



Office use only:

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FILE NO: .....

**APPLICATION FOR 'REPORT & CONSENT'**  
**SITING VARIATIONS - PART 5 of BUILDING REGULATIONS**

**COVER SHEET - SECTION A**

**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:** .....

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



MANSFIELD SHIRE

## Regulation/s being sought for variation (please tick)

| Tick | Reg | Reporting Matter   | Fee      |
|------|-----|--|----------|
|      | 73  | <b>Max Street Setback</b> (setback more than 1/3 depth of site)                                | \$290.40 |
|      | 74  | <b>Min Street Setback</b> (decrease in min street setback)                                     | \$290.40 |
|      | 75  | <b>Building Height</b> (overall building height > 9m or 10m)                                   | \$290.40 |
|      | 76  | <b>Site Coverage</b> (> 60%)   | \$290.40 |
|      | 77  | <b>Permeability</b> (> 80% impermeable surfaces)   | \$290.40 |
|      | 78  | <b>Car Parking</b> (< 2 car parking spaces)  | \$290.40 |
|      | 79  | <b>Side &amp; Rear Setbacks</b> (building within the prescribed envelope)                      | \$290.40 |
|      | 80  | <b>Walls on Boundaries</b> (walls and carports over height or over length)                     | \$290.40 |
|      | 81  | <b>Daylight to Existing Habitable Room Windows</b> (neighbours light court provisions)         | \$290.40 |
|      | 82  | <b>Solar Access to Existing North Facing Windows</b> (building within the prescribed envelope) | \$290.40 |
|      | 83  | <b>Overlooking</b> (increased overlooking into neighbours windows & SPOS)                      | \$290.40 |
|      | 84  | <b>Overshadowing of Recreational Private Open Space</b> (increase in overshadowing)            | \$290.40 |
|      | 85  | <b>Daylight to Habitable Room Windows</b> (light court to new habitable room windows)          | \$290.40 |
|      | 86  | <b>Private Open Space</b> (decrease area of private open space)                                | \$290.40 |
|      | 87  | <b>Siting of Class 10a Buildings</b> (outbuilding on a vacant site)                            | \$290.40 |
|      | 88  | <b>Front Fence Height</b> (height of front fence > 1.5m or 2.0m)                               | \$290.40 |
|      | 90  | <b>Fence Setback from Side and Rear Boundaries</b> (fences within the prescribed envelope)     | \$290.40 |
|      | 91  | <b>Fences On or Within 150mm of Side or Rear Boundaries</b> (fences over height or length)     | \$290.40 |
|      | 92  | <b>Fences on Street Alignments</b> (corner fences > 1m within 9m to intersection)              | \$290.40 |
|      | 94  | <b>Fences and Daylight to Windows in Existing Dwelling</b> (neighbours light court provisions) | \$290.40 |
|      | 95  | <b>Fences and Solar Access to Existing north-Facing Habitable Room Windows</b>                 | \$290.40 |
|      | 96  | <b>Fences and Overshadowing of Recreational Private Open Space</b>                             | \$290.40 |
|      | 97  | <b>Masts, Poles etc.</b> (aerials etc > 3m (attached) or 8m (freestanding))                    | \$290.40 |
|      |     | <b>Total</b>   |          |

Signed: ..... Dated .....

Owner  Applicant (who has the written agency to act for the owner)

*High Country, Lakes and Rivers*

Internet: [www.mansfield.vic.gov.au](http://www.mansfield.vic.gov.au)  
Email: [council@mansfield.vic.gov.au](mailto:council@mansfield.vic.gov.au)  
ABN: 74 566 834 923

33 Highbett Street, Mansfield Vic 3722  
Private Bag 1000, Mansfield Vic 3724  
Telephone: (03) 5775 8555 / TTY: 133 677  
Facsimile: (03) 5775 2677



MANSFIELD SHIRE

**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**
- Two (2) sets 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: \$290.40 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**

**Building Height – Regulation 75**

**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 **75** 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



MANSFIELD SHIRE

**Objective**

To ensure that the height of buildings respects the existing or preferred character of the neighbourhood.

**Decision Guidelines**

- a)The height will be more appropriate taking into account the prevailing heights of existing building on nearby allotments; **or**

**Comment:**

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- b)The height will be more appropriate taking into account the preferred character of the area, where it has been identified in the relevant planning scheme; **and**

**Comment:**

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c) The height is consistent with a building envelope that has been approved under a planning scheme or planning permit and/or included in an agreement under Section 173 of the Planning and Environment Act 1987; **and**

**Comment:**

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d) The height will not result in a disruption of the streetscape; **and**

**Comment:**

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e) The height is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.

**Comment:**

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