The report and consent process

Development in Bayside series – Video #14

**[Host speaks]**

Bayside council has a set of building standards that must be adhered to, and for any variation you will need report and consent approval. In this video we’ll look at what happens if your builder has told you that you now need council approval for your building.

We’ll also look at what happens if you have received a request inviting your comment on a neighbour’s report and consent application.

**[Building Surveyor speaks]**

While the building permit is the final approval, the report and consent is for the approval of some variations to regulation.

Variations may include siting requirements.

Siting controls regulate issues such as setbacks, building heights, overlooking, overshadowing, and are applied to new building work, including additions or alterations to existing buildings.

In most cases, your appointed builder or private building surveyor will advise if you need report and consent approval and will apply on your behalf. But it’s important to note that only council building surveyors can approve this process.

The report and consent process is a streamlined way to get feedback from those that may be potentially impacted by these variations, such as neighbours or agencies like VicRoads.

Non-siting requirements include certain types of works such as building over easements. These are works that may impact public assets and amenities.

To apply for the report and consent process an application is lodged with the council at which time a fee is paid.

The application must include the plans and all supporting documentation. This is also referred to other parties, such as neighbours, for feedback before we can make our decision. Remember, chat with neighbours early to save time and reach a positive outcome for all.

**[Host speaks]**

As the neighbour you will receive an invitation to comment on the building plans. We will do our best to factor your concerns into our decision. However, the council's final decision can only be appealed by the applicant.

Please read the letter you received carefully and take note of the final submission date for comments.

Further information about siting and non-siting requirements can be found on the Bayside council website. We're here to help, if you have any other questions please don't hesitate to contact us.