

22.3017/08/2006
C35**BUILDING LINES AND HEIGHT**

This policy applies to use and development in the zones set out in the table to this Clause.

Policy Basis

Mount Alexander Shire has a number of small towns where the siting of buildings is critical to visual appearance, especially along highway frontages. In addition the adequate separation of different uses to maintain amenity and provide an attenuation for off site effects is required.

Objectives

- To ensure that new uses and development of land at or near highways and main roads is not prejudicial to the use, safety or amenity of such transport routes.
- To ensure that development is appropriately located and sited having regard to streetscape and environmental attributes of residential areas.
- To ensure development is appropriately located in relation to watercourses.

Policy

It is policy that:

- In considering applications for use and development, the responsible authority should have regard to:
 - The effect of the proposed building on the amenity of the area.
 - In the case of land within a Rural Zones, the effect on scenic views of rural areas or natural landscapes.
 - The Building Code of Australia in regard to setbacks from the side boundaries and flood prone areas.
 - The prevention of ribbon development in the vicinity of the main roads.
 - The effect of any development on the safety and operation of the roads.
 - The effect of any development on the retention and enhancement of roadside vegetation in terms of its importance as a wildlife corridor and repository for flora species.

Building Lines

It is policy that no building should be constructed closer to:

- the alignment of any road, proposed road or proposed road widening where such alignment forms the frontage;
- to any road alignment not forming a frontage;
- the distance stated in the following table.

ZONE	HWY (M)	MAIN ROAD (M)	MINOR ROAD (M)	WATER-COURSES (M)	ADJOINING PROPERTY (M)
Farming/Rural Living	100	50	30	100	15
Low Density Residential	100	50	30	100	15
Township	6.0	6.0	4.5	100	*
Industrial 1	7.5	7.5	7.5	100	*
Business 1	0	0	0	100	*

* Subject to the Australian Model Code for Building.

Variation

It is policy that any reduction in setbacks will depend on:

Rural Areas

- The use of the natural topographical features to screen the proposed development.
- The proposed tourist establishment abuts an existing township and the continuity of the landscape is not effected by the development.
- Effect on attractive views of the road or natural landscape, the screening of caravan parks and tourist establishment by natural topographical features or its proximity to existing township areas.
- Design of both buildings and landscaping to allow the development to be accommodated by the surrounding landscape.

Residential Areas

- The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
- The design of the building.
- Any proposed landscaping of the site

Industrial and Business Areas

- The size of the site and location of other car parking and landscaping areas on the allotment
- The design of the building.

Height

It is policy that within the following zones the maximum building heights should not exceed:

- Farming/Rural Living Zone - 10m

- Low Density Residential Zone - 7m
- Township Zone - 10m
- Business 1 Zone - 10m

Variation

It is policy that any variations to the above building heights will depend on:

Rural Areas

- Whether natural topographical features screen the proposed development.
- Whether the proposed development abuts an existing township and the existing setbacks in the locality.
- The effect on attractive views of the natural landscape from the road.
- The design of both buildings and landscaping to allow the development to be accommodated by the surrounding landscape.

Residential Areas

- The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
- The design of the building.
- The requirements of the Building Code of Australia.
- Compliance with Clauses 54, 55 and 56 where applicable.
- Any proposed landscaping of the site.

Business Areas

- The size of the site and location of other car parking and landscaping areas on the allotment.
- The design of the building.

Development adjacent to Heritage Buildings

- The design of the new building in relation to adjoining buildings.
- The setback of adjoining buildings.
- The streetscape and the importance of existing heritage buildings and places.