

## PART B: DETAILS OF YOUR VARIATION

### Regulation 78 – Provision for car parking space and car parking space dimensions do not comply

#### Step 1. Please provide the details of your variation

Number of existing car parking spaces \_\_\_\_\_

Existing car parking space dimensions \_\_\_\_\_ & \_\_\_\_\_

Number of proposed car parking spaces \_\_\_\_\_

Proposed car parking space dimensions \_\_\_\_\_ & \_\_\_\_\_

#### 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 78 is to ensure that car parking is adequate for the needs of the residents of the principal single dwelling. (Note: Under part 5 of the Regulations there are no car parking requirements for residents of a small second dwelling.)

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.

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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.

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**And at least one of the following criteria apply:**

- c) The anticipated residents are likely to generate a lesser demand for car parking.

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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.

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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.

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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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### **Step 3. Impacted adjoining property owners must be consulted as part of a Report and Consent Application for this regulation.**

Download as many Adjoining owner/s comment forms as required off our website. Make sure you complete the 'Details and location of proposed building works' table at the top of the form. You will need to supply the adjoining owner/s with the partially completed comment form and copies of the plans of your proposed building works.

You can retrieve adjoining property owner details through the [Council website](#) for Fencing (Report and Consent) purposes.

We recommend you send the comment form and plans via registered post. You can then provide Council with a copy of what was sent to the adjoining owner and the registered post tracking details as part of your application. This will serve as proof of attempt to consult.

**Note:** The documents must be signed by the legal property owner, tenants are not legal property owners.