

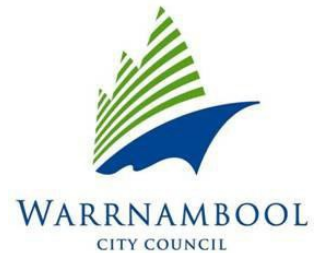
# REGULATION 84

## Building Regulations 2018

### APPLICATION FOR 'REPORT & CONSENT'

#### ASSESSMENT CRITERIA – SECTION B

## OVERLOOKING



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### 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 84** 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 limit views into existing secluded private open space and existing 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 that does not comply with regulation 84 (Overlooking) of the Regulations if all of the following criteria apply:

- a) The proposed building will not significantly impact on the amenity of existing dwellings on nearby allotments and/or any associated secluded private open space; **or**

#### **Comment:**

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- b) The building will not significantly increase the level of existing overlooking of habitable room windows of existing dwellings on nearby allotments and/or any associated secluded private open space.

#### **Comment:**

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