Report and Consent - Assessment Criteria

Application for Council to vary requirements of Part 5, 6, 7, 8 & 10
of the Building Regulations 2018

Regulation 73 – Maximum street setback

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:

Please provide a description of the proposed works

Click or tap here to enter text.

Objective

To facilitate consistent streetscapes by discouraging the siting of single dwellings at the rear of lots.

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.

(b) *the siting of the building is constrained by the shape and or dimensions of the allotment; OR*

Comment	Click or tap here to enter text.

(c) *the siting of the building is constrained by the shape and or dimensions of the allotment; OR*

Comment	Click or tap here to enter text.

(d)	*the siting of the building is constrained by the slope of the allotment or other conditions on the allotment; OR*

Comment	Click or tap here to enter text.

(e)	*there is a need to increase the setback to maximise solar access to habitable room windows and or private open space; OR*

Comment	Click or tap here to enter text.

(f)	*The setback will be more appropriate taking into account the desire or need to retain vegetation on the allotment; AND*

Comment	Click or tap here to enter text.

(g)	*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*

Comment	Click or tap here to enter text.

(h)	*The setback will not result in a disruption of the streetscape; AND*

Comment	Click or tap here to enter text.

(i)	*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 the Council provided assessment 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.

An invoice will be forwarded for payment online.