

BALRANALD SHIRE COUNCIL	BUILDING SETBACK	Doc No	
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GENERAL MANAGER	Council DATE 21 August 2018 Minute No: 08.18.4387	May 2020	

OBJECTIVES: To specify minimum setback distances to apply in particular circumstances.

POLICY STATEMENT

1. A general residential building line setback of 6m minimum, measured from the primary street boundary, applies for all roads and streets.
2. A setback in accordance with Table 1 applies to the secondary street frontage on corner allotments.
3. In residential cul-de-sacs with width of no more than 13m a residential building line setback of minimum 4m in the straight area and minimum 3m in the turning area applies.
4. Residential building line setbacks may be reduced by Council in exceptional circumstances.
5. Building line setbacks for other than residential land use will be established by Council on a case by case basis in accordance with the planning instrument.

Table 1

Lot size	Minimum setback from secondary road boundary
200m ² –600m ²	2m
>600m ² –1,500m ²	3m
>1,500m ²	5m