

Title: BUILDING LINE – URBAN

DA-POL-4

Keywords: Set back, building line, urban, Class 10.

Service: DEVELOPMENT & ENVIRONMENTAL SERVICES

Responsible Officer: MANAGER – DEVELOPMENT & ENVIRONMENTAL SERVICES

Objective

To provide setback guidelines for the erection of dwelling houses and ancillary structures on land zoned 2(a) Residential under the provisions of the Yass Local Environmental Plan (LEP) 1987.

Policy

That minimum setbacks be as follows:

1. Class 1(a) Buildings

1.1 New Urban Areas:

Front Setback
6m

Side Setback
900mm

1.2 Existing Urban Areas:

Front Setback
Where an established building line exists all new development must comply with the established setback. If no established building line exists then a minimum setback of 6m shall apply.

Side Setback
900mm

1.3 Corner Lots:

Primary Frontage
Where an established building line exists all new development must comply with the established setback. If no established building line exists then a minimum setback of 6m shall apply.

Secondary Frontage
Where an established building line exists all new development must comply with the established setback. If no established building line exists then a minimum setback of 4.5m shall apply.

Side Setback
900mm

2. Class 10 Buildings

No class 10 buildings or structures are to be located forward of the established building line (front setback) or the building line (front setback) set by a dwelling house.

Side setbacks for all class 10 buildings or structures are to be in accordance with the Building Code of Australia (as amended).

Other Relevant Policies/Procedures

Previously known as Policy B.15. and B.16.

History

<i>Minute No</i>	<i>Date of Issue</i>	<i>Action</i>	<i>Author</i>	<i>Checked by</i>
42	23 February 1994	Written		Gerry Willey
	22 November 1995	Reviewed No changes	Gerry Willey	
	3 May 2007	Reviewed	Paul De Szell	EMT
247	13 June 2007	Adopted		PP&R Meeting