



Ararat Rural City

DWELLINGS AND OUTBUILDINGS

APPLICATION TO COUNCIL FOR SITING CONCESSION/DISPENSATION PURSUANT TO BUILDING REGULATIONS PART 5 SITING

Building Regulations 2018

Attention: Municipal Building Surveyor

APPLICANT DETAILS

Owner/Agent of Owner* _____

Postal Address _____

Postcode _____

Contact Person _____ Telephone _____

(* delete as applicable)

OWNERSHIP DETAILS (Only if 'Agent of Owner' listed above)

. Full Name(s) _____

Postal Address _____

Postcode _____

Contact Person _____ Telephone _____

RELEVANT BUILDING SURVEYOR

Name _____

Postal Address _____

Postcode _____

Contact Person _____ Telephone _____

PROPERTY DETAILS

No. _____ Street/Road _____ Suburb _____

Lot No. _____ LP/PS _____ Volume _____ Folio _____

Crown Allotment _____ Section _____ Parish County _____

NATURE OF WORK

CHECKLIST

The following documents are required for this application to be assessed and further information may be requested depending on the outcome of the below data:

- **Current Copy of Title** including plan of subdivision and all relevant covenants.

- **Floor and Site plan** (scale 1:100, 1:200 OR 1:500) clearly indicating:-
 - Allotment dimensions, area and north direction
 - Location of any existing building(s) on the allotment and adjoining property building(s) including roof cave 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 windows on the adjacent allotments.

- **Drawing elevations** (scale 1:100) clearly indicating all fence heights, wall heights (measured from natural ground level to the top of roof covering) and all contours of land.

- **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 overshadowing or overlooking provisions will require overshadowing and overlooking diagrams illustrated on the site plans and elevations respectively to be submitted.

NOTE: Failure to supply any items listed above may result in rejection of your application.

SIGNATURE OF OWNER OR AGENT _____ **DATE** _____

OFFICE USE ONLY:

QTY	DESCRIPTION	PRICE	TOTAL
	Dispensation (with adjoining owners comments)	\$290.40	
Total Amount Payable			\$

Fees Paid: Yes / No **Receipt No** **Date Application Received:**

NOTE: Council will contact relevant owners of adjoining properties for completion of a 'Comments Form' if required.

ONSITE COMMENTS

REQUESTED CONCESSIONS / DISPENSATIONS

Please tick the appropriate box and ensure that the information requested on the previous 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.

- Maximum boundary setback does not comply with Regulation 73.**

Proposed setback _____ Adjoining property setbacks _____ & _____

- Minimum setback from a street boundary does not comply with Regulation 74.**

Proposed setback _____ Adjoining property setbacks _____ & _____

- Maximum building height does not comply with Regulation 75.**

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

Any adjoining property building heights _____

- Site coverage exceeds 60% of the allotment which does not comply with 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 _____ Proposed impermeable surface area (including existing area) _____

- 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 3m, 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 _____

- Walls 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 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.**

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 allotment 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 _____

Building Regulations 2018

I am the adjacent relevant owner of the property at the following address

_____ and

I have sighted the plans (drawings numbers _____) for my neighbours 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 Building Regulation Part 5 or,
- (b) I request the 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 objection to the proposal in order for Council to take into account your issue(s) of concern.

Please print your name here: _____

And Sign here, _____ and date here, _____

Council thanks you for your *comments*.

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.

Please do not hesitate to contact Greg Jackson from Council's Building Department for further information on Ph. 5355 0225