

SUBDIVISION - BUILDING ALIGNMENTS

Procedure 1.1.6

Policy No. and title	1.1	Development Control Policy
Procedure	1.1.6	Subdivision – Building Alignments
Version	1	
Date Adopted	3 May 2012	

OBJECTIVES

To set Building Alignments.

STATEMENT

That building alignments be set for existing subdivisions as follows:

a) Residential Land Zones

- 1 A five (5) metre building alignment from the boundary will be in place for all residential land zones in the Shire excluding:
 - 1.1 A building alignment for a side boundary will be subject to consideration by Council for corner allotments.

b) Commercial or Business Land Zones

- 2 Buildings are permitted to occupy the whole of the allotment if used for the purpose of carrying out a commercial or business activity in commercial or business land zones excluding:
 - 2.1 A building alignment will apply for the following locations:
 - 2.1.1 South Street – fifteen (15) metres
 - 2.1.2 Akubra Place – six (6) metres
 - 2.1.3 Woolford Crescent – four (4) metres
 - 2.1.4 Nance Road – twelve (12) metres

c) Industrial Land Zones

- 3 A six (6) metre building alignment from the boundary will be in place for all industrial land zones in the Shire excluding:
 - 3.1 A building alignment for a side boundary in the South West Rocks Light Industrial Estate may be varied by applications and subsequent approval by Council.

d) Rural Land Zones

- 4 An eighteen (18) metre building alignment from the boundary will be in place for all rural land zones in the Shire (subject to Council's Flood Plain Management Strategy Policy) excluding:
 - 4.1 The provision of the Kempsey Local Environmental Plan (KLEP) 1987 will apply to rural land zones fronting main roads.
 - 4.2 A building alignment will apply to the following locations:
 - 4.2.1 Sandstock Road – twelve (12) metres

e) General Conditions

- 5.1 Open verandas may be permitted to encroach to within one point five (1.5) metres of the boundary subject to development approval.

VARIATION

Council reserves the right to review, vary or revoke this procedure which will be reviewed periodically to ensure it is relevant and appropriate.