



APPLICATION FOR REPORT & CONSENT

Building Act 1993
Building Interim Regulations 2017

Applicant Details: RBS Owner Agent

Name:		Phone:	
Company:		Fax:	
Address:		Email:	

Property Details:

No:		Street:		Town:	
Title Details:					
Owner:					

The report and consent of Council must be obtained when an application for a Building permit varies from the requirements outlined in the Building Interim Regulations 2017 or any of the matters in the Building Regulations on the rear of this form.

NATURE OF REPORT & CONSENT

Please indicate the nature of the report and consent by circling one or more of the matters listed on the rear of this application and/or providing information below (eg. Altering the permitted height of a fence within 9 metres of a point of intersection of a street alignment from 1.2m above the footpath to 1.5m along High Street, as shown on the attached drawing)

Please provide any reason to support your request for this variation (refer to Minister's Guidelines MG/12 (see over))

Documentation that must accompany this application:

1. Drawings showing a site plan, floor plan and elevations, and the relationship to neighbours/streetscape
2. A copy of the Title and Title Plan for the allotment
3. Copy of receipt of payment of application fee (as listed over)

DECLARATION

I _____ (name) hereby declare that the information provided on this form is, to the best of my ability, true and correct.

Signature: _____ Date: _____

Strathbogie Shire Council

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Council is collecting the information on this form for municipal purposes as specified in the Local Government Act 1989. Any personal information will be used solely by Council for these purposes or directly related purposes. Council may disclose this information to other organisations if required by legislation. The applicant understands that the personal information provided is for the above purpose. The owner of the property may access or amend this information by contacting Council's Building Department or Privacy Officer on 5795 0000.

Matters that will require Council Report & Consent if they do not comply with Part 4 (siting provisions) of the Building Regulations:

Max. setback from a street boundary not complying with Reg. 408	Reg. 408(3)	Fee \$262.10
Min. setback from a street boundary not complying with Reg. 409	Reg. 409(4)	
Building height not complying with Reg. 410	Reg. 410(4)	
Site coverage not complying with Reg. 411 (60%)	Reg. 411(4)	
Impermeable surfaces covering more than 80% of an allotment area	Reg. 412(3)	
Car parking spaces not complying with Reg. 413 (2 spaces)	Reg. 413(6)	
Side or rear boundary setbacks not complying with Reg. 414	Reg. 414(6)	
Walls or carports not complying with Reg. 415 (walls on boundaries)	Reg. 415(6)	
Building setbacks not complying with Reg. 416 (daylight to existing habitable rooms)	Reg. 416(6)	
Building setbacks not complying with Reg. 417 (solar access – north-facing windows)	Reg. 417(6)	
Building design not complying with Reg. 418 (overshadowing of secluded private open space)	Reg. 418(3)	
Window or raised open space not complying with Reg. 419 (overlooking)	Reg. 419(9)	
Building design not complying with Reg. 420 (daylight to new habitable room window)	Reg. 420(3)	
Private open space not complying with Reg. 421	Reg. 421(4)	
Siting of appurtenant Class 10 buildings	Reg. 422(2)	
Front fence height not complying with Reg. 424 (2m declared road/1.5m local road)	Reg. 424(3)	
Fence setback on side or rear boundary not complying with Reg. 425	Reg. 425(3)	
Length or height of side or rear boundary fence not complying with Reg. 426 (>2m)	Reg. 426(5)	
A fence within 9m of an intersection	Reg. 427(1)	
Fence setback not complying with Reg. 428 (daylight to existing habitable room window)	Reg. 428(6)	
Fence setback not complying with Reg. 429 (solar access)	Reg. 429(5)	
Fence design not complying with Reg. 430 (overshadowing of secluded private open space)	Reg. 430(3)	
Mast, pole, aerial, antenna, chimney flue pipe or other service pipe	Reg. 431	

Notes: Siting Matters Part 4

1. Minister's Guidelines MG/03 requires that where a request is made to allow a reduction in setback requirements under Part 4 of the Building Regulations, Council is required to seek the views of the relevant adjoining owner. The neighbours will be given ten (10) business days to submit any comments for consideration
2. Minister's Guidelines MG/12 outlines the decision guidelines Council must apply in considering a request for report and consent with respect to siting matters. Your application should address how your proposal satisfies MG/12. Copies of the Minister's Guideline MG/12 can be viewed on the Building Commission website http://www.vba.vic.gov.au/_data/assets/pdf_file/0006/18789/Ministers-Guidelines-MG12.pdf

Matters requiring Council's Report & Consent that are non-siting matters

Buildings over an easement vested in Council	Reg. 310(1)	Fee \$262.10
Projections beyond street alignment	Reg. 513(1) & (2)	
Building above or below public facilities	Reg. 515(2)	
Precautions over a street (protection of the public)	Reg. 604(4)	
Point of discharge of storm water drain	Reg. 610(2)	
Installation of soil and waste disposal system in an unsewered area or construction of a building over an existing waste disposal system	Reg. 801(1)	
Construction of buildings on land liable to flooding (N/A to Class 10 buildings)	Reg. 802(3)	
Building on designated land or works under Part 10 of the Water Act 1989	Reg. 806(1)	