

SITING CONCESSION PACK

ASSESSABLE AGAINST THE QUEENSLAND DEVELOPMENT CODE

SITING CONCESSION APPLICATION INFORMATION

THIS INFORMATION IS DESIGNED TO ASSIST YOU WITH THE PREPARATION OF THE REQUIRED DOCUMENTATION FOR A SITING CONCESSION APPLICATION SO IT CAN BE ASSESSED BY ISAAC REGIONAL COUNCIL IN A TIMELY MANNER. PLEASE NOTE, APPLICATIONS MISSING ESSENTIAL INFORMATION WILL TRIGGER A NOT PROPERLY MADE APPLICATION, WHICH WILL CAUSE DELAYS IN THE ASSESSMENT PROCESS.

APPLICATION CHECKLIST

<input type="checkbox"/> Siting Concession Application Form	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Floor Plan (If Applicable)	<input type="checkbox"/> Elevations (If Applicable)
<input type="checkbox"/> Details of Private Certifier (If Applicable)	<input type="checkbox"/> Payment Of Fees (A full schedule of fees and charges are available on Council's website (www.isaac.qld.gov.au). We are happy to assist you by confirming the fees required for your application.)

FURTHER ASSISTANCE

Should you require further assistance, please do not hesitate to contact Isaac Regional Council's Building Services department by phoning 1300 ISAACS (472 227)

Once completed please send form and any attachment to:

records@isaac.qld.gov.au OR

Isaac Regional Council

PO Box 97 Moranbah QLD 4744 OR

Deliver in person to your local Isaac Regional Council Office

Isaac Regional Council is collecting personal information you supply on this form to manage, monitor and improve its service delivery in relation to Siting Concessions. Your personal information will be used by Council officers authorised to do so. Your information will not be given to any other third parties or agencies unless required under law or unless permission is sought from the person declared within this request. Personal information is handled in accordance with the *Information Privacy Act 2009*.

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ISAAC.QLD.GOV.AU

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 isaacregionalcouncil  isaacregionalcouncil  isaaccouncil

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IMPORTANT NOTE REGARDING SITE PLAN

1 copy is required - plans are to be no larger than a3

The site plans are to be drawn to a scale of 1:200 and show the following information:

- a) The property boundaries (can be obtained from the Registered Survey Plan available from the Department of Natural Resources and Mines for a nominal fee); and
- b) Details and location of any easements on the property (shown on the Survey Plan and/or from a Deed Title Search); and
- c) The outline and description of any existing buildings, structures, pool (including fencing and pool pump), services and infrastructure, on the property; and
- d) Distances from the outer most projection (fascia) of the proposed building work to all boundaries, including proposed road frontage setbacks and any existing buildings, structures (retaining walls, etc.), services and infrastructure; and
- e) Finished floor levels, building pad levels, land surface levels and contour lines to Australian Height Datum standards at 0.5 metre intervals and any proposed retaining walls or cut and fill, including the method of support or protection proposed for any embankment; and
- f) Design details and location of proposed stormwater and surface water drainage system;
- g) The purpose for which any other buildings or structures on the allotment are used or intended to be used; and
- h) cross over, driveway location and gradient; and
- i) Location and extent of any earthworks (excavation and filling); and
- j) Location of on-site disposal system (e.g. septic tank) and disposal trenches (non sewerred areas); and
- k) Details and location of any street (include name).

Please refer to example site plan attached.

Please Note photographs can provide a good record of important site features as well as existing and adjoining uses and street context.

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PART A – APPLICANT DETAILS

TYPE OF SITING CONCESSION BEING APPLIED FOR

BOUNDARY/S RELAXATION	<input type="checkbox"/>	SITE COVERAGE RELAXATION	<input type="checkbox"/>
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SITE DETAILS

STREET ADDRESS			
LOT & PLAN NUMBER		TOTAL LAND AREA	

APPLICANT DETAILS

POSTAL ADDRESS			
PHONE		MOBILE	
EMAIL			
SIGNATURE			
PRINT NAME		DATE	

LAND OWNER/S DETAILS

NAME			
POSTAL ADDRESS			
PHONE		MOBILE	
EMAIL			

DETAILS OF PRIVATE CERTIFIER (IF APPLICABLE)

HAVE YOU LODGED A BUILDING APPLICATION WITH A CERTIFIER ALREADY FOR THIS PROPOSAL?	<input type="checkbox"/> YES*	<input type="checkbox"/> NO	
*complete below			
BUSINESS NAME			
POSTAL ADDRESS		POST CODE	
EMAIL		PHONE	

