



**DEVELOPMENT CONTROL
PLAN**

FOR

**RESIDENTIAL
BUILDING LINES**

ADOPTED 20/9/00

WHY DOES COUNCIL HAVE A BUILDING LINE?

It is important to provide some guidance to people developing their properties so as to assist them in positioning buildings. It also provides some certainty to existing owners as to where they can expect new buildings to be located.

WHAT IS A BUILDING LINE?

A building line is a line on an allotment of land parallel to the boundary of that lot with a public place, normally a road, park or reserve.

WHAT DOES THE BUILDING LINE DO?

A person must not erect a building between the building line and adjoining public place.

WHAT ARE THE BENEFITS OF A BUILDING LINE?

Building lines are set for a variety of reasons because they:-
contribute to an attractive streetscape and preserve and promote visual amenity.
provide areas for landscaping
create space between public and private areas so as to promote privacy.
give continuity and some surety for the location of future buildings
allow outlooks from windows to be preserved
contribute to vehicular and pedestrian safety.

WHAT BUILDING LINES ARE SET IN BERRIGAN SHIRE?

Primary Building Line

The primary building line requirement within the Village zone of the Shire is set as being a distance no closer to the boundary than existing buildings within that street block. The siting of new buildings or additions to buildings is to complement those existing building on surrounding properties so as to maintain the character of the neighbourhood.

In providing this type of setback requirement it is recognised that there is a need for an absolute minimum in most instances.

Therefore, the secondary requirement is for a minimum of 5 metres from the main frontage and 3 metres to the lesser frontage for a corner allotment. In providing this requirement, it is recognised that in a particular circumstance a lesser setback may be desirable. The reasons for this would relate to the siting of structures on adjoining properties.

CAN A CONCESSION BE GRANTED TO THIS REQUIREMENT?

A concession may only be granted when there will be a positive public benefit to the streetscene. Examples of this might be a small verandah or other cosmetic additions to an otherwise plain building. Brick veneering or recladding an existing building may also satisfy this provision.

It is expected that all development should contribute to the public domain. Buildings and structures should be attractive when viewed from public places. In this regard it is important that the streetscene is not dominated by vehicle parking facilities such as carports and particularly garages.

Carparking areas must be provided behind the building line and whenever possible should be sited further from the street than the principal building. This is particularly important in the older areas where garages were traditionally discreet structures beside houses or at the rear of properties. In these areas the front facade of a garage or carport should be further from the street than the front facade of the dwelling.