

Practice note 27: street setback

The purpose of this practice note is to ensure a common interpretation and consistent application of the 13 residential development standards in Clauses 54 and 55 in all planning schemes in Victoria

A3 and B6 Street setback

The setback of buildings from the street is a key determinant of neighbourhood character. This standard relates the front setback to neighbouring setbacks so all new buildings maintain the street's character.

Standard A3 and B6

Walls of buildings should be set back from streets:

- at least the distance specified in the schedule to the zone, or
- if no distance is specified in the schedule to the zone, the distance specified in Table A1/B6.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table A1 and B6 Street setback

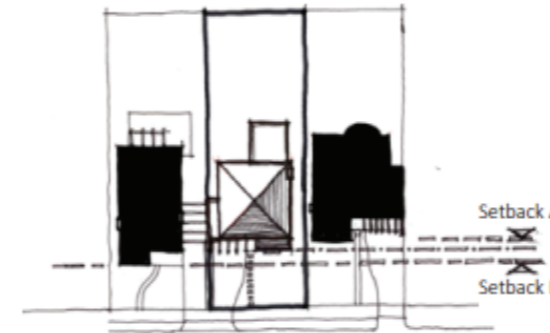
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2* metres, whichever is the lesser.

*The minimum setback from a side street is 2 metres for one dwelling on a lot (Clause 54) and 3 metres for two or more dwellings on a lot (Clause 55)

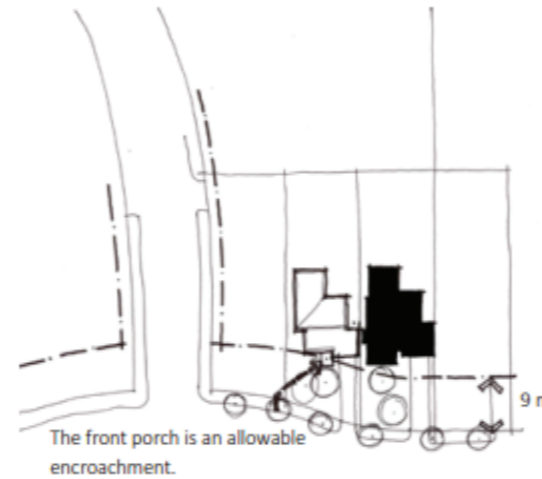
Applying the standard

Average front setback

The average front setback for the new dwelling is established by taking the front setbacks of the two existing dwellings (Setbacks A and B) on the abutting lots and dividing by two.

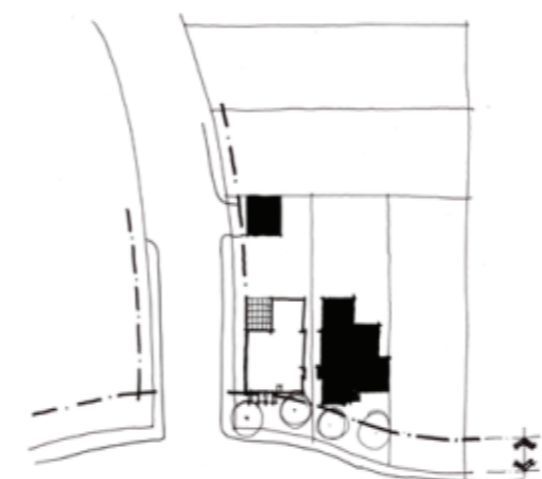


Front setback where there is only one existing abutting dwelling



While the new dwelling takes its reference for front setback from the existing dwelling, in this instance the existing dwelling setback is greater than 9 metres. Therefore, the new dwelling is able to be setback 9 metres.

Front setback on a corner lot



Either street frontage may be selected as the front setback on a corner lot.

The new dwelling should be set back the same distance as the front setback of the abutting dwelling facing the same street.

Where there is a proposal to develop two or more dwellings on a lot, there is only one front street setback for the purposes of this standard.

Same front setback as adjoining dwelling.

Side setback on a corner lot



Once the front setback has been chosen, the other street frontage is treated as a side setback and the new dwelling is able to be setback 2 metres for one dwelling on a lot and 3 metres for two or more dwellings on a lot from that boundary.

