

Application to Vary Building Regulation 75 – Building Height

PROPERTY VARIATION IS SOUGHT FOR

ADDRESS Number _____ Street/Road _____
 Town _____ Postcode _____

APPLICANT DETAILS

APPLICANT NAME _____
 POSTAL ADDRESS _____
 PHONE (BH) _____ EMAIL _____

IMPORTANT INFORMATION

In order for your application to be assessed, the completed application form must be accompanied by the following:

- Description of proposal, and justification of compliance with the Minister’s decision guidelines (see attached form)
- Two (2) copies of properly prepared plans which include:
 - site plans showing all dimensions, levels and setbacks of the proposed and adjoining buildings
 - elevations which accurately show the natural ground levels, the maximum height of the proposed building and the slope of the land
 - indication of the heights of building on nearby allotments
 - any other information that would support the application
- Copy of a current Certificate of Title
- Fee to be calculated once application form has been lodged via the online customer portal.

APPLICANT SIGNATURE

Signature

Date

HOW WOULD YOU LIKE TO RECEIVE YOUR PERMIT

WILL COLLECT BY MAIL BY EMAIL

PAYMENT OPTIONS

CONTACT US

Phone 03 5760 2600 to make an EFTPOS or credit payment over the phone.

Fax 03 5762 5537

Email council@benalla.vic.gov.au

IN PERSON

Visit the Council’s Customer Service Centre at 1 Bridge Street East, Benalla

MAIL

Send this application back to us with a cheque for the full amount made payable to Benalla Rural City Council, PO BOX 227, BENALLA VIC 3671

OFFICE USE Date received Receipt number

Information Privacy 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 410(4). 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 he/she 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.

DESCRIPTION OF PROPOSAL AND REASONS FOR APPLICATION

ASSESSMENT CRITERIA Building Height – Regulation 75

The Minister for Planning (Minister's Guideline MG/12, June 2005) has set out the objective and decision guidelines that Council must have regard to when considering varying a design and siting standard.

If any matter set out in the guideline is not met, then Council must refuse consent.

To assist Council in determining if the objective and decision guidelines have been met, please describe how your application meets the following appropriate assessment criteria.

Objective: To ensure that the height of buildings respects the existing or preferred character of the neighbourhood.

Decision guidelines

- a. the height will be more appropriate taking into account the prevailing heights of existing buildings on nearby allotments; or *(comment below)*

- b. the height 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 below)*

- c. the height 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; and *(comment below)*.

- d. the height will not result in a disruption of the streetscape; and *(comment below)*.

- e. the height is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme. *(comment below)*.

OFFICE USE ONLY			
Reviewed by	BC / MBS	PC	MD
	<input type="checkbox"/> Approved <input type="checkbox"/> Refused	<input type="checkbox"/> Approved <input type="checkbox"/> Refused	<input type="checkbox"/> Approved <input type="checkbox"/> Refused
Signature			
Date			
Comments			