

Report and Consent Application

Building Act 1993 | Building Regulations 2018

1. Applicant Details

Name/Company:

Customer Reference:

Phone:

Delivery Method: Mail Email

Postal/Email Address:

Town:

State:

Post Code:

Owner Agent

Pursuant to Section 248 of the Building Act 1993, it is an offence to act without the owner's consent.

Owner/Agent Signature: _____

2. Property Details

Number: Street:

Locality:

Post Code:

Lot: LP/PS:

Volume:

Folio:

Crown allotment:

Section:

Parish:

A current Certificate of Title must be attached to each application.

3. Consent Details

A request is made for the consent and report of the Council to vary the following Building Regulations:

- | | |
|---|--|
| 73 Maximum street setback | 91 Fences on or within 150mm of side or rear boundaries |
| 74 Minimum street setback | 92 Fences on intersecting street alignments |
| 75 Building height | 94 Fences and daylight to habitable room windows in an existing dwelling |
| 76 Site coverage | 95 Fences and solar access to existing north facing habitable room windows |
| 77 Permeability | 96 Fences and overshadowing of recreational private open space |
| 78 Car parking | 97 Masts, poles, aerials, antennas, chimneys, flues, etc |
| 79 Side or rear boundary setbacks | 109 Projections beyond street alignment |
| 80 Walls or carports on boundary | 116 Protection of the public |
| 81 Daylight to existing habitable room windows | 130 Building over easements |
| 82 Solar access to existing north facing habitable room windows | 132 Septic tank systems - proposals |
| 83 Overshadowing of recreational private open space | 134 Buildings above or below certain public facilities |
| 84 Overlooking | 153 Building in areas liable to flooding |
| 85 Daylight to habitable room windows | 154 Construction on designated land or designated works |
| 86 Private open space | 187 Septic tank system completions |
| 87 Siting of Class 10a buildings | |
| 89 Front fence height | |
| 90 Fence setbacks from side or rear boundaries | |

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4. Proposed Works

For example, 'dwelling, garage and verandah', 'garage and carport', 'front fence', 'dwelling extension and alterations':

5. Nature of Consent Sought

Describe the nature of each consent request, identifying how it varies from the 'deemed to satisfy' requirements and the limits of the variation.

For example:

- To construct a dwelling and garage with a set back of 6.0 metres from the front property boundary as shown on the attached plans
- To construct a garage to the side property boundary with an average wall height of 3.3 metres as shown on the attached plan
- To construct a detached garage over an easement as shown on the attached plans
- To erect a front fence to a height of 1.8 metres in the location as shown on the attached plan
- To erect a carport on the side property boundary which when combined with the existing garage will achieve a total construction length of 18 metres on that property boundary as shown on the attached plans
- To construct a dwelling, garage and verandah on land subject to flooding in the locations shown on the attached site plan
- To erect a shop verandah with a setback of 650 mm and a height of 2.95 metres from the back of kerb as shown on the attached plans
- To construct a storage shed on vacant land in the location shown on the attached plans

Documents attached:

Plans showing building siting

Floor plan and elevations

Copy of Title (Only for regulation 130)

Completed Neighbours Response to Report and Consent Form

2022/23 Application fee - \$300 initial and \$150 for each additional

Office Use Only

Receipt to **AP-B**

Date:

Receipt Number:

CIO Name:

Service Centre:

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