

12. Part A – Front boundary setback

12. Part B – Side and/or rear boundary setback

12. Part C – Site coverage

12. Part D – Building height

12. Part E – Local heritage place

Part 8.2.8 Heritage code

12. Part F – Other

13. Reasons for and justification of proposed development relating to Question 7

13. Part A Siting dispensation for front boundary – Performance criteria as stated in the Queensland Development Code [MP1.2](#) (lot over 450m²)

- P1 The location of a *building* or *structure* facilitates an acceptable streetscape, appropriate for –
- (a) the bulk of the *building* or *structure*; and
 - (b) the *road* boundary *setbacks* of neighbouring *buildings* or *structures*; and
 - (c) the outlook and views of neighbouring residents; and
 - (d) nuisance and safety to the public.

13. Part B Siting dispensation for side and/or rear boundary – Performance criteria as stated in the Queensland Development Code [MP1.2](#)

- P2 *Buildings* and *structures* –
- (a) provide adequate daylight and ventilation to *habitable* rooms; and
 - (b) allow adequate light and ventilation to *habitable* rooms of *buildings* on adjoining *lots*
 - (c) do not adversely impact on the amenity and privacy of residents on adjoining *lots*.

13. Part C Dispensation for exceeding site coverage – Performance criteria as stated in the Queensland Development Code [MP1.2](#)

- P3 Adequate open space is provided for recreation, service facilities and landscaping

13. Part D Dispensation for exceeding maximum building height – Performance criteria as stated in the Queensland Development Code [MP1.2](#)

- P4 The height of a building is not to unduly –
- (a) overshadow adjoining houses; and
 - (b) obstruct the outlook from adjoining *lots*.

13. Part E Other

14. Information request

- I agree to receive an information request if determined necessary for this development application
- I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the referral agency is not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Office Use Only	Planning/Building- RAMS	Invoice Number:	Receipt Number:
	\$400.00 – Charge type MCUBdyDisp		