

**1. INTRODUCTION**

Clause 4B.1.1 of Town Planning Scheme No.4 requires that where no development envelope has been identified for a particular site, the minimum setbacks from all lot boundaries shall be 15 metres, unless otherwise approved by the City in accordance with the provisions of Clause 4.5 in Town Planning Scheme No.4. This policy provides guidance in the exercise of this discretion where the dimensions of rural lots are such that there is physical difficulty in complying with the usual 15 metre boundary setback requirement.

**2. APPLICATION OF POLICY**

This policy applies to land zoned Special Rural, Rural Living and General Rural.

**3. POLICY OBJECTIVES**

- a) To protect the sense of openness in rural areas; and
- b) To provide a consistent approach where rural lots are of limited dimension.

**4. POLICY STATEMENT**

- 4.1 With respect to residential and ancillary development in Special Rural, Rural Living or General Rural zones, where the effective width of the lot is less than 50m, side setbacks may be reduced to the minimum as prescribed under Table 2a and 2b of the Residential Design Codes. This concession does not negate necessary measures, including the provision of adequate setbacks or the reduction of fuel loads, which need to be implemented in the interest of bush fire protection.
- 4.2 Where the effective depth of the lot is less than 50m the front/primary street and rear setbacks may be reduced to 7.5m and 9.0m respectively.

**D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003**  
**D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004**  
**D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012**  
**D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016**  
**- Revised January 2018 (as per Amendment 86)**  
**D32/5/20 Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020**