



**DATE ADOPTED: 23 APRIL 2024**

**VERSION: 2.0**

## **POLICY OBJECTIVES**

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.
2. 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.

## **POLICY SCOPE**

1. This policy applies to lots within the Radburn Estate at Thornton which have a property frontage to a public reserve.
2. The lots within the Radburn Estate at Thornton as shown on the map (refer Attachment 1) which have a principal frontage to a public reserve.

## **POLICY STATEMENT**

### **1. BUILDING LINE**

- 1.1 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.
- 1.2 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.
- 1.3 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.
- 1.4 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.

## 2. Fencing

2.1 No fencing (boundary fencing or otherwise) shall be erected forward of the adopted building line specified under Clause 1.3 of this Policy.

### ATTACHMENT 1



## POLICY DEFINITIONS

Example only-  
Policy:

A plan or course of action, as of a government, political party, or business, intended to influence and determine decisions, actions, and other matters

## POLICY ADMINISTRATION

BUSINESS GROUP:	CITY PLANNING
RESPONSIBLE OFFICER:	Manager Development and Compliance
COUNCIL REFERENCE:	Ordinary Council Meeting 23 April 2024 – 11.1
POLICY REVIEW DATE:	Three (3) years from date of adoption
FILE NUMBER:	21/41
RELEVANT LEGISLATION	<ul style="list-style-type: none"><li>• <a href="#">Environmental Planning and Assessment Act 1979</a></li><li>• <a href="#">Environmental Planning and Assessment Regulation 2021</a></li><li>• <a href="#">Maitland Local Environmental Plan 2011</a></li></ul>
RELATED POLICIES / PROCEDURES / PROTOCOLS	<ul style="list-style-type: none"><li>• <a href="#">Maitland Development Control Plan 2011</a></li></ul>

## POLICY HISTORY

VERSION	DATE APPROVED	DESCRIPTION OF CHANGES
1.0	8 March 2005	New policy adopted (Ordinary Council Meeting 8.3.2005)
2.0	23 April 2024	Policy Updated

