

DWELLINGS AND OUTBUILDINGS
APPLICATION TO COUNCIL FOR SITING CONCESSION/DISPENSATION
PURSUANT TO BUILDING REGULATIONS PART 5

Building Regulations 2018

Attention: Municipal Building Survey or Building Services Department

APPLICANT DETAILS

Owner/Agent of Owner* _____

Postal Address _____

_____ Post Code _____

Email address _____ Telephone _____

(*delete as applicable)

OWNERSHIP DETAILS (Only if Agent of Owner listed above)

Full Name(s) _____

Postal Address _____

Email address _____ Telephone _____

RELEVANT BUILDING SURVEYOR

Full Name(s) _____

Postal Address _____

Contact Person _____ Telephone _____

PROPERTY DETAILS

No. _____ Street/Road _____ Suburb _____

Lot No. _____ LP/PS _____ Volume _____ Folio _____

Crown Allotment _____ Section _____ Parish County _____

NATURE OF WORK

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.....
.....
.....

CHECKLIST

The following documents are required for this application to be assessed and further information may be requested depending on the outcome of the below data:

- Copy of Title including plan of subdivision and all relevant covenants.
- Floor and Site plan - 2 copies - (scale 1:100, 1:200 or 1:500) clearly indicating: -
 - allotment dimensions, area and north direction
 - location of any existing building(s) on the allotment and adjoining property building(s) including roof eave widths, boundary setbacks of buildings, building lengths, window locations, room usage and boundary fence heights.
 - distance between the boundary line from the proposed structure and any buildings, including windows on the adjacent allotments
- Drawing elevations - 2 copies - (scale 1:100) clearly indicating all fence heights, wall heights (measured from natural ground level to the top of roof covering) and all contours of land.
- Completed comment forms from the relevant owners of adjoining properties. Please notify the Building Services Department if you have any difficulties contacting the adjoining owners for which we will pursue the adjoining owners comments
- A written submission from the applicant detailing the reasons for the request, together with supporting information (photographs may be included in support of the application)
- Applications for consent for overshadowing or overlooking provisions will require overshadowing and overlooking diagrams illustrated on the site plans and elevations respectively to be submitted.

NOTE: Failure to supply any items listed above will result in your application being returned.

I understand that the applicable fee is non-refundable and that no guarantee can be given that consent will be granted for the proposed works.

SIGNATURE OF OWNER OR AGENT

Date

OFFICE USE ONLY:

QTY.	DESCRIPTION	PRICE (per regulation)	TOTAL
	Dispensation (with adjoining owners comments)	\$283.40	
TOTAL AMOUNT PAYABLE			

Fees Paid: Yes / No

Receipt No.

Date Application

Received:

Form current as of 01/07/2018

REQUESTED CONCESSIONS / DISPENSATIONS

- Dwelling to be constructed on land subject to inundation (Flooding) - Regulation 153
-
- Class 10 Building on a Vacant Allotment (Regulation 87)
-
- Maximum boundary setback does not comply with Regulation 73
Proposed setback _____ Adjoining property setbacks _____ & _____
-
- Minimum setback from a street boundary does not comply with Regulation 74
Proposed setback _____ Adjoining property setbacks _____ & _____
-
- Maximum building height does not comply with Regulation 75
Proposed building height (measured to the ridge of roof covering). Any adjoining property building heights _____
-
- Site coverage exceeds 60% of the allotment which does not comply Regulation 76
Existing site coverage _____ Proposed site coverage (including existing) _____
-
- Impermeable surfaces covering more than 80% of an allotment area which does not comply with Regulation 77. Existing impermeable surface area. Proposed impermeable surface area (including existing area) _____
-
- The Minimum 2 Car parking space dimensions do not comply with Regulation 78
Existing and proposed car parking dimensions of each car space _____x_____ & _____x_____
-
- Side or rear boundary setbacks do not comply with Regulation 79. Existing setback _____
Proposed building setback _____ Proposed wall height (measured from natural ground level to top of roof) _____
-
- Walls or carports within 1m of boundary that do not comply with the average height of 3m, maximum height of 3.6m or maximum length required by Regulation 80. Existing wall height _____ Existing building length _____
Existing setback _____. Proposed wall height (measured from natural ground level to top of roof) _____
Proposed building length _____ Proposed building setback _____
-
- Wall or carport is within the minimum 1m wide x 3m long light court or exceeds an average height of 3.0m and is within the minimum light court setback mentioned in Regulation 81 (1) from an existing habitable room window in an existing building on an adjoining allotment (daylight to existing habitable room window).
Consent and Report is required in accordance with Regulation 81
Adjoining building floor level at window(measured from natural ground level) _____
Adjoining building roof boundary setback (measured from the outermost projection) _____
Proposed wall or carport height (measured from natural ground level and top of roof) _____
Proposed building roof boundary setback (measured from the outermost projection) _____
-

Solar access for a distance of 3m each side of an existing northerly facing habitable room window of an existing building on an adjoining allotment which is located within 3m of the boundary of the allotment on which the proposed building is to be constructed. Consent and Report is required in accordance with 82. Existing adjoining building boundary setback _____ Proposed building boundary setback _____ Proposed building wall or carport height (measured from natural ground level to roof) _____

Overshadowing of the adjoining allotments recreational private open space is less than 75% or 40m² (with a Minimum dimension of 3m) whichever is the lesser and does not comply with Regulation 83. Nominate on the site plan the adjoining allotments recreational private open space which is at the side, rear or front (only where the allotment is screened for 90% of its perimeter by a 1.5m high fence/structure with no more than 25% of its surface area open) of the existing dwelling.

Overlooking into the adjoining allotments secluded private open space or habitable room, which does not comply with Regulation 84. Illustrate on the site plan the outline of the adjoining building, window locations and room usage, and boundary fence heights.

On the elevation plan please illustrate the boundary fence height and ground contours.

Daylight to new habitable room window of a proposed building does not comply with Regulation 85

The private open space of a proposed building is less than 80m² or 20% of the area of the allotment, whichever is the lesser, which does not comply with Regulation 86
Proposed private open space area (including dimensions) _____ Existing Private open space _____

COMMENT FORM Building Regulations 2018

I am the adjacent relevant owner of the property at the following address:

and

I have sighted the plans (drawing numbers _____) for my neighbours proposed works at:

I am aware that the proposed works are designed outside the siting requirements prescribed in the Building Regulations 2018 and have:

PLEASE TICK APPROPRIATE OPTION

no objection to Council issuing consent to the proposed siting of the building/structure pursuant to Building Regulations Part 5

OR

I request that Council *not issue* consent to the proposed siting of the building/structure pursuant to Building Regulations Part 5.

Please provide your reasons for objecting to the proposal in order for Council to take into account your issue(s) for concern.

Please print your name here: _____

Signature: _____ and date here, _____

Council thanks you for your comments.

Note: This comment form must be signed by the legal owner of the relevant property concerned. Signatures from persons renting the property will not be accepted. Please do not hesitate to contact Councils' Building Services Department for further information on ph. 5348 2306 or at the Duke Street Office.

Comments to be submitted within 7 working days

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