

# Report and Consent Application

## Building Act 1993 | Building Regulations 2018

### Applicant Details

Name/Company: \_\_\_\_\_ Customer Ref #: \_\_\_\_\_  
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: \_\_\_\_\_

I have read and understood the refund policy which is available here: [Refund Policy](#).

### Property Details

Number: \_\_\_\_\_ Street: \_\_\_\_\_  
Locality: \_\_\_\_\_ Post Code: \_\_\_\_\_  
Lot: \_\_\_\_\_ LP/PS: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

### Consent Details

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

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

## Proposed Works

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

## 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 (Reg 74)
- To construct a garage to the side property boundary with an average wall height of 3.3 metres as shown on the attached plan (Reg 80)
- To construct a detached garage over an easement as shown on the attached plans (Reg 130)
- To erect a front fence to a height of 1.8 metres in the location as shown on the attached plan (Reg 89)
- 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 (Reg 80)
- To construct a dwelling, garage and verandah on land subject to flooding in the locations shown on the attached site plan (Reg 153)
- To construct a storage shed on vacant land in the location shown on the attached plans (Reg 87)

## Documents Required:

Plans showing building siting, floor plans and elevations

Copy of Title and Plan of Sub-Division (Only for regulation 130)

Completed Neighbours Response to Report and Consent Form

**2023/24 Application fee - \$310 initial and \$160 for each additional**

### Office Use Only

Receipt to **AP-B**

Date: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

CIO Name: \_\_\_\_\_

Service Centre: \_\_\_\_\_