

REGULATION 76
Building Regulations 2018
APPLICATION FOR 'REPORT & CONSENT'
ASSESSMENT CRITERIA – SECTION B
SITE COVERAGE



DESCRIPTION OF PROPOSAL AND REASONS FOR APPLICATION

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The Minister for Planning in his Minister’s Guideline MG/12 has set out the Objectives and Decision Guidelines in respect to **Regulation 76** that Council must have regard to when considering varying a design and siting standard.

Note: If any matter set out in the guidelines 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 site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

DECISION GUIDELINES

The reporting authority may give its consent to an application for a building permit for a principal single dwelling or a small second dwelling (as applicable) that does not comply with Regulation 76 (Site coverage) of the Regulations if-

all of the following criteria apply;

- a) The setback is consistent with a building envelope, if one has been approved under a planning scheme or planning permit and or specified in an agreement under Section 173 of the *Planning and Environment Act 1987*; and

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b) The site coverage is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme; and

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at least one of the following criteria apply;

c) The site coverage 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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d) The site coverage will be consistent with that of the existing development on the allotment, if applicable.

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