



Mansfield Shire

**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

Office use only:

DATE RECEIVED:
FEE: \$
DATE PAID:
RECEIPT NO:
FILE NO:

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)

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 $\frac{1}{3}$ depth of site)	\$294.60
	74	Min Street Setback (decrease in min street setback)	\$294.60
	75	Building Height (overall building height > 9m or 10m)	\$294.60
	76	Site Coverage (> 60%)	\$294.60
	77	Permeability (> 80% impermeable surfaces)	\$294.60
	78	Car Parking (< 2 car parking spaces)	\$294.60
	79	Side & Rear Setbacks (building within the prescribed envelope)	\$294.60
	80	Walls on Boundaries (walls and carports over height or over length)	\$294.60
	81	Daylight to Existing Habitable Room Windows (neighbours light court provisions)	\$294.60
	82	Solar Access to Existing North Facing Windows (building within the prescribed envelope)	\$294.60
	83	Overlooking (increased overlooking into neighbours windows & SPOS)	\$294.60
	84	Overshadowing of Recreational Private Open Space (increase in overshadowing)	\$294.60
	85	Daylight to Habitable Room Windows (light court to new habitable room windows)	\$294.60
	86	Private Open Space (decrease area of private open space)	\$294.60
	87	Siting of Class 10a Buildings (outbuilding on a vacant site)	\$294.60
	88	Front Fence Height (height of front fence > 1.5m or 2.0m)	\$294.60
	90	Fence Setback from Side and Rear Boundaries (fences within the prescribed envelope)	\$294.60
	91	Fences On or Within 150mm of Side or Rear Boundaries (fences over height or length)	\$294.60
	92	Fences on Street Alignments (corner fences > 1m within 9m to intersection)	\$294.60
	94	Fences and Daylight to Windows in Existing Dwelling (neighbours light court provisions)	\$294.60
	95	Fences and Solar Access to Existing north-Facing Habitable Room Windows	\$294.60
	96	Fences and Overshadowing of Recreational Private Open Space	\$294.60
	97	Masts, Poles etc. (aerials etc > 3m (attached) or 8m (freestanding))	\$294.60
		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: \$294.60 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.

.....

Objective

To allow adequate solar access into existing north-facing habitable room windows.

Decision Guidelines

- a) The building will not impact on the amenity of existing dwellings on nearby allotments; **and**

Comment:

.....
.....
.....
.....
.....
.....
.....
.....

- b) The building 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.

Comment:

.....
.....
.....
.....
.....
.....
.....
.....