

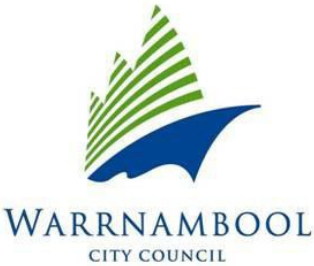
REGULATION 82

Building Regulations 2018

APPLICATION FOR 'REPORT & CONSENT'

ASSESSMENT CRITERIA – SECTION B

SOLAR ACCESS TO EXISTING NORTH-FACING WINDOWS



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 82** 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.

OBJECTIVE

To allow adequate solar access into existing north-facing habitable room windows.

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 82 (Solar access to existing north-facing habitable room windows) of the Regulations if all of the following criteria apply:

- a) The building will not impact on the amenity of existing dwellings on nearby allotments; and

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- b) The building is consistent with a building envelope that 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*.

Comment:

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