**Report and Consent - Assessment Criteria**Application for Council to vary requirements of Part 5, 6, 7, 8 & 10
of the Building Regulations 2018

|  |
| --- |
| Regulation 79 – Side and Rear setbacks |
| 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.**Failure to meet guidelines may result in Consent being refused.** |

|  |
| --- |
| Please provide the property details |
| Street No: Click or tap here to enter text. | Street / Road: Click or tap here to enter text. |
| City/Town: Click or tap here to enter text. | Postcode: Click or tap here to enter text. |
| Lot No: Click or tap here to enter text. | CP/LP/PS: Click or tap here to enter text. | Date: Click or tap here to enter text. |

|  |
| --- |
| Please provide a description of the proposed works |
| Click or tap here to enter text. |
| Objective |
| *To ensure that the height and setback of a building from a boundary respects the existing or preferred character and limit’s the impact on the amenity of existing buildings..* |
| **Decision Guidelines** |
| 1. *the setback will be more appropriate taking into account the prevailing setbacks of existing buildings on nearby allotments; OR*
 |
| **Comment** | Click or tap here to enter text. |
| 1. *the setback will be more appropriate taking into account the preferred character of the area, where it has been identified in the relevant planning scheme; OR*
 |
| **Comment** | Click or tap here to enter text. |

|  |
| --- |
| 1. *the slope of the allotment and or existing retaining walls or fences reduce the effective height of the building;*
 |
| **Comment** | Click or tap here to enter text. |
| 1. *the building abuts a side or rear lane;*
 |
| **Comment** | Click or tap here to enter text. |
| 1. *The building is opposite and existing wall built to or within 150mm of the boundary; OR*
 |
| **Comment** | Click or tap here to enter text. |
| 1. *The setback will not result in a significant impact on the amenity of the scheduled private open space and habitable room windows of existing dwellings on nearby allotments; AND*
 |
| **Comment** | Click or tap here to enter text. |
| 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 Environmental Act 1987; AND*
 |
| **Comment** | Click or tap here to enter text. |
| 1. *The setback will not result in a disruption of the streetscape; AND*
 |
| **Comment** | Click or tap here to enter text. |
| 1. *The setback is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.*
 |
| **Comment** | Click or tap here to enter text. |

|  |
| --- |
| Ensure you have attached the following documents to the application. |
|[ ]  **Fully completed application for report and consent form** |
|[ ]  **A copy of Title** including plan of subdivision and all relevant covenants and agreements |
|[ ]  **Site Plan** |
|[ ]  **Floor plan** |
|[ ]  **Drawing Elevations** |
|[ ]  **Written submission –** Where applicable please use theCouncil provided assessment criteria sheets |

**NOTE: Failure to supply any items listed above will result in your application being returned.**

|  |
| --- |
| ***I understand that the applicable fee is non-refundable and that no guarantee can be given that consent will be granted for the proposed works.******I also understand that if approved a building permit is required to be issued by a Registered Building Surveyor prior to works commencing.******Signature:*** Click or tap here to enter text. |
|  |

|  |
| --- |
| Contact us |
| **PLEASE EMAIL YOUR APPLICATION TO**: shire@campaspe.vic.gov.au |
| **Cnr Hare & Heygarth Streets****ECHUCA VIC 3564** | **Tel: 1300 666 535****Web: www.campaspe.vic.gov.au** |

An invoice will be forwarded for payment online.