



Business Centre:
 Brown Street, Hamilton 3300
 Telephone: (03) 5573 0444
 Facsimile: (03) 5572 2910
 TTY: (03) 5573 0458

Address all correspondence to:
 Locked Bag 685, Hamilton, Vic, 3300
council@sthgrampians.vic.gov.au
www.sthgrampians.vic.gov.au

REPORT AND CONSENT – Application to Council for Approval to Vary the Building Regulations 2018

Regulation 76 – Site Coverage

PROPERTY DETAILS		
OWNERS NAME:		
LOT NO:	LP/ PS:	STREET NO:
STREET / ROAD:		
TOWN / SUBURB:		

THE AGENT/APPLICANT (It is recommended that the Relevant Building Surveyor assists with your application)	
NAME / COMPANY:	CONTACT PERSON:
POSTAL ADDRESS:	
TELEPHONE:	MOBILE:
FAX:	EMAIL:

RELEVANT BUILDING SURVEYOR:	
TELEPHONE:	MOBILE:

I hereby seek the consent and report of Council in accordance with Schedule 2 of the Building Act 1993, for variation of **Building Regulation 76 – Site Coverage**.

OBJECTIVE
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

INFORMATION REQUIRED FOR APPLICATION TO BE CONSIDERED:	Office Use Only
<input type="checkbox"/> Description of proposal and justification of compliance with the decision guidelines (Refer pages 2-3)	<input type="checkbox"/>
<input type="checkbox"/> Copy of title including plan of subdivision and any applicable covenants, agreements and/or building envelopes	<input type="checkbox"/>
<input type="checkbox"/> Fee - Refer to current statutory fee structure	<input type="checkbox"/>
<input type="checkbox"/> One set of site plans to a scale of 1:500 showing all dimensions and setbacks of the proposed building, adjoining buildings and the buildings on the adjoining allotments.	<input type="checkbox"/>
<input type="checkbox"/> Floor plans of the proposed building to a scale of 1:100.	<input type="checkbox"/>
<input type="checkbox"/> Elevations of the proposed building, including the slope of the land.	<input type="checkbox"/>
<input type="checkbox"/> Any significant vegetation on the site and on adjoining sites. (Provide photos)	<input type="checkbox"/>

DESCRIPTION OF PROPOSAL FOR APPLICATION
(PLEASE NOTE: Unless a clear proposal is provided, this application will be rejected)
Nature of Proposed Works is:
Site Coverage is _____% (ie _____ sqm) <i>in lieu of</i> _____% (ie _____ sqm)

ASSESSMENT CRITERIA
The Minister for Planning in his Minister’s 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.

DECISION GUIDELINES AND REASON FOR APPLICATION: The reporting authority may give its consent where a single dwelling does not comply with **Regulation 76** of the Building Regulations 2018, if –

Provide comments or tick N/A

N/A <input type="checkbox"/>	a. The site coverage will be more appropriate taking into account the preferred character of the area, where it has been identified in the relevant planning scheme; and Comment:
N/A <input type="checkbox"/>	b. The site coverage will be consistent with that of existing development on the allotment, if applicable; and Comment:
N/A <input type="checkbox"/>	c. The site coverage 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 <i>Planning and Environment Act 1987</i> . Comment:

SIGNATURE		DATE		RECEIPT NO.	
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NOTES:

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 76. 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.