

# Report & Consent Application Siting, design & access requirements

Part 5 of the Building Regulations 2018

Applicant Details	
<b>Applicant Name:</b>	<b>Company:</b>
<b>Applicant Postal Address:</b>	
<b>Applicant Phone:</b>	<b>Applicant Email:</b>

Property Details	
<b>Street Number:</b>	<b>Lot Number:</b>
<b>Street/Road Name:</b>	<b>Locality:</b>

<b>Description of Proposed Works:</b>	
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Consent Details		
<b>A request is made for the report and consent of the Council to vary the following Building Regulations:</b>		
Tick	Regulation	Reporting Matter
	73(2)	Maximum setback from a street boundary not complying with reg. 73
	74(4)	Minimum setback from a street boundary not complying with reg. 74
	75(4)	Building height not complying with reg. 75
	76(4)	Site coverage not complying with reg. 76
	77(3)	Impermeable surfaces covering more than 80% of an allotment area
	78(6)	Car parking spaces not complying with reg. 78
	79(6)	Side or rear boundary setbacks not complying with reg. 79
	80(3)	Length of walls or carports not complying with reg. 80
	80(4)	Height of walls or carports not complying with reg. 80
	81(6)	Building setbacks not complying with reg. 81 (daylight to existing habitable room window)
	82(5)	Building setbacks not complying with reg. 82 (solar access)
	83(3)	Building design not complying with reg. 83 (overshadowing of secluded private open space)
	84(9)	Window or raised open space not complying with reg. 84 (overlooking)
	85(3)	Building design not complying with reg. 85 (daylight to habitable room windows)
	86(3)	Private open space not complying with reg. 86
	87(2)	Siting of Class 10 buildings on vacant land
	89(3)	Front fence height greater than 1.50 metres not complying with reg. 89
	90(2)	Fence setback on side or rear boundary not complying with reg. 90
	91(5)	Maximum length or height of side or rear boundary fence not complying with reg. 91
	92(2)	A fence within 9m. of an intersection that is greater than 1 metre in height
	94(6)	Fence setback not complying with reg. 94 (daylight to existing habitable room window)
	95(3)	Fence setback not complying with reg. 95 (solar access)
	96(3)	Fence design not complying with reg. 96 (overshadowing of secluded private open space)
	97(2)	Fence, pole, aerial, antenna, chimney flue pipe or other service pipe

# Report & Consent Application – Siting, design & access requirements

## Documentation Required

An application for Consent and Report with respect to the Building Regulations siting requirements must contain the following:

- Completed application form and fee - Application form must be fully completed and signed by applicant
- A written explanation of exactly which dispensation is required and the reason why the dispensation should be granted.
- Copy of Title (including Plan of Subdivision)
- Plans showing building siting, floor plans and elevations

## Advertising

Section 188A of the *Building Act* provides that, if in the opinion of the reporting authority (Council) the application may result in a nearby allotment suffering detriment. Council may advertise to give the owner of the nearby allotment an opportunity to make a submission in respect of the possible detriment.

Please note that the above provision requires Council:

- To determine the possibility of detriment
- To give opportunity for any submission.

Any comments of adjoining owners tendered by the referring building surveyor or applicant will not over-ride the possibility that Council may be obliged to advertise.

**Applicant Signature:**

**Date:**

**Application Fee:**

**\$ 461.40**  
(per regulation)

**NOTE:** This application fee is payable upon submission and is non-refundable

Where more than 1 reporting matter has been ticked on the one application form the full is required for the first matter and then each consecutive matter requires a fee of half of the original application fee.

## How to submit this form

<b>In Person</b>	<b>Sale Service Centre</b> 18 Desailly Street, Sale Monday-Friday - 8:30am – 5:00pm Telephone 1300 366 244	<b>Yarram Service Centre</b> 156 Grant Street, Yarram Monday, Tuesday, Thursday, Friday 10:00am – 2:00pm Telephone (03) 5182 5100	
	<b>By Post</b>	PO Box 506, Sale Victoria 3850	<b>By Email</b> enquiries@wellington.vic.gov.au

## OFFICE USE ONLY

**Fee Received: \$**

(Short Key 265)

Date:	Officer:	Receipt No.:
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