ASSESSMENT CRITERIA

Maximum street setback - Regulation 73

**APPLICATION FOR COUNCIL CONSENT TO VARY REQUIREMENTS OF PART 5**

**OF THE BUILDING REGULATIONS 2018**

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| When considering varying a design and siting standard, Council must have regard to the **Objectives and decision guidelines** set by the Minister for Planning in the Minister’s Guideline MG/12.To assist Council in determining if the guidelines have been met, please describe how your application meets the following assessment criteria. If the criteria is not applicable, please explain why it is not applicable to your application.**Failure to meet guidelines may result in Consent being refused.**  |
|  | Date |       |
| Property address |       |
|  |
| **Description of proposal and reason for application:** |
|       |
| **Maximum street setback - Regulation 73** |
| **Objective** |
| *To facilitate consistent streetscapes by discouraging the siting of single dwellings at the rear of lots.* |
| **Decision guidelines** |
| 1. The setback will be more appropriate taking into account the prevailing setbacks of existing buildings on nearby allotments; or
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| Comment |       |
| 1. The siting of the building is constrained by the shape and or dimensions of the allotment; or
 |
| Comment |       |

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| 1. The siting of the building is constrained by the slope of the allotment or other conditions on the allotment; or
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| Comment |       |
| 1. There is a need to increase the setback to maximise solar access to habitable room windows and or private open space; or
 |
| Comment |       |
| 1. The setback will be more appropriate taking into account the desire or need to retain vegetation on the allotment; and
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| Comment |       |
| 1. The setback 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
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| Comment |       |
| 1. The setback will not result in a disruption of the streetscape; and
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| Comment |       |
| 1. The setback is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.
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| Comment |       |