

## **REPORT & CONSENT ASSESSMENT CRITERIA**

### **Building Setback of Small Second Dwelling - Regulation 74A**

The Minister for Planning, in his Minister's Guideline MG/12, has set out the Objectives and Decision Guidelines in respect to Regulation **74A** 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 small second dwellings are sited to respect the existing or preferred neighbourhood.

#### **DECISION GUIDELINES**

- a) 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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- b) The setback is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme; **and**

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

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- d) The setback of the small second dwelling from the side street will be more appropriate taking into account the prevailing setback in the street, **or**

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- e) The setback of the small second dwelling from the side street 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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- f) The siting of the small second dwelling is constrained by the shape and or dimensions of the allotment; **or**

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- g) The siting of the small second dwelling is constrained by the slope of the allotment or other conditions on the allotment; **or**

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- h) 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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- i) The setback will be more appropriate taking into account the desire or need to retain vegetation on the allotment

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**Applicant Name:** .....

**Signature:** ..... **Date:** .....