

ASSESSMENT CRITERIA **Maximum Street Setback – Regulation 73**

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 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 setback of existing building on nearby allotments; or

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Decision Guidelines: (b) the siting of the building is constrained by the shape and/or dimensions of the allotment; or

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Decision Guidelines: (c) 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: (d) there is a need to increase the setback to maximise solar access to habitable room windows and/or private open space; or

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Decision Guidelines: (e) 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: (f) 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: (g) the setback will not result in a disruption of the streetscape; and

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Decision Guidelines: (h) the setback is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.

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