

Hay Shire Council Policy



Title of Policy	Building Line Policy	
This applies to	Hay Shire Local Government Area	
Author	Jack Terblanche	Date Approved: 22 nd March 2016
Position of Author	Director of Community Development	Authorised by: Council
Legislation, Australian Standards, Code of Practice.	<ul style="list-style-type: none"> • <i>Environmental Planning & Assessment Act 1979</i> • <i>Environmental Planning & Assessment Regulation 2000</i> • <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> 	
Related Policies/Procedures		
Attachments		
Aim	To set out circumstances that a Council has an opinion there may be an impact on the amenity of the neighbourhood or where the public interest should be considered in assessment and determination of development proposals presented to Council.	
Version	Details	Date
Version 1	Initial Issue	28 August 2007
Version 2	Updated	22 March 2016
Superseded Policies	Building Line Policy	
The Policy		

OBJECTIVES

- To enhance the character of a street or road.
- To ensure compatibility with other buildings on adjoining lots.
- To encourage the provision of landscaping and open space.
- To provide adequate separation between buildings consistent with the character, amenity and safety expectation of a locality.

POLICY

Introduction

The setback of a building means the distance of the nearest wall face from the boundary of the lot it is built upon. A setback helps to establish the location and alignment of a building on a particular site. Front setbacks are especially important because they help create the character of the street and in this way contribute to the public domain. More generally setbacks enhance the setting for building as they provide space for landscaped areas, entries to dwellings, open space, parking and accessibility.

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Setback Requirements (Note: These are minimum requirements)

- CBD/Commercial Zones (within Zone RU5):
 - No building line be set for commercial zones and any required setbacks be determined on merits of application relative to off street car parking, loading space, units and sight access for visibility and safety reasons.
 - Zero front setback is encouraged in the CBD to provide definition to the public space within the street.

- Residential (Zone RU5 – Village):
 - Front Setback – 5m from the boundary to the wall face of the building and a secondary building line of 3m for corner intersections.
 - Side Setback – 900mm from neighbour’s boundaries.
 - Rear Setback – 900mm from rear boundary.

- Rural (Zone RU1 – Primary Production):
 - Front, Side & Rear Setback - 20m

- Rural Small Lots (Zone RU4 – Primary Production Small Lots)
 - Front, Side & Rear Setback – 10m

- Industrial (Zone IN1 – General Industrial):
 - Building line set at 10m with a 5m setback on corner intersections.

Design Requirements

- The frontage of the building should contain windows and doors.
- Infill developments be permitted to be consistent with the adjoining existing building setbacks.
- Any deviation of building lines (above) be determined by merit assessment.
- Setbacks in zones other than the above will be based on a merit assessment.

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