

22.02 BUILDING SITING AND HEIGHT

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C30

This policy applies to use and development in rural, residential, industrial and commercial zones within Gannawarra Shire.

Policy Basis

The siting of buildings is important for maintaining and enhancing visual qualities in the municipality. The open rural landscape and the street grid pattern and townscape character of towns are important considerations for the siting of buildings.

Objectives

To ensure that development is appropriately located and sited having regard to streetscape and environmental attributes of residential areas.

To ensure that rural development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.

To ensure that car parking and landscaping areas can be accommodated within the front setback areas in industrial zones.

To ensure that in business zones in town centres an active pedestrian frontage to the street is maintained.

Policy

It is policy to prefer the setback distances for buildings on 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, or to any other boundary, as set out in the table below:

Zone	Distance from Road Zone 1 - Metres		Distance from Other Roads - Metres		Distance - Other Boundaries
	Frontage	Not Frontage	Frontage	Not Frontage	
Farming	100	100	20	20	5
Residential	6 *	2	6 *	2	-
Low Density Residential	20	20	20	20	5
Township	6 *	2	6 *	2	-
Industrial Zones	7.5	7.5	7.5	7.5	-
Commercial Zones – town centres	0	0	0	0	0
Commercial Zones - other areas	7.5	7.5	7.5	7.5	0

** May be reduced to 4.5 m for townships of Cohuna and Leitchville*

Note: Larger setback distances may be applied in conditions where appropriate

Application requirements

In relation to building siting or heights, information accompanying an application should address:

Farming Zone

- The use of the natural topographical features to screen the proposed development.
- Whether the proposed development abuts an existing township and the existing setbacks in the locality.
- Effects on attractive views of the road or natural landscape, the screening of caravan parks and tourist establishments by natural topographical features, and the proximity to existing township areas.
- The siting of buildings and landscaping to allow the development to be accommodated by the surrounding landscape.
- Where the proposed development abuts Crown land, other than a road, the need for the siting to ensure that the environmental quality of the abutting land is not adversely affected by the development.

Low Density Residential and Township Zones

- The streetscape of the neighbourhood and the location of adjacent dwellings and other buildings.
- Where the proposed development abuts Crown land, other than a road, the need for the siting to ensure that the environmental quality of the abutting land is not adversely affected by the development.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in the zone, the responsible authority will consider:

- The effect of the proposed building or works on the amenity of the area;
- In the Farming Zone, the effect on attractive views of the rural or natural landscape;
- The importance of undeveloped natural vistas along major highways and the importance of the visual presentation of these areas;
- The prevention of ribbon development in the vicinity of main roads;
- The effect of any development on the safety and operation of roads; and
- 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.