



DWELLINGS AND OUTBUILDINGS

**APPLICATION FOR THE REPORT & CONSENT OF COUNCIL
PURSUANT TO PART 5 OF THE BUILDING REGULATIONS 2018**

TO: MUNICIPAL BUILDING SURVEYOR MITCHELL SHIRE COUNCIL

OWNER/AGENT OF OWNER	NAME:		
Postal Address		Postcode :	
Address for serving or giving of documents			
Contact Person		Telephone	
Email Address			
OWNERSHIP DETAILS (only if agent of owner listed above)	NAME:		
Postal Address		Postcode:	
Contact Person		Telephone	
Email Address			
RELEVANT BUILDING SURVEYOR	NAME:		
Postal Address		Postcode:	
Contact Person		Telephone	
Email Address			
PROPERTY DETAILS	No:	Street/Road:	Suburb:
Lot No:	LP/PS:	Vol:	Fol:
NATURE OF WORK			

Minimum Advertising Period 14 Days

Mitchell Shire Council
 113 High Street, Broadford 3658
 DX 66003 Seymour
 Telephone: (03) 5734 6200 Facsimile: (03) 5734 6222
 Email: mitchell@mitchellshire.vic.gov.au Website: www.mitchellshire.vic.gov.au

DISPENSATION REQUESTED

Please tick the appropriate box and ensure that the information requested on the checklist and that mentioned below is illustrated on the site plan, floor plan and elevations. Further information may be requested dependant on the particular design or affected allotments.

Building over an easement Regulation 130

- Does it comply with the Council's Build Over Easement Policy and Guidelines Yes No

Maximum Street Setback Regulation 73

Required setback _____ Proposed setback _____

Minimum Street Setback Regulation 74

Required setback _____ Proposed setback _____

Maximum building height does not comply with Regulation 75

Proposed building height (measured to the ridge of roof covering). Maximum Height _____

Site coverage exceeds 60% of the allotment which does not comply Regulation 76

Existing site coverage _____ Proposed site coverage (including existing) _____

Impermeable surfaces covering more than 80% of an allotment area which does not comply with Regulation 77

Existing impermeable surface area. _____ sqmt Proposed impermeable surface area _____ sqmt Total Area _____ sqmt

The Minimum 2 Car parking space dimensions do not comply with Regulation 78

Existing and proposed car parking dimensions of each car space _____ x _____ & _____ x _____

Side or rear boundary setbacks do not comply with Regulation 79

Existing setback _____ Proposed building setback _____
Proposed wall height (measured from natural ground level to top of roof) _____

Walls or carports within 1m of boundary that do not comply with the average height of 3.2m, maximum height of 3.6m or maximum length required by Regulation 80

Existing wall height _____ Existing building length _____ Existing setback _____
Proposed wall height (measured from natural ground level to top of roof) _____ Proposed building length _____
Proposed building setback _____

Wall or carport is within the minimum 1m wide x 3m long light court or exceeds an average height of 3.0m and is within the minimum light court setback mentioned in Regulation 81(3) from an existing habitable room window in an existing building on an adjoining allotment (daylight to existing habitable room window). Consent and Report is required in accordance with Regulation 81(6)

Adjoining building floor level at window(measured from natural ground level) _____
Adjoining building roof boundary setback (measured from the outermost projection) _____
Proposed wall or carport height (measured from natural ground level and top of roof) _____
Proposed building roof boundary setback (measured from the outermost projection) _____

Solar access for a distance of 3m each side of an existing northerly facing habitable room window of an existing building on an adjoining allotment which is located within 3m of the boundary of the allotment on which the proposed building is to be constructed. Consent and Report is required in accordance with 82.

Existing adjoining building boundary setback _____ Proposed building boundary setback _____
Proposed building wall or carport height (measured from natural ground level to roof) _____

Overshadowing of the adjoining allotments recreational private open space is less than 75% or 40m2 (with a Minimum dimension of 3m) whichever is the lesser and does not comply with Regulation 83.

Nominate on the site plan the adjoining allotments recreational private open space which is at the side, rear or front (only where the allotment is screened for 90% of its perimeter by a 1.5m high fence/structure with no more than 25% of its surface area open) of the existing dwelling.

Overlooking into the adjoining allotments secluded private open space or habitable room, which does not comply with Regulation 84.

Illustrate on the site plan the outline of the adjoining building, window locations and room usage, and boundary fence heights.
On the elevation plan please illustrate the boundary fence height and ground contours.

Daylight to new habitable room window of a proposed building does not comply with Reg 85.

The private open space of a proposed building is less than 80m2 or 20% of the area of the allotment, whichever is the lesser, which does not comply with Regulation 86.

Proposed private open space area (including dimensions) _____ Existing Private open space _____

<input type="checkbox"/> Siting of a Class 10a buildings, which does not comply with Regulation 87.
<input type="checkbox"/> Front fence height not complying with Reg 89
<input type="checkbox"/> Fence setbacks from side and rear boundaries not complying with Reg 90
<input type="checkbox"/> Fences on or within 150 mm of side or rear boundaries not complying with Reg 91
<input type="checkbox"/> Fences on intersecting street alignments not complying with Reg 92
<input type="checkbox"/> Fences and daylight to habitable room windows in existing dwelling not complying with Reg 94
<input type="checkbox"/> Fences and solar access to existing north-facing habitable room windows not complying with Reg 95
<input type="checkbox"/> Fences and overshadowing of recreational private open space not complying with Reg 96
<input type="checkbox"/> Construction of a building on land liable to flood Reg 153
<input type="checkbox"/> Designated Land or Works Reg 154

SUBMISSION FORM

Please provide reasons for this request and supporting information.

Signature of Owner / Agent: _____ Date: _____

CHECKLIST

The following documents are required for this application to be assessed and further information may be requested depending on the complexity of the building project:

Copy of Title including plan of subdivision and all relevant covenants or s173 agreement	
Floor and Site Plan – 2 copies – (scale 1:100, 1:200 or 1:500) clearly indicating	
➤ Allotment dimensions, area and north direction	
➤ Location of any <u>existing building(s)</u> on the allotment and <u>adjoining allotments (building(s)</u> including roof eave widths, boundary setbacks of buildings, building lengths, window locations, room usage and boundary fence heights.	
➤ Distance between the boundary line from the proposed structure and any buildings, including habitable room windows on the adjacent allotments.	
Drawing Elevations – 2 copies – (scale 1:100) clearly indicating all fence heights, wall heights (measured from natural ground level to top of roof covering)	
A written submission from the applicant detailing the reasons for the request, together with supporting information (photographs may be included in support of the application).	
Applications for consent for <u>overshadowing</u> or <u>overlooking</u> provisions will require overshadowing and overlooking diagrams illustrated on the site plans and elevations respectively to be submitted.	

NOTE: Failure to provide any items listed above will result in your application being returned.

I understand that the applicable fee is non-refundable and that no guarantee can be given that consent will be granted for the proposed works.

SIGNATURE OF OWNER OR AGENT _____ **Date** _____

OFFICE USE ONLY

Fee \$

Fee received: \$ _____

Received by: _____ Date: _____

Receipt No: _____ (Forward to Building Department)

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