

ADJOINING OWNERS COMMENT FORM

APPLICATION FOR REPORT AND CONSENT TO BUILDING REGULATIONS

Part 5 of the Building Regulations 2018 – REGULATIONS 73 to 80

I AM/ WE ARE THE OWNER/S OF THE PROPERTY LOCATED AT:

Property Address:	
Name/s of the owner/s:	
Postal address:	
Phone number:	
Email:	

I/WE HAVE SIGHTED THE PLANS FOR MY/OUR NEIGHBOUR'S PROPOSED WORKS AT:

Property Address:	
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I/WE UNDERSTAND THAT THE PROPOSED VARIATION/S IS/ARE: *(Tick as applicable)*

☐ MAXIMUM FRONT STREET SETBACK: The proposed street setback of _____metres is more than the maximum of _____ metres prescribed in Regulation 73 .	☐ N/A
☐ MINIMUM FRONT STREET SETBACK: The proposed street setback of _____ metres is less than the minimum of _____ metres prescribed in Regulation 74 .	☐ N/A
☐ MINIMUM SIDE STREET SETBACK: The proposed side street setback of _____ metres is less than the minimum of _____ metres prescribed in Regulation 74 .	☐ N/A
☐ MAXIMUM BUILDING HEIGHT: The proposed building height of _____ metres is more than the maximum of _____ metres prescribed in Regulation 75 .	☐ N/A
☐ MINIMUM SIDE OR REAR SETBACKS: The proposed side and/or rear setback of _____ metres is less than the minimum of _____ metres prescribed in Regulation 79 .	☐ N/A
☐ MAXIMUM AVERAGE BOUNDARY WALL HEIGHT: The proposed average wall height of _____ metres is more than the maximum average wall height of _____ metres prescribed in Regulation 80 .	☐ N/A
☐ MAXIMUM BOUNDARY WALL HEIGHT: The proposed wall height of _____ metres is more than the maximum wall height of _____ metres prescribed in Regulation 80 .	☐ N/A
☐ MAXIMUM BOUNDARY WALL LENGTH: The proposed wall length of _____ metres is more than the maximum wall length of _____ metres prescribed in Regulation 80 .	☐ N/A

DECLARATION

I am/ we are the owner/s of the relevant adjoining property.

I/we have viewed the plans and design documents relevant to this proposal.

I am/ we are aware that the proposed building works are outside the requirements as prescribed in the relevant regulation within Part 5 of the Building Regulations 2018 for siting of Residential Development, **and I / we:**

AGREE TO THE PROPOSAL

☐ I / we have **no objection** to Council issuing consent to the proposed siting pursuant to Part 5 of the Building Regulations.

I have viewed and signed the plans for my neighbour's proposed building work(s).

DISAGREE TO THE PROPOSAL

☐ I / we request that Council **does not issue consent** for the proposed siting pursuant to Part 5 of the Building Regulations 2018, for the following reasons:

(Provide comments below for each Regulation and attach a separate page if required)

COMMENTS *(Your comments must be relevant to the proposed variation/s)*

When deciding on the proposal Council will consider comments made by adjoining owners, the Minister's Guidelines, site conditions and other relevant factors. If an adjoining owner does not agree to a proposal, this does not automatically warrant Council to refuse an application.

SIGNATURE OF ADJOINING PROPERTY OWNER/S

Signature/s: _____ Date: _____

Print Name/s: _____

NOTE: This comment form must be signed by the legal owner of the relevant adjoining property. Copies of this form may be provided to the applicant. Should you decide to lodge an objection you must be prepared to appear as a witness of the City of Darebin at any appeal at the Building Appeals Board.

PRIVACY STATEMENT: Council is committed to protecting an individual's right to privacy as part of its commitment towards accountability, integrity and compliance with privacy legislation. You can view our Building Services Privacy Statement under the 'Building Services' tab at <https://www.darebin.vic.gov.au/Privacy-Statement> or ask us for a copy.

ADJOINING OWNERS COMMENT FORM

APPLICATION FOR REPORT AND CONSENT TO BUILDING REGULATIONS

Part 5 of the Building Regulations 2018 – REGULATIONS 81 to 85

I AM/ WE ARE THE OWNER/S OF THE PROPERTY LOCATED AT:

Property Address:	
Name/s of the owner/s:	
Postal address:	
Phone number:	
Email:	

I/WE HAVE SIGHTED THE PLANS FOR MY/OUR NEIGHBOUR'S PROPOSED WORKS AT:

Property Address:	
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I/WE UNDERSTAND THAT THE PROPOSED VARIATION/S IS/ARE: *(Tick as applicable)*

