



Office use only:

DATE RECEIVED:

FEE: \$

DATE PAID:

RECEIPT NO:

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:

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

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
Email: council@mansfield.vic.gov.au
ABN: 74 566 834 923

33 Hihett 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.

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Cardholder's Signature.

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MANSFIELD SHIRE

Objective

To ensure that the location, length and height of walls on a boundary respect the existing or preferred character and limits the impact on the amenity of existing dwellings.

Decision Guidelines

- a) The location, length and/or height of a wall will be appropriate taking into account the prevailing location, length and/or height of boundary walls of existing buildings on nearby allotments; **or**

Comment:

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

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MANSFIELD SHIRE

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

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d) The building abuts a side or rear lane; **or**

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e) The increased wall height is required to screen a box gutter; **or**

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MANSFIELD SHIRE

- f) The location, length and/or height setback of the wall/s will not result in a significant impact of the amenity of existing dwellings on nearby allotments; **and**

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- g) The location, length and height of the wall 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**

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- h) The location, length and height of the wall is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.

Comment:

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