

# Consent and Report

Application to Council for approval to vary the  
*Building Regulations 2018*



## Regulation 94 - Fences and daylight to habitable room windows in existing dwelling

To: Municipal Building Surveyor, Northern Grampians Shire Council

Property details	
Number	Street
Suburb	Postcode
I,	
Owner <input type="checkbox"/> Agent of the owner <input type="checkbox"/> Relevant Building Surveyor <input type="checkbox"/>	
Postal address	
Suburb	Postcode
Telephone	Mobile
Email address	
hereby seek the consent and report of Council in accordance with Schedule 2 of the <i>Building Act 1993</i> , for variation of a Building Regulation <b>94 - Fences and daylight to habitable room windows in existing dwelling</b> . I have notified the owner of the property and they have consented to the application.	
Signed	Date



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### CONTACT US

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**Accompanying this application is:**

- ☐ Copy of Title.
- ☐ Fee payable on application.
- ☐ Two sets 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.
- ☐ Elevations of the proposed fence, 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 full understanding of the application variation being sought)

## Description of proposal and reason for application

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## Assessment criteria

The Minister for Planning, in his Ministers Guideline (MG/12 dated June 2005), 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 **must refuse** consent.

<b>Objective: To allow adequate daylight into habitable room windows.</b>
<b>Decision Guidelines:</b> The reporting authority may give its consent where a fence, does not comply with regulation 94 of the <i>Building Regulations 2018</i> (as ratified by Council), if -
(a) the fence will not impact on the amenity of existing dwellings on nearby allotments; or
Comment <hr/> <hr/> <hr/> <hr/>

<b>Notes</b>
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.
<b>Privacy Collection Statement</b>
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 94. 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.

Office use only				
NAR #		Matched	Y/N	Officer name

## Affected Owner Consent 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 neighbour's proposed works at:

**I am aware** that the proposed works are designed outside the siting requirements prescribed in the *Building Regulations 2018* and have:

- (a) **no objection** to Council issuing consent to the proposed siting of the building/structure pursuant to the Building Regulations Part 4 or,
- (b) I request that Council **not issue** consent to the proposed siting of the building/structure pursuant to the Building Regulations Part 4.

**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.

Please print your name here:

and sign here:

and date here:

Note: This comment form must be signed by the legal owner of the relevant 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 be consent to this application.**

Please do not hesitate to contact the Municipal Building Surveyor from Council's Building Department for further information on 5358 8700.

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Office use only

NAR #		Matched	Y/N	Officer name	
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