

Report & Consent Siting Variation (Rescode)



Div. 2, 3 & 4 of Part 5 & 6 of the Building Regulations 2018

The application fee is \$290.40 per Regulation. Please note this fee is non-refundable.

Fee schedule valid until 30 June 2020

Please return to dispensations@casey.vic.gov.au

Applicant's Details

<input type="checkbox"/> RELEVANT BUILDING SURVEYOR <input type="checkbox"/> OWNER <input type="checkbox"/> AGENT OF OWNER (TICK AS APPROPRIATE)	
NAME:	COMPANY:
ADDRESS:	
SUBURB:	POSTCODE:
TELEPHONE (BH):	MOBILE:
EMAIL:	

Property Details

Same as above (Tick as appropriate)

NO:	LOT:	LP/PS:
STREET/ROAD:		
SUBURB:	POSTCODE:	

Description of proposed works:

New Building Works

Existing Building Works (Comments in Lieu of Consent)

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Tick appropriate Building Regulation/s Application fee \$290.40 per regulation

<input type="checkbox"/> BR 73 - MAXIMUM FRONT STREET BOUNDARY SETBACK	<input type="checkbox"/> BR 86 - PRIVATE OPEN SPACE
<input type="checkbox"/> BR 74 - MINIMUM FRONT OR SIDE STREET BOUNDARY SETBACK	<input type="checkbox"/> BR 87 - SITING OF CLASS 10a
<input type="checkbox"/> BR 75 - BUILDING HEIGHT	<input type="checkbox"/> BR 89 - FRONT FENCE HEIGHT
<input type="checkbox"/> BR 76 - SITE COVERAGE	<input type="checkbox"/> BR 90 - FENCE SETBACKS FROM SIDE AND REAR BOUNDARIES
<input type="checkbox"/> BR 77 - PERMABILITY	<input type="checkbox"/> BR 91 - FENCES ON OR WITHIN 150MM OF SIDE OR REAR BOUNDARIES
<input type="checkbox"/> BR 78- CAR PARKING	<input type="checkbox"/> BR 92 - FENCES ON INTERCETING STREET ALIGNMENTS
<input type="checkbox"/> BR 79 - SIDE OR REAR SETBACKS	<input type="checkbox"/> BR 94 - FENCES AND DAYLIGHT TO HABITABLE ROOM WINDOWS IN EXISTING DWELLING
<input type="checkbox"/> BR 80 - WALLS AND CARPORTS ON BOUNDARIES	<input type="checkbox"/> BR 95 - FENCES AND SOLAR ACCESS TO EXISTING NORTH FACING HABITABLE ROOM WINDOWS
<input type="checkbox"/> BR 81 - DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS	<input type="checkbox"/> BR 96 - FENCES AND OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE
<input type="checkbox"/> BR 82 - SOLAR ACCESS TO EXISTING NORTH FACING HABITABLE ROOM WINDOWS	<input type="checkbox"/> BR 97- MASTS, POLES ETC
<input type="checkbox"/> BR 83 - OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE	<input type="checkbox"/> BR 109 - REPORT AND CONSENT REQUIRED FOR PROJECTIONS BEYOND THE STREET ALIGNMENT
<input type="checkbox"/> BR 84 - OVERLOOKING	BR 134 - BUILDINGS ABOVE OR BELOW CERTAIN PUBLIC FACILITIES
<input type="checkbox"/> BR 85- DAYLIGHT TO HABITABLE ROOM WINDOWS	

Declaration

I hereby submit a copy of a building design to Council for consent in accordance with Schedule 2 of the Building Act 1993 for the following matters under Regulation 30 Schedule 5 Part 2 of the Building Regulations 2018

SIGNED: _____

DATE: _____

Privacy Statement

Your personal information will be handled in accordance with the *Privacy and Data Protection Act 2014* and used for the specified purpose. You can access your personal information by contacting Council's Privacy Officer on 9705 5200.

Payment Method

CREDIT CARD (SEE ATTACHED FORM)

CHEQUE ENCLOSED

Receipt #: _____

Document Checklist

- **Application Form** – City of Casey Report & Consent – Siting Variation application form
- **Application Fee of \$290.40 per regulation** fees are non-refundable & are valid until 30 June 2020
- **One (1) set of properly prepared plans** – clearly demonstrate the proposal in terms of appearance & construction including;
 - Full dimensions drawn to scale
 - Plan and side elevation view
 - Location of adjoining properties, including front & side setbacks, window locations and other important information
- Design Brief which outlines the reasons for seeking special consideration. Ensure the design brief is clear and legible. Include design considerations for non-compliance and it must address the Ministerial Guideline. See http://www.vba.vic.gov.au/_data/assets/pdf_file/0006/18789/Ministers-Guidelines-MG12.pdf
- **Adjoining/Nearby Property Owners Comments Form** - potentially detrimentally affected nearby properties need to be consulted, and shall be required in conjunction with completing the above mentioned comments form; sign a copy of the plans accompanying the application. (This will in most cases be limited to immediately adjoining neighbours but particularly for matters affecting streetscape or building height may necessitate approaches to other properties which may be detrimentally affected.)Furthermore, in cases where the adjoining affected property owner/s cannot be contacted or do not respond to the comments form, a Statutory Declaration is to be provided to confirm this. The date that the comments form and associated documents were handed/forwarded to the owner/s should also be included in the Statutory Declaration.
- **A full copy of title for the property** – produced within 30 days from the date of submission to Council (to include a full copy of the registered plan of subdivision, any associated Covenants, 173 agreements, MCP's, building envelopes etc.) NOTE: An application cannot be made on a parent title.

Please Note: Complete applications can be emailed to dispensations@casey.vic.gov.au
Incomplete Applications will be returned to the Applicant

Appeals

An owner has rights of appeal to the Building Appeals Board (ph. 1300 421 082) within 30 days with respect to any:

- Requirement of a reporting authority to give more information or amend a permit application (s138 of the Building Act 1993)
- The determination or exercise of discretion
- Failure within a reasonable time to make a determination or exercise that discretion (s144 of the Building Act 1993)

Applications

Whilst the application can be lodged by the owner, builder, architect/draftsperson or any properly authorised agent of the owner, it is strongly recommended that the application be made either by or in close consultation with the Relevant Building Surveyor.

The Council is acting in the role of a prescribed reporting authority when assessing these applications and can only address the application to the extent set out in the request. It does not replace or supplement for the Relevant Building Surveyor in determining the overall compliance with Part 5 of the Regulations. An incomplete compliance assessment prior to lodgment of this application may lead to multiple consent and report applications being required and/or flawed decisions which may compromise consents issued and corresponding delays in the ultimate permit processes.

Decision Time Frame

Pursuant to Regulation 34 of the Building Regulations 2018 the time after receipt of a complete application for Report and Consent to a matter is 15 business days.

Contact City of Casey

03 9705 5200

NRS: 133 677 (for the deaf, hearing or speech impaired)

TIS: 131 450 (Translating and Interpreting Service)

caseycc@casey.vic.gov.au

PO Box 1000

Narre Warren VIC 3805

ABN: 43 320 295 742

Customer Service Centres

Cranbourne – Cranbourne Park Shopping Centre

Narre Warren – Bunjil Place, Patrick Northeast Drive