

Application for Report and Consent - Siting



Part 5, Building Regulations 2018

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Complete this form if you want to:

Apply to vary Part 5 of the Building Regulations 2018. Part 5 contains requirements for siting matters that apply to the construction of single Class 1 buildings, an associated class 10a buildings (e.g. sheds) and Class 10b structures (e.g. fences).

Applicant details

Name

Relevant Building Surveyor Owner Agent of Owner

Telephone number

Email

Postal Address

Suburb

State

Postcode

Property details

Number

Lot

Address

Suburb

State

Postcode

Description of Building Work

A3641532

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I hereby give, a copy of a Building Permit Application or Building Design to Council/apply for consent in accordance with Schedule 2 of the Building Act 1993 for the following matters under Part 2 of Schedule 5 of the Building Regulations 2018.

Signature

Date

Fees

	Reg.	Reporting Matter	Fee
<input type="checkbox"/>	73	Maximum street setback (setback more than 1/3 depth of site)	\$290.40
<input type="checkbox"/>	74	Minimum street setbacks (decreased minimum front setback)	\$290.40
<input type="checkbox"/>	75	Building height	\$290.40
<input type="checkbox"/>	76	Site coverage (site coverage more than 60% of site)	\$290.40
<input type="checkbox"/>	77	Permeability (impermeable surfaces covering more than 80% of lot area)	\$290.40
<input type="checkbox"/>	78	Car parking (less than 2 car parking spaces)	\$290.40
<input type="checkbox"/>	79	Side or rear setbacks (decreased side or rear setback)	\$290.40
<input type="checkbox"/>	80	Walls on boundaries (increased height or length of boundary wall)	\$290.40
<input type="checkbox"/>	81	Day light to existing habitable room windows	\$290.40
<input type="checkbox"/>	82	Solar access to existing north-facing windows	\$290.40
<input type="checkbox"/>	83	Overshadowing of recreational private open space	\$290.40
<input type="checkbox"/>	84	Overlooking (increased overlooking to secluded private open space)	\$290.40
<input type="checkbox"/>	85	Daylight to habitable room windows	\$290.40
<input type="checkbox"/>	86	Private open space (decreased area of private open space)	\$290.40
<input type="checkbox"/>	87	Siting of appurtenant Class 10a buildings (class 10a on vacant site)	\$290.40
<input type="checkbox"/>	89	Front fence height (increased front fence height)	\$290.40
<input type="checkbox"/>	90	Fence setbacks from side and rear boundary	\$290.40
<input type="checkbox"/>	91	Fences on or within 150mm of side or rear boundaries	\$290.40
N/A	92	Fences on corner street alignments – Infrastructure Department application	N/A
<input type="checkbox"/>	94	Fences and daylight to habitable windows in existing dwelling	\$290.40
<input type="checkbox"/>	95	Fences and solar access to existing north-facing habitable room windows	\$290.40
<input type="checkbox"/>	96	Fences and overshadowing of recreational private open space	\$290.40
<input type="checkbox"/>	97	Masts, pole, etc.	\$290.40

Documents Required for Council Report and Consent Assessment

<input type="checkbox"/>	<p>Application Fees (All fees are NON REFUNDABLE and must be paid upfront) \$290.40 per Regulation being considered.</p>
<input type="checkbox"/>	<p>Completed application form Ensure the form is fully completed, including being signed and dated by the applicant (refer attached).</p>
<input type="checkbox"/>	<p>Copy of Title and approved plan of Subdivision If applicable, provide details of any covenants, Section 173 Agreements or other restrictions that are applicable to the property.</p>
<input type="checkbox"/>	<p>Architectural drawings Drawings should be of a scale not less than a 1:100 including floor plans and elevations, where applicable, to the satisfaction of Frankston City Council. Where necessary, the applicant may be asked to provide a schedule of finishes. In some circumstances, it may be necessary to provide details to clarify certain issues (e.g. contours, overshadowing, eaves detail, footing details etc).</p>
<input type="checkbox"/>	<p>Site Plan and Site Analysis Showing all boundaries and setbacks, easements, existing building(s), proposed works and a North point. It may be necessary to detail the adjoining property building locations, including setbacks from front and side boundaries and where relevant, the locations of habitable room windows, private open space and recreational private open space. Overshadowing diagrams may be required, depending on the type of work proposed and the proximity to the side and/or rear boundary. In some cases, setbacks or heights of buildings on nearby allotments may be required to justify the application, including 5 properties either side and across the road from the subject site.</p>
<input type="checkbox"/>	<p>Reason/Justification for application An application for dispensation 'Report and Consent' shall be accompanied by a written summary explaining how the application satisfies the 'Ministers Guidelines' and the 'Frankston Neighbourhood Character Study' where applicable. NOTE: The application will be refused if it does not comply with the 'Ministers Guidelines' (Contact Council's Building Department for a copy of the relevant Ministers Guidelines and Neighbourhood Character Study; alternatively this information is available on Frankston City Council's website.)</p>
<input type="checkbox"/>	<p>Comments from affected adjoining and other property owners All matters that may affect or impact on the adjoining owner requires the applicant to obtain the adjoining owners written comments and signed plans. Where available, please request for or download our 'Adjoining Owner Comment' form relating to the particular Regulation from www.frankston.vic.gov.au If there are more than one Regulation Dispensation requests or an Adjoining Owner Comment Form is not available from Council, you will be required to prepare your own letter to the adjoining owner clearly explaining the siting variations being obtained/requested and highlighted on plans. For any further clarification please seek advice from the Building Team at the time of lodging applications.</p>
<input type="checkbox"/>	<p>Notes: The above information is a guide only. Additional information may be required to be submitted in order for a complete assessment to be undertaken depending on the nature, size and/or complexity of the building work. In some cases a Town Planning Permit may also be required for the proposal. It is the responsibility of the applicant to ascertain if a Town Planning Permit is required when making the dispensation application.</p>

Privacy notice

Frankston City Council is committed to protecting your privacy. Council requires personal information to carry out its functions under the Local Government Act 1989 and other legislation and to provide services to the community. In some cases this will involve disclosure of your information to other parties, such as Council's contractors or other agencies. Your personal information will only be used and disclosed as authorised by law. For further information about how Council handles personal information, or to request access to your personal information, see www.frankston.vic.gov.au or contact Council's privacy officer on 1300 322 322.

How to submit and pay

Please submit your completed form with any required documentation and payment via one of the methods below.

† In Person

via Eftpos, Visa, Mastercard, Amex, cash, cheque or money order.

Frankston City Council - Civic Centre
30 Davey Street
Frankston VIC 3199

Langwarrin Customer Service Centre
Shop 6, The Gateway
230 Cranbourne-Frankston Road
Langwarrin 3910

Seaford Community Centre
1/6 Broughton Street
Seaford 3198

✉ By Mail

via cheque or money order

Frankston City Council
PO BOX 490
Frankston VIC 3199

✉ Submit by Email

Please email the completed application form with any required supporting documentation to: info@frankston.vic.gov.au
You will be notified how to pay by return email.

OFFICE USE ONLY – Application for Report and Consent – Non Siting Matters

Payee Name:

Address:

TOTAL \$

Prepayment Code: AP/RC – 2017 Onwards – Report and Consent

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