



POLICY REGISTER

Building Setback Policy

Policy adopted: 2018 – Minute No: 08.18.4387
Reviewed: August 2025
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Policy Information

<i>Issue</i>	Prepared/Revised by	Action Amendment Description	Approved by and Date
1.0	2018		Council 08.18.4387
2.0		No Amendments	Minute No 2025/140

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