



Application for Report and Consent

Referral of Building Design (NON SITING MATTERS) Regulations 513, 515, 604 *Building Regulations 2006.*

To: Building Department
Frankston City Council
PO Box 490
Frankston 3199

Civic Centre
Corner Young and Davey Streets Frankston
Phone: (03) 9784 1900
Fax: (03) 9784 1087

APPLICANT DETAILS

Name: _____ Relevant Building Surveyor , Owner , Agent of Owner

Postal Address: _____

Phone: _____ Mobile: _____ Fax: _____

I hereby give a copy of a building design/building permit application to Council for consent or report in accordance with Schedule 2(4) of the *Building Act 1993(Act)* for the following matters under Regulation 308(2) of the *Building Regulations 2006*:

LOCATION DETAILS

Number: _____ Lot: _____ Street/Road: _____ Suburb: _____

Description of building work: _____

Tick	Reg.	Reporting Matter	Department	Fee
<input type="checkbox"/>	513(1)	Projections beyond street alignment	Building Services	\$210.00
<input type="checkbox"/>	515(2)	Building above or below certain public facilities	Building Services	\$210.00
<input type="checkbox"/>	604(4)	Protection of the public(Precautions over the street alignment).	Building Services	\$210.00

Referral is accompanied by the following:

- Fee (listed above)
- Up-to-date, clear copy of Certificate of Title and Plan of Sub-division
- Written justification (see notes)
- Clear and complete building permit application design (3 copies please)
- Details of projections, clearances, protection proposed over the public space
- Details of public indemnity insurance

Date: _____ Applicant Signature: _____

Council will endeavour to report on the above as soon as possible, however it is possible that the time limits of the *Building Regulations 2006* will not be met - particularly where notification of adjoining owners is necessary. Please consult with the relevant department with reference to timeframes. Allowance of 15 business days is nominated for the reporting authority to report on and consent to an application (this time is subject to accurate and correct information being provided for assessment).

Privacy Statement

The personal information requested on this form is being collected by Council for Building Regulatory matters only. This information will be used solely by Council for that primary purpose or directly related purposes and will not otherwise be disclosed without your consent or as required or permitted by law. You may apply to Council for access and/or amendment of the information.

Part Abstract:
Schedule 2 of the *Building Act 1993(Act)*

4. Reporting authorities must be consulted

- (1) Subject to this Schedule, the relevant building surveyor must not decide an application for a permit that is required by this Act or the regulations or by any other Act or regulations to be reported on, or consented to, by a reporting authority unless the report or consent has been obtained.
- (2) Unless exempted by this Schedule, the relevant building surveyor must give a copy of an application to each reporting authority within the prescribed time after the application is received by the relevant building surveyor.
- (3) The relevant building surveyor must forward to a reporting authority with the copy of an application, any fees paid to the building surveyor under clause 1(e) in respect of that application and that reporting authority....etc...

Notes:

513(1) Projections beyond street alignment (*Building Regulations 2006*)

515(2) Buildings above or below certain public facilities (*Building Regulations 2006*)

Building Services provide a 'report and consent' in relation to *Division 2* and *Division 3* of the *Building Regulations 2006*. Assessed are in relation to building work that is not listed or does not meet the limits listed in *Division 2*. Assessment will be carried out with attention focused toward public safety and traffic provisions, and will require justification to address these issues. Assessments may involve referrals or comments from a traffic engineer, or may require the applicant to provide supporting documentation in relation to accessibility.

604(4) Protection of the public (precautions over the street) (*Building Regulations 2006*)

Building Services provide a 'report and consent' in relation to 'protection of the public' in relation to excavations that require fencing, or if required by the 'relevant building surveyor' (see reg' 604(1)), of which is generally in relation to building work requiring a building permit. The 'report and consent' process will generally involve a consent with a conditions including but not limited to requiring the applicant to obtain an 'Occupation of Road for Works' permit from Frankston City Council 'Local Laws' department.

Where routine maintenance is being carried out of which does not require a building permit, the applicant may only require an 'Occupation of Road for Works' permit from Frankston City Council 'Local Laws' department.

Matters being reported on by departments other than Building Services

Reg.	Reporting Matter	Department	Fee
310(1)	Building over an easement vested in Council (Additional legal and administrative costs may apply if an agreement is required.)	Infrastructure	TBA
610(2)	Point of discharge of storm water	Infrastructure	TBA
801(1)	Installation of septic tank systems or construction of building/s over an existing septic tank.	Health Department	TBA
802(3)	Construction of buildings on land liable to flooding	Town Planning and/or Infrastructure	TBA
806(1)	Building on designated land	Infrastructure in consultation with waterway management authority.	TBA
Act.	Matter To Be Reported on.	Department	Fee
S29	Demolition under S 29A of Act	Town Planning	\$52. 75

310(1) Building over an easement vested in Council (*Building Regulations 2006*)

This function is managed by Frankston City Council Infrastructure department in relation to any building work proposed to be carried out over or on an easement. Please ensure you contact Frankston City Council 'Infrastructure Drainage Engineers' on 9784-1884 for further information.

610 (2) Storm water drainage (*Building Regulations 2006*)

This function is managed by Frankston City Council Infrastructure department in relation to any building work proposed to be carried out involving the legal point of discharge. Please ensure you contact Frankston City Council 'Infrastructure Drainage Engineers' on 9784-1884 for further information.

801 (1) Septic Tank Systems (*Building Regulations 2006*)

This function is managed by Frankston City Council 'Health department' in relation to any building work proposed to be carried out involving a septic tank system. Please ensure you contact Frankston City Council 'Heath Department' on 9784-1072 for further information.

802 (3) Flood Areas (*Building Regulations 2006*)

806 (1) Building on Designated land (*Building Regulations 2006*)

In regard to flooding, Melbourne water designated flooding areas are generally governed in a 'Special Building Overlay(SBO)' in which case you will require a town planning permit. A town planning permit identifying a flood level as indicated by Melbourne Water is generally considered council 'report and consent' in relation to this matter. Where a flood level is not indicated on a planning permit or if work proposed does not generally require a town planning permit, further consent is required from Frankston City Council 'Infrastructure Drainage engineers'.

29a Application for building permit for demolition (*Building Act 1993*)

The responsible authority for 'report and consent' under the *Planning and Environment Act 1987* in relation to a building permit for demolition work is Frankston City Council 'Town Planning Department'. Please contact Frankston City Council 'Town Planning Department' on 9784-1733 for further information.