22.13 BUILDING LINES

This policy applies to development within all Zones.

Policy Basis

The provision of setbacks from roads and other features for new development is 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 uses and developments are sited so as not to prejudice amenity, the
- To ensure that Industrial and commercial development accommodates adequate on site car parking and provides landscaped areas on site.

Implementation

It is policy that:

The setback of any proposed use or development will be determined on the basis of:

- The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
- The design of the building.
- Any proposed landscaping of the site.
- The size of the site and location of other car parking and landscaping areas on the allotment.

Buildings should be located in accordance with the table to this clause.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Road Zone Category 1</th>
<th>Road Zone Category 2</th>
<th>Any Other Road</th>
<th>Water-course</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential and Rural</td>
<td>50 *</td>
<td>20</td>
<td>20</td>
<td>100</td>
</tr>
<tr>
<td>Industrial 1</td>
<td>7.5</td>
<td>7.5</td>
<td>7.5</td>
<td>100</td>
</tr>
<tr>
<td>Business 1</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>100</td>
</tr>
</tbody>
</table>

* applies only to land that adjoins the Hume Freeway.
Variation

The Responsible Authority may vary the setbacks as outlined in the above table. Reduction in setbacks will depend on:

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