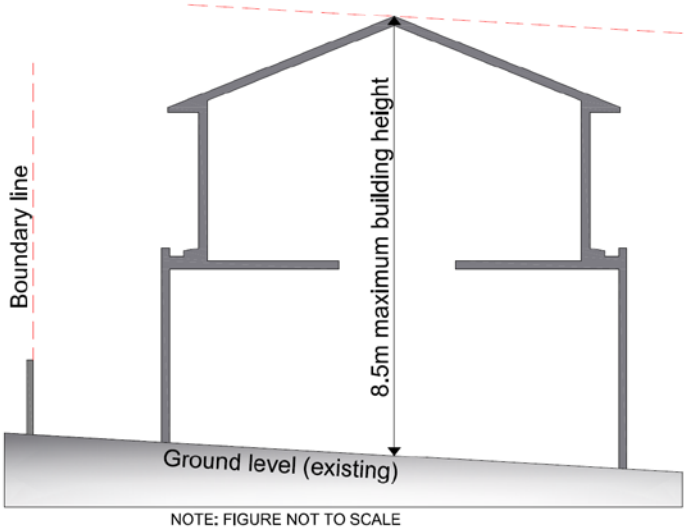
Building heights and setbacks

August 2014

Building height

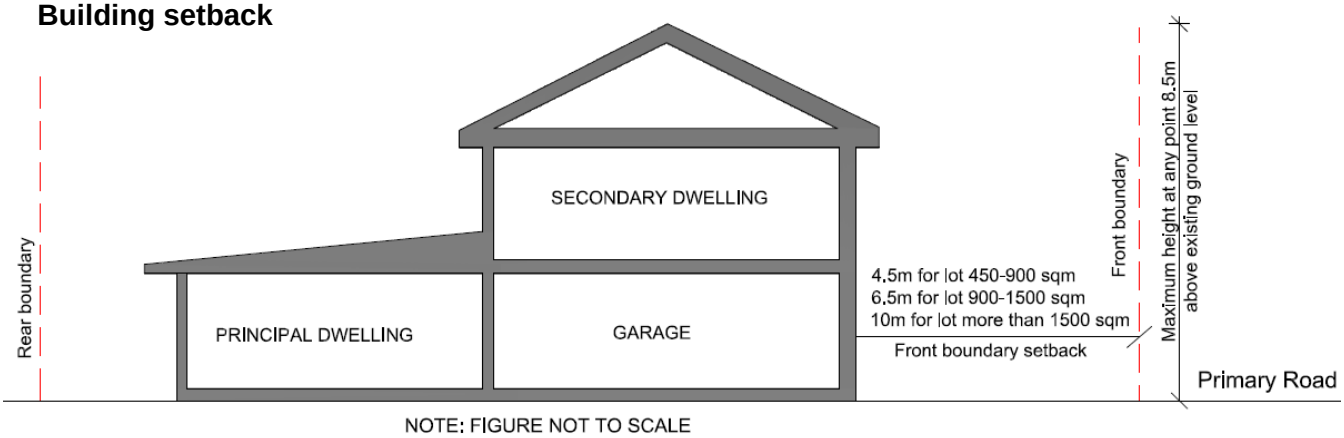
State Environmental Planning Policy (Affordable Rental Housing) 2009
Schedule 1: Development standards for secondary dwellings



***Building height**: (also referred as 'height of building') means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. (Definition from Standard Instrument.)*

- The maximum height that can be achieved as complying development for a secondary dwelling is 8.5 metres measured from the ground below that point.
- However, if the height of the secondary dwelling is more than 3.8 metres then the setback will increase relative to both the height of the building and size of the lot.
- Please see Schedule 1, clauses 9 and 10 for the setbacks from the side and rear boundaries.

Building setback



- A setback is to be calculated at the closest point to the boundary from the building line.[1]
- The front setback of any building should be consistent with the existing streetscape. That is, the building must have a similar setback as the two closest buildings (within 40 metres).

[1] In determining the building line, the eaves of the building are excluded if they are less than 450mm from the boundary.

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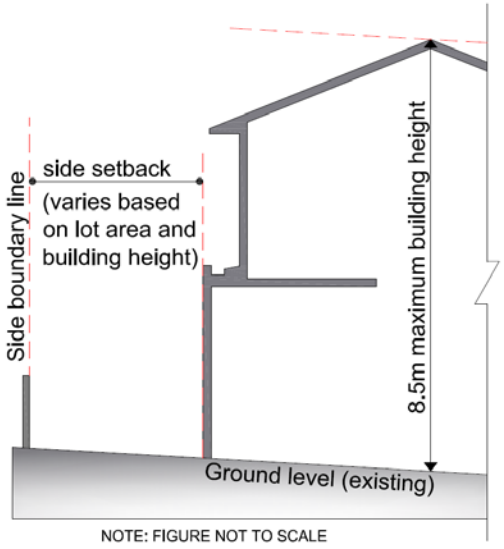
Setbacks (building height up to 3.8 metres):

Lot size	Height of the building	Nominal side setback	Nominal rear setback
450-900 square metres	3.8 metres	0.9 metres	3 metres
900-1500 square metres	3.8 metres	1.5 metres	5 metres
>1500 square metres	3.8 metres	2.5 metres	10 metres



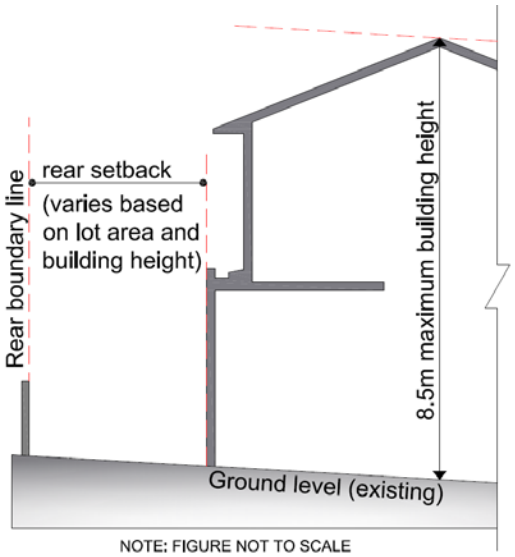
NOTE: FIGURE NOT TO SCALE

Setbacks (building height more than 3.8 metres):

Total setback = Nominal set back + Additional set back

Lot size	Total side setback	Total rear setback
450-900 square metres	[0.9 + (1/4 x Y)] metres	[3 + (3 x Y)] metres or 8m (whichever is small number)
900-1500 square metres	[1.5 + (1/4 x Y)] metres	[5 + (3 x Y)] metres or 12m (whichever is small number)
>1500 square metres	[2.5 + (1/4 x Y)] metres	[10 + (3 x Y)] metres or 15m (whichever is small number)

Where Y = Maximum building height - 3.8 metres



NOTE: FIGURE NOT TO SCALE

- If a lot is a battle-axe lot with three boundaries, disregarding any access laneway, the rear setbacks are not used. The side setbacks apply to these three boundaries.
- Identifying the rear and side boundaries on a corner lot requires you to identify the primary road. The primary road is the road that faces the front of a principal dwelling house.
- For the purposes of calculating a side or rear setback, the maximum building height of a dwelling on a sloping lot is to be used.