REPORT & CONSENT

APPLICATION TO COUNCIL FOR APPROVAL TO VARY THE BUILDING REGULATIONS 2018

Regulation 82 (417) - SOLAR ACCESS TO EXISTING NORTH FACING WINDOWS

To: Municipal Building Surveyor, Alpine Shire Council

PROPERTY DETAILS			
Number Street			
Suburb Postcode			
l, Owner □ Agent of the Owner □ Relevant Building Surveyor □			
Postal Address			
Suburb			
MobileEmail			
Hereby seek the consent and report of Council in accordance with Schedule 2 of the Building Act			
1993, for variation of a Building Regulation 82 - Solar Access to Existing North Facing			
Windows. I have notified the owner of the property and they have consented to the application.			
SignedDate			
ACCOMPANYING THIS APPLICATION IS:			
□ Description of proposal and justification of compliance with the Minister's decision guidelines			
□ Copy of Title.			
One set of site plans to a scale of 1:500 showing all dimensions and setbacks of the proposed			
building, the adjoining buildings and a minimum three buildings opposite the site.			
☐ Floor plans of the proposed building to a scale of 1:100.			
☐ Elevations of the proposed building, including the slope of the land.			
□ Any significant vegetation on the site and on adjoining sites. (Provide photos)			
□ Written comments and signatures from the adjoining owners of the allotments that could be			
affected by the proposal. (Comments are to be completed on the attached form and signatures			
must be on one of the plans submitted and must show that the affected owners have a ful			
understanding of the application variation being sought)			
□ If approval is granted for the variation a Building Permit will be required.			

Regulation 82 – SOLAR ACCESS TO EXISTING NORTH FACING HABITABLE ROOM WINDOWS			
DESCRIPTION OF PROPOSAL AND REASON FOR APPLICATION			
ASSESSMENT CRITERIA			
The Minister for Planning in his Minister's Guideline (MG/12 dated June 2006) has set out the objective and decision guidelines that Council must have in regard to when considering varying a design and siting standard.			
Note: If any matter set out in the guideline is not met, then Council <u>must refuse</u> consent.			
Objective: To allow adequate solar access into existing north-facing habitable room windows.			
Decision Guidelines: The reporting authority may give its consent where a single dwelling, does not comply with $regulation~82$ of the $Building~Regulations~2006$, if $-$			
(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 & Environment Act 1987.			
Comment			

Notes:

Council will consider the needs of the applicant and also the potential impact upon the adjoining properties and or infrastructure when making its decision. As such this application will be referred to the affected owners for comment prior to making a decision.

The personal information requested on this form is being collected by Council for assessment of your application for a Consent and Report pursuant to *Building Regulation 82*. The personal information will be used solely by Council for this primary purpose or directly related purposes. The applicant understands that the personal information provided is for the assessment of the consent and report application and that she/ he may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to Council's Privacy Officer.

AFFECTED OWNER COMMENT FORM

Building Regulations 2018

I am the adjacent relevant owner of the property at the following address:				
		and		
I have sighted the plans (drawing numbers) for my neighbours proposed works at:				
	aware that the proposed works are designed ouing Regulations 2018 and have:	tside the siting requirements prescribed in the		
(a)	no objection to Council issuing consent to pursuant to <i>Building Regulations Part 5</i> or,	the proposed siting of the building/structure		
(b)	I request that Council not issue consent to pursuant to <i>Building Regulations Part 5.</i>	the proposed siting of the building/structure		
Please clearly strike out that which is not applicable of (a) or (b) above.				
Please provide your reasons for objecting to the proposal in order for Council to take into account your issue(s) for concern.				
Pleas	e print your name here:			
and s	and sign here,and date here,			
Note: This comment form must be signed by the legal owner of the relevant property concerned				

Comments to be submitted within 7 business days of application, no response after this time is considered to have consent to this application.

Signatures from persons renting the property will not be accepted.

Please do not hesitate to contact the Building Section of the Alpine Shire Council on (03) 5755 0555 if you require further information.