



MAITLAND CITY COUNCIL POLICY STATEMENT

Policy Name:	BUILDING LINE AND FENCING – RADBURN ESTATE, THORNTON
File Number:	21/41
Council Reference:	Ordinary Council Meeting – 8 March 2005
Date Approved:	8 March 2005
Policy Review Date:	As required
Business Group:	Service Planning & Regulation
Responsible Officer:	Group Manager Service Planning & Regulation
OBJECTIVE	<p>1. To establish an appropriate building line for those lots within the Radburn Estate at Thornton which have a property frontage to a public reserve.</p> <p>To ensure the integrity of the streetscape and character of public spaces through the provision of appropriate building setbacks and the establishment of appropriate fencing guidelines.</p>

1. Application of Policy

- a. This Policy applies to those lots located within the Radburn Estate at Thornton as shown on the map (refer Attachment 1) which have a principal frontage to a public reserve.
- b. This Policy shall not apply retrospectively to any fence constructed with the written approval of the Council prior to the date on which the Policy comes into effect.
- c. This Policy comes into effect on # being the date of the Council resolution to adopt the Policy.

2. Building Line

- a. The principal frontage of an allotment within the context of this policy means the frontage of an allotment towards which the main pedestrian address of the dwelling is orientated. In the Radburn subdivision, the frontage of individual dwellings are predominantly oriented towards the pedestrian reserves.
- b. This clause applies to those lots located within the Radburn Estate at Thornton as shown on the map (refer Attachment 1) which have a principal frontage to a public reserve.
- c. Where an allotment has a principal frontage to a public reserve the distance from the property boundary within the reserve to the nearest part of the dwelling (excluding an eaves overhang) shall be not less than 6.0 metres.

- d. No structures such as sheds, garden sheds, garages or the like shall be constructed between the dwelling and the public reserve inside the building line setback.

3. Fencing

- a. No fencing (boundary fencing or otherwise) shall be erected forward of the adopted building line specified under Clause 2.3 of this Policy.

ATTACHMENT 1

