

## **ASSESSMENT CRITERIA Regulation 74 – Minimum Street Setback**

The Minister for Planning (in his Minister's Guideline: MG/12. June 2005) has set out the objective and decision guidelines that Council must have regard to when considering varying a design and siting standard.

**Note:** If any matter set out in the guideline is not met, then Council must refuse consent.

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.

**Objective:** **To ensure that the setbacks of buildings from a 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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**Decision Guidelines:** (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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**Decision Guidelines:** (c) the siting of the building is constrained by the shape and/or dimensions of the allotments; or

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**Decision Guidelines:** (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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**Decision Guidelines:** (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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**Decision Guidelines:** (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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**Decision Guidelines:** (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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**Decision Guidelines:** (h) the setback will not result in a disruption of the streetscape; and

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**Decision Guidelines:** (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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**INFORMATION PRIVACY:** The information supplied on this form is shared with the Victorian Building Authority, the Electoral Commission and other government agencies as required by law and in accordance with Council's Privacy Policy which is published at [www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au).

**NOTE:** If you choose not to provide the information sought your application may not be processed.