

Consent and Report

Application to Council for approval to vary the
Building Regulations 2018



Regulation 89 - Front fence height

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 89 - Front fence height . I have notified the owner of the property and they have consented to the application.	
Signed	Date



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Accompanying this application is:

- ☐ Description of proposal and justification of compliance with the Minister's decision guidelines.
- ☐ 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 fence, 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

[illegible]

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.

Objective: To ensure front fence design respects the existing or preferred character of the neighbourhood.

Decision Guidelines: The reporting authority may give its consent where a fence, does not comply with regulation 89 of the *Building Regulations 2018* (as ratified by Council), if

(a) the fence will be more appropriate taking into account the prevailing heights, setbacks and design of existing front fences on nearby allotments; or

Comment

(b) the slope of the allotment and or existing retaining walls or fences reduce the effective height of the wall; or

Comment

(c) the fence is required for the minimisation of noise intrusion; and

Comment



(d) the front fence height will not result in a disruption of the streetscape; and
<p>Comment</p> <hr/> <hr/> <hr/> <hr/>
(e) the fence height, setback and design are consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.
<p>Comment</p> <hr/> <hr/> <hr/> <hr/>

Notes
<p>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.</p>
Privacy Collection Statement
<p>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 89. 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.</p>

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 5 or,
- (b) I request that Council **not issue** consent to the proposed siting of the building/structure pursuant to the Building Regulations Part 5.

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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NAR #

Matched

Y/N

Officer name

