



BYRON SHIRE COUNCIL

Building Line and Boundary Setback Distances

(Guideline only - Refer to relevant DCP for specific details)

		FRONT	SIDE & REAR
Urban Areas - Local Roads	Dwellings / Dual Occupancies	6.5 metres <i>(may be varied to 4.5 metres for single dwellings with a height less than 3.6m)</i>	900mm (Wall)** 450mm (Gutter)**
Urban Areas - Secondary Roads	Dwellings / Dual Occupancies	10 metres <i>(may be varied to 6.5 metres for single dwellings with a height less than 3.6m)</i>	900mm (Wall)** 450mm (Gutter)** <i>(For Multi unit developments 1.5m for single storey and 5.0m between building on the same site. The Building Code of Australia may require increased separation)</i>
Corner Allotments - Local and Secondary Roads	Dwellings / Dual Occupancies	Setbacks may be reduced to 3.0 metres on one frontage.	900mm (Wall) 450mm (Gutter) <i>(For Multi unit developments 1.5m for single storey and 5.0m between building on the same site. The Building Code of Australia may require increased separation)</i>
Rear Lane	Dwellings / Dual Occupancies	3 metre setback, unless the lane is the primary road frontage in which case the setback shall be 4.5 metres. Garages will be determined on merit.	***
	Sheds	<i>See Dwellings</i>	
Ocean Shores	Dwelling	7.6 metres	3 metres
	Sheds	7.6 metres	3 metres
See also Development Control Plan for certain reductions.			
Rural Areas	Dwelling	55 metres	900mm (Wall)** 450mm (Gutter)**
	Main Arterial Roads	Sheds	55 metres ***
Rural Areas	Dwelling	15 metres	900mm (Wall)** 450mm (Gutter)**
	General	Sheds	15 metres ***
Industrial Areas - All Buildings		10 metres (50%) & 6 metres (50%)	0

See also Development Control Plan for certain reductions.

Note: Building height plane may necessitate further setbacks particularly on west and south boundary.

** Building Code of Australia requirement

*** Garages, Sheds, etc. - Setback generally 600 to 900mm, however this can be varied to allow construction on the boundary subject to a non-maintenance wall, no projection of roof or gutter over the boundary, a surveyors certificate for construction less than 300mm to the boundary and Council's satisfaction that adjoining property will not be adversely affected.