REPORT & CONSENT

APPLICATION TO COUNCIL FOR APPROVAL TO VARY THE BUILDING REGULATIONS 2018

Regulation 84 - OVERLOOKING

To: Municipal Building Surveyor, Alpine Shire Council

PROPERTY DETAILS				
Number Street				
Suburb Postcode				
	ner □ Agent of the Owner □ Relevant Building Surveyor □			
Postal Address				
Sul	ourbPostcode			
Mobile Email				
Hereby seek the consent and report of Council in accordance with <i>Schedule 2 of the Building Act</i> 1993, for variation of a <i>Building Regulation 84 – Overlooking.</i> I have notified the owner of the property and they have consented to the application.				
Signed Date				
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 <u>minimum</u> 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 84 – OVERLOOKING				
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 limit views into existing secluded private open space and existing habitable room windows.				
Decision Guidelines: The reporting authority may give its consent where a single dwelling, does not comply with <i>regulation 84 of the Building Regulations 2018</i> , if -				
(a) the proposed building will not significantly impact on the amenity of existing dwellings on nearby allotments and or any associated secluded private open space; or				
Comment				
(b) the proposed building will not significantly increase the level of overlooking of habitable room windows of existing dwellings on nearby allotments and or associated secluded private open space.				
Comment				
Signature:				

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 84*. 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

Tant the adjacent relevant owner or the property at the following address.					
		and			
	ave sighted the plans (drawing numbers) for this at:	my neighbours proposed			
	n aware that the proposed works are designed outside the siting requiding Regulations 2018 and have:	rements prescribed in the			
(a)	no objection to Council issuing consent to the proposed siting pursuant to Building Regulations Part 5 or,	of the building/structure			
(b)	I request that Council not issue consent to the proposed siting pursuant to <i>Building Regulations Part 5</i> .	g of the building/structure			
Pleas	ase 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	ase print your name here:				
and s	d sign here,and date here,				
Note:	e: This comment form must be signed by the legal owner of the relevan	nt property concerned.			

Signatures from persons renting the property will not be accepted.

Comments to be submitted within 7 business days of application, no response after this time

is considered to have consent to this application.

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