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PART B – STRUCTURE DETAILS

DETAILS OF PROPOSED BUILDING WORKS

TYPE OF BUILDING OR STRUCTURE			
DIMENSIONS	Length	Width	Height
TYPE OF SETBACK (TICK ALL APPLICABLE)	<input type="checkbox"/> Front	<input type="checkbox"/> Rear	<input type="checkbox"/> Side
PROPOSED BOUNDARY CLEARANCE			

PLANNING REQUIREMENTS

HAVE YOU DETERMINED THAT THIS PROPOSAL MEETS THE SELF-ASSESSABLE CRITERIA OF THE PLANNING SCHEME FOR YOUR AREA? (BELYANDO, BROADSOUND AND NEBO)? *	<input type="checkbox"/> Yes
	<input type="checkbox"/> No

*If you're not sure if your proposal meets the Self-Assessable Criteria, or for further information on Council's Planning Schemes, contact the Town Planning department by phoning 1300 ISAACS (472 227).

SUPPORTING INFORMATION

Please provide statements of reason as to how the proposed application meets the Performance Criteria and Acceptable Solutions of the Queensland Development Code (QDC) Part MP1.1, MP1.2 or MP1.3.

1. THE APPLICANT MUST DEMONSTRATE THAT THERE ARE NO OTHER LOCATIONS ONSITE FOR THE PROPOSED BUILDING OR STRUCTURE THAT WILL MEET THE SETBACK PROVISIONS AND OUTLINE ANY IMPEDIMENTS ON THE SITE THAT PREVENTS THE PROPOSAL COMPLYING. (E.G. NO LOCATIONS AVAILABLE; THERE ARE SEWER MAINS, ELECTRICITY POLES/PITS, LIGHT POLES OR ESTABLISHED TREES ONSITE THAT PREVENT MEETING THE SETBACK REQUIREMENT)
2. THE APPLICANT MUST DEMONSTRATE THAT THE PROPOSED BUILDING OR STRUCTURE ARE SITED AND DESIGNED NOT TO HAVE ANY ADVERSE IMPACTS TO ADJOINING PROPERTIES. (E.G. PROVIDES ADEQUATE VISUAL AMENITY AND PRIVACY FOR NEIGHBOURS, RETAINS VENTILATION AND LIGHT FOR NEIGHBOURS AND WILL NOT HAVE AN ADVERSE IMPACT REGARDING NOISE REDUCTION)

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3. DEMONSTRATE HOW THE SCALE, BULK AND LOCATION OF THE PROPOSED BUILDING OR STRUCTURE WILL NOT ADVERSELY IMPACT ON STREETScape AMENITY. (E.G. CARPORT DOES NOT EXCEED 6M X 6M IN LENGTH AND WIDTH AND DOES NOT EXCEED 2.4M IN HEIGHT)

4. DEMONSTRATE HOW THE PROPOSED BUILDING OR STRUCTURE IS CONSISTENT WITH THE DESIRED CHARACTER AND AMENITY OF THE LOCALITY. (E.G. DO OTHER ENCROACHMENTS EXIST WITHIN THE AREA? WILL THE PROPOSED BUILDING OR STRUCTURE COMPLIMENT THE AREA)

5. DEMONSTRATE HOW THE PROPOSED BUILDING OR STRUCTURE HAS BEEN DESIGNED TO INTEGRATE WITH THE EXISTING DWELLING AND SURROUNDING BUILDINGS AND / OR STRUCTURES ONSITE. (E.G. MATCHING ROOF PITCHES, FRET WORK, MATCHING COLUMNS)

6. THE OVERALL BULK AND SCALE OF THE PROPOSED BUILDING OR STRUCTURE IS CONSISTENT WITH THE DESIRED RESIDENTIAL CHARACTER AND AMENITY OF THE LOCALITY. (E.G. SHED IS DESIGNED TO A SIZE THAT CONSTITUTES BEING AN ANCILLARY USE TO A RESIDENTIAL DWELLING)

OTHER INFORMATION

HAVE YOU PROVIDED FURTHER SUPPORTING JUSTIFICATION WITH THIS PROPOSAL, OTHER THAN THE ABOVE?

Yes No

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DECLARATION

By signing this application, I agree that I am allowing Council officers to carry out site inspections of the abovementioned property for the purposes of assessing this application for Siting Concession for the proposed building/s or structure/s.

PRINT NAME			
SIGNATURE		DATE	