

Policy: BUILDING LINE – RURAL AND RURAL RESIDENTIAL LAND DA-POL-08
Division: Planning
Responsible Officer: Development Control Manager

1. INTRODUCTION

In rural and rural residential 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 rural and rural residential land.

3. POLICY SCOPE

This policy applies to all land in the following zones:

Rural Zones

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- E3 Environmental Management
- E4 Environmental Living

Rural Residential Zones

- R5 Large Lot Residential
- R2 Low Density Residential

4. POLICY PROVISIONS

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

4.1 Rural Residential Class 1(a) Buildings

<u>Lot size</u>	<u>Front setback</u>	<u>Side and Rear Setback</u>
0.2ha to 0.49ha	10m	5m
0.5ha to 1ha	20m	10m
1.1ha to 2ha	30m	10m
2.1ha to 5ha	30m	30m
5.1ha and above	50m	50m

4.2 Rural Class 1(a) Buildings

<u>Lot size</u>	<u>Front setback</u>	<u>Side and Rear Setback</u>
All	50m	50m

4.3 Corner Lots Class 1(a) Buildings

4.3.1 Rural Residential

<u>Lot size</u>	<u>Setback to both street frontages</u>
0.2 to 0.49ha	10m
0.5ha to 1ha	20m
1.1ha to 2ha	30m
2.1ha to 5ha	30m
5.1ha and above	50m

4.3.2 Rural lots

	<u>Lot size</u>	<u>Setback to both street frontages</u>
All areas		50 m

4.4 Class 10 Buildings or Structures

	<u>Lot size</u>	<u>Front setback</u>	<u>Side and Rear Setback</u>
Less than 5ha		Not forward of the building line set by a dwelling house	5m
Greater than 5ha		50m	50m

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>
	25/03/1992			25/03/1992	
	28/06/1995	199		28/06/1995	
03/05/2007	13/06/2007	247		13/06/2007	
	10/10/2007	494		10/10/2007	
	25/07/2012	326		25/07/2012	
11/09/2019	23/10/2019	245	N/A	23/10/2019	

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