

REPORT & CONSENT ASSESSMENT CRITERIA

Minimum Street Setback - Regulation 74

The Minister for Planning, in his Minister's Guideline MG/12, has set out the Objectives and Decision Guidelines in respect to Regulation **74** that Council must have regard to when considering varying a design and siting standard.

To assist Council in determining if the Objective and Decision Guidelines have been met, please describe how your application meets the following appropriate assessment criteria or, if it is not applicable, detail why it is not applicable.

Failure to meet guideline conditions may result in Consent being refused.

DESCRIPTION OF PROPOSAL AND REASONS FOR APPLICATION

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OBJECTIVE

To ensure that the setback of buildings from the street respect the existing or preferred character of the neighbourhood and make efficient use of the site.

DECISION GUIDELINES

a) The setback will be more appropriate taking into account the prevailing setback within the street; or

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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**

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

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

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e) There is a need to decrease the setback to maximise solar access to habitable room windows and/or private open space; **or**

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

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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**

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

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i) The setback is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.

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Applicant Name:

Signature: **Date:**