

Effective 1<sup>st</sup> July 2011

## BUILDING SERVICES

### APPLICATION FOR BUILDING REGULATION CONSENT & REPORT (DISPENSATION)

- **REGS 410, 415, 419 & 422 SITING OF SINGLE DWELLINGS & OUTBUILDINGS**

NAME OF AGENT/OWNER .....

ADDRESS OF AGENT/OWNER .....

PHONE NUMBER OF AGENT/OWNER (w)..... (h) .....

(m).....

ADDRESS OF BUILDING WORKS .....

DESCRIPTION OF PROPOSED BUILDING WORKS .....

BUILDING REGULATION(S) REQUIRING VARIATION REG NO(S) .....

SIGNATURE OF APPLICANT .....

**FEE:** \$227.25 (Regs. 410, 415, 419 & 422)

**NOTE:**

- **APPLICANT TO PROVIDE TWO COMPLETE SETS OF PLANS INCLUDING FULL DIMENSIONS AND WRITTEN REASONS FOR REQUESTING VARIATION TO BUILDING REGULATIONS. (SEE OVER).**
- **APPLICANT'S REASONS MUST ADDRESS MINISTERIAL GUIDELINES. (Copy of Ministerial Guidelines available on request)**

# **DOCUMENTS REQUIRED TO ACCOMPANY APPLICATION**

## **GENERAL INFORMATION FOR ALL APPLICATIONS:**

- Reasons for Application
- Address the Ministers Guidelines
- Setbacks of existing buildings on the subject site
- Dimensions of site boundaries and site area of the subject site
- Setback of proposed building from boundaries and other buildings
- Single line floor plan layout of the existing buildings and windows within the walls that may be affected on the subject site
- Dimensions of site boundaries and site area of the adjoining property/ies
- Elevations

## **FURTHER INFORMATION TO BE PROVIDED SPECIFIC TO:**

### **REGULATION 410: BUILDING HEIGHT**

- Roof heights above natural ground level ie. Intersection of wall and roof line

### **REGULATION 415: WALLS ON BOUNDARIES**

- Height of proposed building walls that face boundaries
- Overshadowing diagram
- Elevations showing wall heights and contours of land

### **REGULATION 419: OVERLOOKING**

- Floor level (above natural ground level) of rooms containing habitable room windows
- Overlooking diagram in plan and elevation
- Floor level (above natural ground level) of adjacent allotments rooms containing habitable room windows
- Dimensioned site plan of the adjoining property indicating location, height and type of fences that form any part of the Secluded Private Open Space
- Elevations showing contours of land and direct line of sight.

### **REGULATION 422: SHEDS GARAGES ON VACANT LAND**

- Length, width and wall heights of the proposed structure
- Proposed wall and roof claddings/finishes – note all metal claddings should be Colourbond
- Letter signed by owner stating the intended use of the structure – note must not be used for habitable or commercial purposes