

Building Setback

Policy type	Council
Adopted by	Moira Shire Council
Responsible director	Director Development
Responsible officer	Manager Development Services
Date adopted	12 December 2011
Scheduled for review	12 December 2016

PURPOSE

To provide guidance to determine an appropriate building setback where none is specified in the Moira Planning Scheme; and

To ensure development is appropriately located upon land, having regard to the streetscape and general characteristics of the area.

SCOPE

This policy applies to all planning applications for development considered by Moira Shire Council.

POLICY

Determination of a building setback for a planning permit in the following zones will be based upon building setback distances specified in Table 1, taking into consideration:

- The setback of existing development and the amenity of the area; and
- Where existing and adjacent development is located at a lesser setback, consideration may be given to varying the distances.

Table 1 – Building Setbacks

Zone	Road Zone Category 1	Frontage to any other Road	Side setback from any other Road	Adjoining Properties
Low Density Residential	30m	15m	10m	5m
Industrial 1	30m	10m	5m	Not applicable
Industrial 2	30m	10m	5m	Not applicable
Industrial 3	30m	10m	5m	Not applicable
Business 3	30m	10m	5m	Not applicable
Business 4	30m	10m	5m	Not applicable

RELATED POLICIES

Development of Policy Documents, and Policy Guideline



Building Setback

RELATED LEGISLATION

Planning and Environment Act 1987
Planning and Environment Regulations 2005
Building Act 1993
Building Regulations 2006

REFERENCES

Moirra Planning Scheme

REVIEW

This policy will be reviewed five years from the date of adoption, with operational amendments as required, in accordance with Council's approval.