



Ararat Rural City

## PART B: DETAILS OF YOUR VARIATION

### Regulation 80 – Wall within 200mm of a boundary or carports within 1m of boundary do not comply

#### Step 1. Please provide the details of your variation

Reg 80 (3) Proposed total wall length including length of any existing wall or carport close to the boundary \_\_\_\_\_ Allowable total wall length \_\_\_\_\_

Reg 80 (4)(a) Proposed average wall height, measured from natural ground level \_\_\_\_\_

Reg 80 (4)(b) Proposed maximum wall height, measured from natural ground level \_\_\_\_\_

#### Step 2. Please provide plans showing overshadowing/overlooking

#### Step 3. Please provide reasons to support your request

**Note:** Council's approval of a variation is determined by its compliance with the Minister's Guidelines. The fields below address each of the decision guidelines that Council must consider in deciding whether to approve or refuse your variation request.

**The objective of Regulation 80 is to ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.**

Please provide your reasoning on how your variation will meet this objective:

- a) **The location, length and or height of the wall will be appropriate taking into account the prevailing location, length and or height of boundary walls of existing buildings on nearby allotments.**

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- b) **The location, length and or height of the wall will be more appropriate taking into account the preferred character of the area, where it has been identified in the relevant planning scheme.**

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- c) **The slope of the allotment and or existing retaining walls or fences reduce the effective height of the wall.**

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d) **The wall abuts a side or rear lane.**

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e) **The increased wall height is required to screen a box gutter.**

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f) **The location, length and or height of the wall(s) will not result in a significant impact on the amenity of existing dwellings on nearby allotments.**

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g) **The location, length and height of the wall 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 and Environment Act 1987.**

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h) **The location, length and height of the wall is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.**

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**Step 4. Impacted adjoining property owners must be consulted as part of a Report and Consent Application for this regulation.**

Adjoining owner/s comment forms - Make sure you complete the 'Details and location of proposed building works' table at the top of the form. You will need to supply the adjoining owner/s with the partially completed comment form and copies of the plans of your proposed building works.

You can contact Ararat Rural City Council Rates Department to obtain owner details for Report and Consent purposes.

We recommend you send the comment form and plans via registered post. You can then provide Council with a copy of what was sent to the adjoining owner and the registered post tracking details as part of your application. This will serve as proof of attempt to consult.

**Note:** The documents must be signed by the legal property owner, tenants are not legal property owners.