

**22.04 HOUSING**

12/01/2012  
C44(Part 2A)

**22.04-1 Building lines**

12/01/2012  
C44(Part 2A)

This policy applies to development within the Low Density Residential, and the Industrial 1 Zone.

**Policy basis**

The provision of setbacks from roads and other features for new development are required to ensure the suitable provision of space for landscaping and to enable development to be attractively presented and avoid road and traffic safety problems.

**Objectives**

- To ensure that Low Density Residential development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.
- To ensure that industrial and commercial development accommodates adequate on site car parking and provides landscaped areas on site.

**Policy**

It is policy that:

- In considering an application to construct a building or works, the responsible authority shall take into account the extent to which the building or works are set back from any road frontage. The responsible authority shall support building set backs as follows:

Buildings should not be constructed closer to:

Zone	Road Zone Category 1	Road Zone Category 2	Other road	Watercourse
Low Density Residential	50 metres	20 metres	20 metres	100 metres
Industrial 1	7.5 metres	7.5 metres	7.5 metres	100 metres

- In considering an application for a lesser setback, the responsible authority shall take into account the following:
  - The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
  - The design of the building.
  - Any proposed landscaping of the site.
  - In the Industrial 1 Zone, the size of the site and location of car parking areas.

**22.04-2 Lot sizes and medium density housing in residential zones**

12/01/2012  
C44(Part 2A)

This policy applies to the construction of medium density housing in residential zones.

### **Policy basis**

It is important that new medium density housing development be provided in residential areas to provide variety and choice in housing. Such housing needs to be planned for to meet the circumstances of the site and local conditions.

### **Objectives**

- To provide for a variety of lot sizes to meet the requirements of all age groups, different lifestyles and to provide choice and quality of life.
- To accommodate medium density housing development adjacent to community services/facilities and proximity to commercial centres.

### **Policy**

It is policy that:

- The density, number and variety of lots within residential areas should be relevant to the needs of the community. Generally lot size within established urban township areas should be typical of existing development ranging from 530 to 1000 square metres.
- All development should be connected to reticulated water and sewerage systems and underground stormwater drainage.
- Medium density housing and the creation of lot sizes under 400 square metres are to be encouraged within walking distance of business areas and community facilities.
- Consideration should also be given to pedestrian and transport facilities within the urban area and the standard of access to shopping and community service areas.
- The Good Design Guide applies to all medium density housing in residential zones of the Shire.