

PART B: DETAILS OF YOUR VARIATION

Regulation 76 – Site coverage exceeds 60% of the allotment and does not comply

Step 1. Please provide the details of your variation

Existing site coverage_____

Proposed site coverage (including existing)_____

Step 2. Please provide reasons to support your request

Note: Council's approval of a variation is determined by its compliance with the Minister's Guidelines. The fields below address each of the decision guidelines that Council must consider in deciding whether to approve or refuse your variation request.

The objective of Regulation 76 is to ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

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.**

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

And 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.

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