



Revision No. 19-09-2017

APPLICATION TO VARY THE BUILDING LINE

As set by Council's Building Line Policy or DCP

OFFICE USE ONLY

Place Stamp Here

Fee:

Receipt No:

Date:

Parcel No:

Application No:

INFORMATION FOR APPLICANTS

This application is for the determination of the location of a structure within a building line. Separate approval is required prior to commencement of any works.

APPLICANT DETAILS

Name		Company	
Postal Address		PO Box	Telephone
Suburb	State	Postcode	Mobile

PROPERTY DETAILS

Unit No	House No	Street
Suburb		
Lot(s)	Section	Deposited Plan (DP)
Other		Strata Plan (SP)
Proposed setback from property boundary (in metres)		metres

APPLICANT'S STATEMENT

This variation will not have a detrimental effect on the following issues:

- *Traffic and site distance visibility, particularly on corner allotments;*
- *Streetscape aesthetics;*
- *Urban consolidation and lot size reduction trends;*
- *Property frontage not dominated by garages and on-site parking;*
- *Sloping sites and other topographical considerations; and*
- *Dust and noise from street traffic.*

The reasons for this application are:

APPLICANT SIGNATURE

Applicant(s) Name	Date
Applicant(s) Signature	

ASSESSMENT OF APPLICATION TO VARY THE BUILDING LINE

Can the building line be varied with Council's Policy	Yes	No	Refer to DAU
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Are there any examples of existing setback variations on adjoining properties?	Yes	No
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If yes, please provide examples

Will the approval of this application:

Create an undesirable present within the neighbourhood?	Yes	No
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Have an undesirable effect on the amenity of the neighbourhood?	Yes	No
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Effect site distances for vehicular traffic, resulting in a potential hazard?	Yes	No
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Can the structure be reasonably located behind the building line?	Yes	No
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Sketch diagram of proposal

Comments and recommendations

Officer Name	Date
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Officer Signature

Manager's comments and recommendations	Is the application approved?	Yes	No
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Manager Name	Date
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Manager Signature

HOW TO LODGE YOUR APPLICATION

<p>Address the application to</p> <p>General Manager Cessnock City Council PO Box 152 CESSNOCK NSW 2325</p> <p>OR</p> <p>General Manager Cessnock City Council DX 21502 CESSNOCK</p> <p>Payment Method By mail - Cheque, Money Order or Credit Card (<i>complete the section below</i>)</p>	<p>Lodge in person (between 9am – 4.30pm) at Council’s Administration Building</p> <p>Cessnock City Council 62-78 Vincent Street CESSNOCK NSW</p> <p><i>You will need to spend some time with a Customer Service Officer when lodging your application. Typically you will require 30 minutes, however this may vary depending on the complexity of your application</i></p> <p>Payment Method In person - Cash, Cheque, Money Order, Bankcard, Mastercard, Visa, and/or EFTPOS.</p>	<p>How to Contact Us Phone: (02) 4993 4100 Fax: (02) 4993 2500 Email: council@cessnock.nsw.gov.au www.cessnock.nsw.gov.au</p> <p>Office Hours 9am to 5pm Monday to Friday <i>*Payments are accepted until 4.30pm</i></p> <p>Duty Officers are available weekdays: Planning - 9am to 5pm Building - 9 to 10am & 1 to 5pm</p> <p>Fees Fees are calculated in accordance with Council’s adopted fees and charges.</p>
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If you require further information regarding this request, please contact Council’s Customer Service Centre on (02) 4993 4100.

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Payment Contact Name:	Payment Contact Phone Number:
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