

**Title: BUILDING LINE – RURAL AND DA-POL-8
RURAL RESIDENTIAL LAND**

Keywords: Setback, erection, dwelling house, ancillary structure.

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 rural and rural residential land.

Policy

That the minimum Dwelling Setbacks be as follows:

1. Rural Residential

		<u>Front setback</u>	<u>Side and Rear Setback</u>
0.5 to 1 ha.	-	20 M.	10 M.
1.1 ha. to 2 ha.	-	30 M.	10 M.
2.1 ha. to 5 ha.	-	30 M.	30 M.
5.1 ha. and above-		50 M.	50 M.

2. Rural

All areas	-	50 M.	50 M.
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3. Corner Lots

3.1 Rural Residential

Setback to both street frontages.

0.5 to 1 ha.	-	20 M.
1.1 ha. to 2 ha.	-	30 M.
2.1 ha. to 5 ha.	-	30 M.
5.1 ha. and above	-	50 M.

3.2 Rural lots

Setback to both street frontages 50 m.

4. Class 10 Buildings or Structures

That the minimum setbacks for Class 10 Buildings or structures be as follows:

- 4.1 No Class 10 Building or structure is to be located forward of the established building line (front setback), the building line (front setback) set by a new dwelling house or the front setback set out in Clauses (1) and (2) above (whichever is applicable).
- 4.2 Class 10 Buildings or structures on land greater than 5ha in size shall be located in accordance with the normal dwelling house side and rear setbacks.
- 4.3 Class 10 Buildings or structures on land less than 5ha in size shall be located no closer than 5m to a side or rear boundary.

Other Relevant Policies/Procedures

Previously known as Policy D.8.
DA-POL-4 – Building Line Urban

History

<i>Minute No</i>	<i>Date of Issue</i>	<i>Action</i>	<i>Author</i>	<i>Checked by</i>
745	25 March 1992	Written	G Ponton	G Ponton
199	28 June 1995	Amended		W Luchetti
	3 May 2007	Reviewed	Paul De Szell	EMT
247	13 June 2007	Adopted		PP&R Meeting
	20 September 2007	Reviewed	Paul De Szell	EMT
494	10 October 2007	Adopted		PP&R Meeting