

HB.147-96.2

DEVELOPMENT CONTROL PLAN – BUILDING LINE

1. OBJECTIVE

To ensure the integrity of the streetscape through the provision of an appropriate building setback.

2. POLICY

BUILDING LINE (Set back of building from front property boundary)

- 2.1** Land zoned general business under a Local Environmental Plan applicable to the subject land shall not be required to observe a building line.
- 2.2** Land zoned 1(a) General Rural under a Local Environmental Plan applicable to the subject land Council recommends a minimum distance from a gravel/natural earth road of 200metres.
- 2.3** All other buildings are to be erected a minimum of 6m from the front boundary of an allotment, however, the Director of Environmental Services may vary this requirement under the following circumstances:-
- 2.3.1** Properties having frontages to two streets must observe the building line to the street which the building faces only.
- 2.3.2** Open type structures such as verandahs, patios, pergolas, trellises and carports may extend into the building line setback if Council considers there will be no significant detrimental affect on adjoining properties or the streetscape and that there are no other reasonable opportunities elsewhere on the allotment.
- 2.3.3** Existing buildings in the street are generally erected at a lesser distance and the proposed structure is intended to be erected in conformity with existing buildings.
- 2.3.4** Where there are no other viable opportunities on the site the application will be considered having regard to the likely affect on adjoining properties and streetscape.
- 2.3.5** The topography of the land and shape of the allotment will also be considered.