☐ DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS: The proposed setback of _____metres for the proposed building with regard to 'Daylight to my existing habitable room window/s' is less than the minimum of _____ metres prescribed in Regulation 81 .	☐ N/A
☐ SOLAR ACCESS TO EXISTING NORTH-FACING WINDOWS: The proposed setback of _____metres for the proposed building with regard to 'Solar access to my existing north facing habitable room window/s' is less than the minimum of _____ metres prescribed in Regulation 82 .	☐ N/A
☐ OVERSHADOWING: The proposed building on the adjoining property will overshadow my recreational private open space to a greater extent than the prescribed in Regulation 83 .	☐ N/A
☐ OVERLOOKING: The proposed window/s or raised open space on the adjoining property will overlook into my secluded private open space or habitable room window/s contrary to screening requirements prescribed in Regulation 84 .	☐ N/A
☐ DAYLIGHT TO NEW HABITABLE ROOM WINDOWS: The proposed setback of _____metres for the proposed building with regard to 'Daylight to new habitable room window/s' is less than the minimum of _____ metres prescribed in Regulation 85 .	☐ N/A

DECLARATION

I am/ we are the owner/s of the relevant adjoining property.

I/we have viewed the plans and design documents relevant to this proposal.

I am/ we are aware that the proposed building works are outside the requirements as prescribed in the relevant regulation within Part 5 of the Building Regulations 2018 for siting of Residential Development, **and I / we:**

AGREE TO THE PROPOSAL

☐

I / we have **no objection** to Council issuing consent to the proposed siting pursuant to Part 5 of the Building Regulations.

I / we have viewed and signed the plans for my neighbour's proposed building work(s).

DISAGREE TO THE PROPOSAL

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I / we request that Council **does not issue consent** for the proposed siting pursuant to Part 5 of the Building Regulations 2018, for the following reasons:

(Provide comments below for each Regulation and attach a separate page if required)

COMMENTS *(Your comments must be relevant to the proposed variation/s)*

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Signature/s: _____ Date: _____

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ADJOINING OWNERS COMMENT FORM

APPLICATION FOR REPORT AND CONSENT TO BUILDING REGULATIONS

Part 5 of the Building Regulations 2018 – REGULATIONS 89 to 96 (FENCES)

I AM/ WE ARE THE OWNER/S OF THE PROPERTY LOCATED AT:

Property Address:	
Name/s of the owner/s:	
Postal address:	
Phone number:	
Email:	

I/WE HAVE SIGHTED THE PLANS FOR MY/OUR NEIGHBOUR'S PROPOSED WORKS AT:

Property Address:	
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I/WE UNDERSTAND THAT THE PROPOSED VARIATION/S IS/ARE: *(Tick as applicable)*

☐ FRONT FENCE HEIGHT: The proposed front fence height of _____metres is more than the maximum of _____ metres prescribed in Regulation 89 .	☐ N/A
☐ FENCE SETBACKS FROM SIDE AND REAR BOUNDARIES: The proposed fence with a height of _____ metres, has a setback of _____, which is less than the minimum setback of _____ metres prescribed in Regulation 90 .	☐ N/A
☐ MAXIMUM BOUNDARY FENCE HEIGHT: The proposed boundary fence height of _____ metres is more than the maximum fence height of _____ metres prescribed in Regulation 91 .	☐ N/A
☐ MAXIMUM BOUNDARY FENCE LENGTH: The proposed boundary fence length of _____ metres is more than the maximum fence length of _____ metres prescribed in Regulation 91 .	☐ N/A
☐ FENCES AND DAYLIGHT TO HABITABLE ROOM WINDOWS: The proposed setback of _____metres for the proposed fence with regard to 'Daylight to my habitable room window/s' is less than the minimum of _____ metres prescribed in Regulation 94 .	☐ N/A
☐ FENCES AND SOLAR ACCESS TO NORTH-FACING WINDOWS: The proposed setback of _____ metres for the proposed fence with regard to 'Solar access to my existing north-facing habitable room window/s' is less than the minimum of _____ metres prescribed in Regulation 95 .	☐ N/A
☐ FENCES AND OVERSHADOWING: The proposed fence on the adjoining property will overshadow my recreational private open space to a greater extent than the prescribed in Regulation 96 .	☐ N/A

DECLARATION

I am/ we are the owner/s of the relevant adjoining property.

I/we have viewed the plans and design documents relevant to this proposal.

I am/ we are aware that the proposed building works are outside the requirements as prescribed in the relevant regulation within Part 5 of the Building Regulations 2018 for siting of Residential Development, **and I/we:**

AGREE TO THE PROPOSAL

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I / we have **no objection** to Council issuing consent to the proposed siting pursuant to Part 5 of the Building Regulations.

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DISAGREE TO THE PROPOSAL

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(Provide comments below for each Regulation and attach a separate page if required)

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SIGNATURE OF ADJOINING PROPERTY OWNER/S

Signature/s: _____ **Date:** _____

Print Name/s: _____

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