



Concurrence Agency Application

For Assessment against the Queensland Development Code (QDC) Design and Siting Requirements – Neighbour's Statement Part 2

Office Use Only - DART Reference No.

Council's policy is to obtain the neighbour's comments about the proposed development and to raise any matters which may concern you regarding the proposal. It is important that you fully understand the proposal and to address any issues you have before you sign in the space provided.

While your views are considered, Council is not obligated to decide this application based on your comments. Council can only assess the Application against the performance criteria as set out in the (QDC).

Before completing this statement please read the 'Guidelines for neighbouring property owners' on the back of this form.

1 Property details *(where the building/structure is proposed)*

Property address

 Postcode

Type of structure *(e.g. carport, extension, fence, etc.)*

2 Neighbour's details

Name(s)

Address

 Postcode

Phone no.

E-mail

3 Have you viewed the plans?

Yes Drawing numbers *(including revision issue)*

No Why?

4 Do you fully understand what is being proposed?

Yes

No Why?

5 Do you have any particular concerns with the proposal?

No

Yes My concerns are as follows

6 Would you like a Brisbane City Council officer to contact you to discuss this issue?

No

Yes

7 Signature/s *(all owners of the neighbouring property must sign)*

Neighbour's signature

Date / /

Neighbour's signature

Date / /

Guidelines for neighbouring property owners

The legislation

The Queensland Development Code (QDC) provides the boundary setbacks required between buildings/structures and property boundaries.

An owner may site a development in a position that does not comply with the requirements of the Code, subject to gaining approval from Council. In these instances, a Concurrence Agency Application is required to be made to Council.

The Performance Criteria under the QDC require that the siting of the structure:

- facilitates an acceptable streetscape for the bulk of the building or structure/road boundary setbacks of neighbouring buildings/outlook and views of neighbouring residents/nuisance and safety to the public.
- Allows adequate light and ventilation to habitable rooms of buildings on the subject lot and adjoining lots and does not impact on amenity and privacy of residents on adjoining lots.
- allows adequate open space for recreation, service facilities and landscaping.
- adequately facilitates normal building maintenance.

What is being proposed?

The owner(s) of the allotment adjacent to your property is/are seeking to reduce the standard boundary setbacks because the proposed development will not comply with acceptable solutions of the QDC.

The assessment process

There are a number of factors that must be taken into consideration when assessing the boundary clearances on allotments.

Before commenting on the proposal, you need to consider the following factors and whether they will significantly impact on the use of your land.

- Would the natural light and ventilation be blocked out, or unduly reduced?
- Will the views from the living areas of your dwelling be significantly affected?

Other factors taken into account during the assessment are:

- the density of the buildings on the particular allotment
- whether sufficient landscaping space remains on the allotment.

Your rights

While your views are considered, Council is not obligated to decide this application based on your comments. Council can only assess the Application against the performance criteria as set out in the Queensland Development Code (QDC).

- There are no appeal provisions for owners of neighbouring properties under the current legislation.
- The QDC can be viewed online at www.dip.qld.gov.au/building/queensland-development-code.html

The development assessment process is an important step in ensuring Brisbane is well designed for subtropical living – and part of Brisbane City Council's vision for the city's future *Living in Brisbane 2026*.
