

Policy: BUILDING LINE - URBAN**DA-POL-04****Division: Planning****Responsible Officer: Development Control Manager****1. INTRODUCTION**

In urban residential zones and village zones building setback can assist with establishing and maintaining the character of an area.

2. POLICY OBJECTIVE

To provide setback guidelines for the erection of dwelling houses and ancillary structures on land zoned R1 General Residential, R3 Medium Density Residential and RU5 Villages under the *Yass Valley Local Environmental Plan 2013*

3. POLICY SCOPE

This policy applies to all land zoned R1 General Residential, R3 Medium Density Residential and RU5 Villages in Yass Valley.

4. POLICY PROVISIONS

Minimum building setbacks for dwelling houses and ancillary structures are as follows:

4.1 Class 1(a) Buildings**4.1.1 New Urban Areas:****Front Setback**

6m

Side Setback

900mm

4.1.2 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

4.1.3 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 6m shall apply.

Side Setback

900mm

4.2 Class 10 Buildings

No class 10 buildings or structures are to be located forward of the building 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).

5. REVIEW

The review of this policy will take account of relevant legislation and State Government policies, best practice guidelines and Council plans and priorities.

This policy will be reviewed following each general election of Council and the Director Planning is responsible for arranging the completion of the review.

6. LEGISLATION AND LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2005*
- Yass Valley Local Environmental Plan 2013

7. DEFINITIONS

Nil

8. RESPONSIBILITIES

Development assessment staff are required to take into account the provisions of this policy in relation to any Development Applications.

9. HISTORY

<i>EMT Review Date</i>	<i>Report to Council</i>	<i>Minute No.</i>	<i>Exhibition Period</i>	<i>Adoption</i>	<i>Rescission Date</i>
	23/02/1994			23/02/1994	
03/05/2007	13/06/2007	247		13/06/2007	
	25/07/2012	326		25/07/2012	
11/09/2019	23/10/2019	245	N/A	23/10/2019	

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