

Siting Variations



Last Updated 01 July 2023

REGIONAL COUNCIL

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.

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 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 (epw.qld.gov.au/services/building-plumbing).

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 Energy 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 landowners (if requested by Council).
- Provide a copy of the Site Plan, Floor Plan and Elevations.
- Submit the above information with the **applicable fee**.

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