

REPORT & CONSENT ASSESSMENT CRITERIA

Walls on Boundaries - Regulation 80

The Minister for Planning in his Minister's Guideline MG/12 has set out the Objectives and Decision Guidelines in respect to Regulation **80** 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 location, length and height of walls on a boundary respect the existing or preferred character and limits the impact on the amenity of existing dwellings.

DECISION GUIDELINES

- a) The location, length and/or height of a wall will be appropriate taking into account the prevailing location, length and/or height of boundary walls of existing buildings on nearby allotments; **or**

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- b) The location, length and/or height of a wall 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 slope of the allotment and/or existing retaining walls or fences reduce the effective height of the walls; **or**

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d) The building abuts a side or rear lane; **or**

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e) The increased wall height is required to screen a box gutter; **or**

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f) The location, length and/or height setback of the wall/s will not result in a significant impact of the amenity of existing dwellings on nearby allotments; **and**

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g) The location, length and height of the wall 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 location, length and height of the wall 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:**