Mansfield Shire

APPLICATION FOR 'REPORT & CONSENT'
SITING VARIATIONS - PART 5 of BUILDING REGULATIONS
COVER SHEET - SECTION A

Office use only:
DATE RECEIVED: .....
FEE: $
DATE PAID: .....
RECEIPT NO: .....
FILE NO: .....

To: Municipal Building Surveyor
Mansfield Shire Council
Private Bag 1000
MANSFIELD VIC 3724

Property Address:
No ..... Lot ..... Street .....

Suburb ..... Postcode .....

Applicant: □Relevant Building Surveyor □Owner □Agent of Owner
Name .....

Address ..... Postcode .....

Contact : Tel(BH) ..... Mobile .....

Fax ..... E-mail .....

Owner: (if not the applicant)
Name .....

Address ..... Postcode .....

Contact : Tel(BH) ..... Mobile .....

Fax ..... E-mail .....

Brief Description of Proposal: .....

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(Full description and reasons for application/s to be detailed in appropriate Section B)

Signed: ..... **Dated** .....
□Owner □Applicant (who has the written agency to act for the owner)

Regulation/s being sought for variation (please tick)

Tick	Reg	Reporting Matter	Fee
	73	**Max Street Setback** (setback more than ⅓ depth of site)	$299.80
	74	**Min Street Setback** (decrease in min street setback)	$299.80
	75	**Building Height** (overall building height > 9m or 10m)	$299.80
	76	**Site Coverage** (> 60%)	$299.80
	77	**Permeability** (> 80% impermeable surfaces)	$299.80
	78	**Car Parking** (< 2 car parking spaces)	$299.80
	79	**Side & Rear Setbacks** (building within the prescribed envelope)	$299.80
	80	**Walls on Boundaries** (walls and carports over height or over length)	$299.80
	81	**Daylight to Existing Habitable Room Windows** (neighbours light court provisions)	$299.80
	82	**Solar Access to Existing North Facing Windows** (building within the prescribed envelope)	$299.80
	83	**Overshadowing of Recreational Private Open Space** (increase in overshadowing)	$299.80
	84	**Overlooking** (increased overlooking into neighbours windows & SPOS)	$299.80
	85	**Daylight to Habitable Room Windows** (light court to new habitable room windows)	$299.80
	86	**Private Open Space** (decrease area of private open space)	$299.80
	87	**Siting of Class 10a Buildings** (outbuilding on a vacant site)	$299.80
	88	**Front Fence Height** (height of front fence > 1.5m or 2.0m)	$299.80
	90	**Fence Setback from Side and Rear Boundaries** (fences within the prescribed envelope)	$299.80
	91	**Fences On or Within 150mm of Side or Rear Boundaries** (fences over height or length)	$299.80
	92	**Fences on Street Alignments** (corner fences > 1m within 9m to intersection)	$299.80
	94	**Fences and Daylight to Windows in Existing Dwelling** (neighbours light court provisions)	$299.80
	95	**Fences and Solar Access to Existing north-Facing Habitable Room Windows**	$299.80
	96	**Fences and Overshadowing of Recreational Private Open Space**	$299.80
	97	**Masts, Poles etc.** (aerials etc > 3m (attached) or 8m (freestanding))	$299.80
		Total	

In order for your application to be assessed in a timely manner, the following must be submitted:

□ Completed Cover Sheet - **Section A**

□ Completed Assessment Criteria - **Section B**

□ One set of properly prepared plans of the proposed works, including site plan (which must outline and setbacks of the neighbours properties, their habitable room windows locations, private & secluded private open space, shadow diagrams etc) floor plan/s, elevations etc. **These plans must highlight areas of non-compliance for which 'report & consent' is being sought.**

□ Completed 'Adjoining/Nearby Neighbours Comment Form' together with a signed plan from these neighbours that show they have a full understanding of the proposed variation - **Section C**

□ A full copy of a current Certificate of Title of the allotment including lot plan, plan of subdivision, covenants, agreements, easements, etc.

□ Fee: $299.80 per regulation.
□ Any other information that would support the application (i.e. photos)

Appeal Rights:

An owner can appeal, to the Building Appeals Board, within **30** days, any;

- Decision to refuse,
- Any condition/s or requirement/s imposed on the decision,
- Failure to make a decision within the prescribed time.

Method of Payment:

I enclose a cheque for $ ..... payable to MANSFIELD SHIRE COUNCIL

Please debit $ ..... from my □ Visa □ MasterCard

Credit Card No. ____ ____ ____ ____ Expiry date. __/__

Cardholder's Name. .....

Cardholder's Signature.

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APPLICATION FOR 'REPORT & CONSENT'

ASSESSMENT CRITERIA - SECTION B

Fence setbacks from Side and Rear Boundaries - Regulation 90

Description of Proposal and Reasons for Application

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The Minister for Planning in his Minister's Guideline MG/12 has set out the Objectives and Decision Guidelines in respect to regulation **90** that Council must have regard to when considering varying a design and siting standard.

Note: If any matter set out in the guidelines is not met, then Council **must refuse** consent.

To assist Council in determining if the Objective and Decision Guidelines have been met, please describe how your application meets the following appropriate assessment criteria

Objective

To ensure front fence design respects the existing or preferred character of the neighbourhood.

Decision Guidelines

To assist Council in determining your application, please describe how your application meets the following appropriate assessment criteria -

a) Limitation of impact on neighbours amenity

Comment:

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- b) The slope of the allotment and/or existing retaining walls or fences reduce the effective height of the fence; **or**

- **Comment:**

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- c)The fences impact on the secluded private open space and habitable room windows of existing dwellings on nearby allotments;

  Comment:

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