

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

a) *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.
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b) *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.
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c) <i>the slope of the allotment and or existing retaining walls or fences reduce the effective height of the building;</i>	
Comment	Click or tap here to enter text.
d) <i>the building abuts a side or rear lane;</i>	
Comment	Click or tap here to enter text.
e) <i>The building is opposite and existing wall built to or within 150mm of the boundary; OR</i>	
Comment	Click or tap here to enter text.
f) <i>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</i>	
Comment	Click or tap here to enter text.
g) <i>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</i>	
Comment	Click or tap here to enter text.
h) <i>The setback will not result in a disruption of the streetscape; AND</i>	
Comment	Click or tap here to enter text.
i) <i>The setback is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.</i>	
Comment	Click or tap here to enter text.

Ensure you have attached the following documents to the application.

<input type="checkbox"/>	Fully completed application for report and consent form
<input type="checkbox"/>	A copy of Title including plan of subdivision and all relevant covenants and agreements
<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Floor plan
<input type="checkbox"/>	Drawing Elevations
<input type="checkbox"/>	Written submission – Where applicable please use the Council 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.