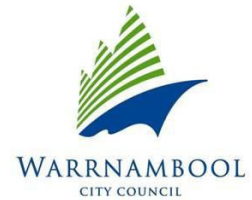


REGULATION 78
Building Regulations 2018
APPLICATION FOR 'REPORT & CONSENT'
ASSESSMENT CRITERIA – SECTION B
CAR PARKING



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 78** that Council must have regarded 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.

OBJECTIVE

To ensure that car parking is adequate for the needs of the residents of the principle single dwelling.

[Note: Under Part 5 of the Regulations there are no car parking requirements for residents of a small second dwelling]

DECISION GUIDELINES

The reporting authority may give its consent to an application for a building permit for a principal single dwelling that does not comply with Regulation 78 (Car parking) of the Regulations if-

all of the following criteria apply;

- a) The availability of public transport and on-street parking would lessen the demand for car parking on the allotment; and

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b) The provision of car parking is consistent with any relevant local planning policy or parking precinct plan in the relevant planning scheme; and

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at least one of the following criteria apply;

c) The anticipated residents are likely to generate a lesser demand for car parking; or

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d) The provision of car parking on the allotment would reduce the on-street car parking by equal to or more than the number of car parking spaces that would be provided on the allotment; or

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e) The dimensions of the allotment provide insufficient width and/or depth to enable the provision of the required car parking on the allotment; or

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f) The location of existing development on the allotment provides insufficient width and/or depth to enable the provision of the required car parking on the allotment.

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