

# Side & Rear Setbacks

## QUICK REFERENCE

The following provides a quick reference to the setbacks under Clause 54.04-1 (Standard A10) & Clause 55.04-1 (Standard B17). Applicants should confirm requirements are not varied via the schedule to the zone or conflict with other controls.

WALL HEIGHT	SETBACK	WALL HEIGHT	SETBACK	WALL HEIGHT	SETBACK	WALL HEIGHT	SETBACK	WALL HEIGHT	SETBACK
</= 3.6m	0.00*	5.30	1.51	7.00	2.09	8.70	3.79	10.40	5.49
3.70	1.03	5.40	1.54	7.10	2.19	8.80	3.89	10.50	5.59
3.80	1.06	5.50	1.57	7.20	2.29	8.90	3.99	10.60	5.69
3.90	1.09	5.60	1.60	7.30	2.39	9.00	4.09	10.70	5.79
4.00	1.12	5.70	1.63	7.40	2.49	9.10	4.19	10.80	5.89
4.10	1.15	5.80	1.66	7.50	2.59	9.20	4.29	10.90	5.99
4.20	1.18	5.90	1.69	7.60	2.69	9.30	4.39	11.00	6.09
4.30	1.21	6.00	1.72	7.70	2.79	9.40	4.49	11.10	6.19
4.40	1.24	6.10	1.75	7.80	2.89	9.50	4.59	11.20	6.29
4.50	1.27	6.20	1.78	7.90	2.99	9.60	4.69	11.30	6.39
4.60	1.30	6.30	1.81	8.00	3.09	9.70	4.79	11.40	6.49
4.70	1.33	6.40	1.84	8.10	3.19	9.80	4.89	11.50	6.59
4.80	1.36	6.50	1.87	8.20	3.29	9.90	4.99	11.60	6.69
4.90	1.39	6.60	1.90	8.30	3.39	10.00	5.09	11.70	6.79
5.00	1.42	6.70	1.93	8.40	3.49	10.10	5.19	11.80	6.89
5.10	1.45	6.80	1.96	8.50	3.59	10.20	5.29	11.90	6.99
5.20	1.48	6.90	1.99	8.60	3.69	10.30	5.39	12.00	7.09

\* Refer to Standard A11 and B18, Wall on Boundaries

All measurements in metres

### Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

### Standard

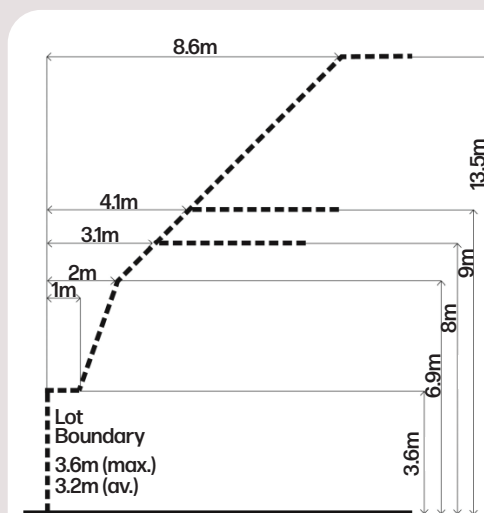
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

### Side & Rear Setback Diagram



NOT TO SCALE