

Report and Consent Application

Building Act 1993 | Building Regulations 2018

Applicant Details

Name/Company:

Customer Ref #:

Phone:

Delivery Method: Mail: or Email:

Postal address:

Town:

State:

Post Code:

Email address:

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 report and consent of the Council to vary the following Building Regulations:

SITING MATTERS

- | | | | |
|-----|--|-----|---|
| 73 | Maximum street setback | 86 | Private open space |
| 74 | Minimum street setback | 86A | Private open space for small second dwellings |
| 74A | Building setback for small second dwellings | 87 | Siting of Class 10a buildings |
| 75 | Building height | 89 | Front fence height |
| 76 | Site coverage | 90 | Fence setbacks from side or rear boundaries |
| 77 | Permeability | 91 | Fences on or within 150mm of side or rear boundaries |
| 78 | Car parking | 92 | Fences on intersecting street alignments |
| 79 | Side or rear boundary setbacks | 94 | Fences and daylight to habitable room windows in an existing dwelling |
| 80 | Walls or carports on boundary | 95 | Fences and solar access to existing north facing habitable room windows |
| 81 | Daylight to existing habitable room windows | 96 | Fences and overshadowing of recreational private open space |
| 82 | Solar access to existing north facing habitable room windows | 97 | Masts, poles, aerials, antennas, chimneys, flues, etc |
| 83 | Overshadowing of recreational private open space | 130 | Building over easements |
| 84 | Overlooking | | |
| 85 | Daylight to habitable room windows | | |

OTHER MATTERS

- 86B Accessibility for small second dwellings
- 109 Projections beyond street alignment
- 132 Septic tank systems - proposals
- 134 Buildings above or below certain public facilities
- 153 Building in areas liable to flooding
- 154 Construction on designated land or designated works
- 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

2024/25 Application fees:

Siting Matters - \$436 initial and \$218 for each additional

Other Matters - \$320 initial and \$160 for each additional

Combination of Siting and Other - \$436 initial and 50% of respective initial fee for each additional

Office Use Only

Receipt to **AP-P-B**

Date: _____

Receipt Number: _____

CIO Name: _____

Service Centre: _____