

Siting Variations



1 JULY 2019

WHAT ARE SETBACK DISTANCES?

A setback distance is the shortest distance measured horizontally from the outermost projection of a building or structure to the vertical projection of the boundary of the lot.

A building or structure must comply with the performance requirements of the Queensland Development Code parts MP1.1 and MP1.2. A single storey dwelling must generally be located with a setback distance of 6m minimum to the front road boundary and 1.5m minimum to the side and rear boundaries.

The design and siting standards (Queensland Development Code parts MP1.1 and MP1.2) can be viewed at (<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingLawsCodes/QueenslandDevelopmentCode/Pages/QueenslandDevelopmentCodeCurrentParts.aspx>).

WHAT IS A SITING VARIATION?

A siting variation is an application to apply for a reduction in the setback distances as required by the Queensland Development Code.

WHAT DOES COUNCIL CONSIDER WHEN MAKING AN ASSESSMENT?

- The levels of the land
- Dimensions of the lot
- Nature of the building and adjoining buildings
- Amenity of the neighbourhood
- The performance requirements of the Queensland Development Code
- And any other factors council may consider relevant

HOW DO I APPLY FOR A SITING VARIATION?

- DA Form 2 - this form is available at the Council Office or online at Department of Housing and Public Works
- Complete the Application for a Siting Variation Form
- Write a letter stating the reasons for the reduced setback
- Obtain a letter of consent to the project from adjoining land owners (if requested by Council)
- Provide a copy of the Site Plan, Floor Plan and Elevations
- Submit the above information with the **applicable fee of \$520**

Your siting variation will be assessed, and a decision will be emailed to you

Council's preferred method of lodgement is via email to:

mailbox@lvrc.qld.gov.au

Please supply email addresses for applicant/owner or builder where possible.

Application for a Siting Variation

Applicant Details

Title	<input type="text"/>	Surname	<input type="text"/>	Given Names	<input type="text"/>
Company Name	<input type="text"/>				
Postal Address	<input type="text"/>				
Suburb	<input type="text"/>	State	<input type="text"/>	Postcode	<input type="text"/>
Home Phone	<input type="text"/>	Work Phone	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Email Address	<input type="text"/>		

Property Description

Lot Number	<input type="text"/>	Plan Reference Number (RP, SP)	<input type="text"/>
Site Address	<input type="text"/>		

Application Requirements

- Completed IDAS Form 2
- Copy of site, floor & elevation plans (inc. heights)
- Letter stating reasons for reduced setback
- Adjoining land owners consent
- Confirmation Notice if lodged with a Private Certifier if applicable

Description of setback	<input type="text"/>					
Description of proposed structure	<input type="text"/>	% of Site Cover (Inc. new building)		<input type="text"/>		
Distance in metres of structure to boundary?	Front	<input type="text"/>	Side	<input type="text"/>	Rear	<input type="text"/>
Dimension in metres of proposed structure?	Length	<input type="text"/>	Width	<input type="text"/>	Height	<input type="text"/>
Is the proposal free standing or adjoining structures?	<input type="text"/>					
Have you checked for the location of any sewer, water or stormwater mains?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>		
Are there any existing structures within 1.5m of the side or rear boundaries?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>		
Have you explored alternative locations for the structure? (outline below)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>		

<input type="text"/>

Has a building application been lodged?	Yes with Council	Yes with a Private Certifier	No
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If Private Certifier please provide certifier details	<input type="text"/>
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Signature	<input type="text"/>	Date	<input type="text"/>
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Privacy Statement

These details will only be used for the purpose for which they have been collected and will not be used for any other purpose. We will not disclose the information you provide outside of Council unless we are required by law or you have given your consent. To the fullest extent allowed by law Council, its officers and employees will not be liable for any claims in respect of any loss arising out of, or in connection with, the use of any of the supplied information.