Note: Road Zones, Category 1 is now called Transport Zone 2

Practice note 27: site coverage and permeability

The purpose of this practice note is to ensure a common interpretation and consistent application of the 13 residential development standards in Clauses 54 and 55 in all planning schemes in Victoria

A5 and B8 Site coverage

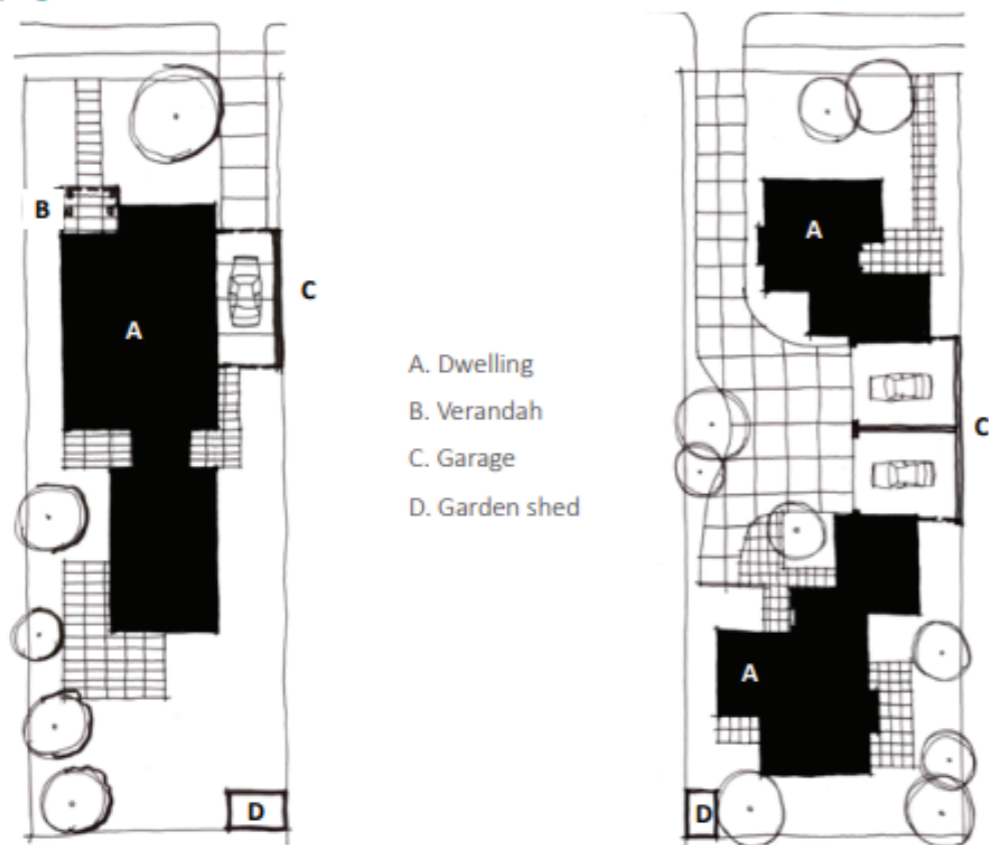
The standard limits the proportion of any lot that can be built on, to provide outdoor space for residents, and to protect the amenity and character of neighbourhoods.

Standard A5 and B8

The site area covered by buildings should not exceed:

- the maximum site coverage specified in the schedule to the zone, or
- if no maximum site coverage is specified in the schedule to the zone, 60 per cent.

Applying the standard



$$\text{Site coverage (\%)} = \frac{\text{Total building area} \times 100}{\text{Total site area}}$$

The definition of a building includes a dwelling, a garage or carport, a verandah and any other roofed building such as a garden shed. When calculating site coverage, if the upper storey projects over the ground floor, that part of the upper storey is also added onto the ground floor area. This does not include an underground basement that is constructed wholly underground.

Outdoor paving, driveways, footpaths or building eaves are not included when calculating the amount of site coverage.

In the above examples:

- When calculating site coverage for the single dwelling proposal, the total building area includes the dwelling, verandah, garage and garden shed.
- When calculating site coverage for the two dwelling proposal, the total building area includes both dwellings, both garages and the garden shed for the second dwelling. Where there are two or more dwellings on a lot, the total site area for all the dwellings is included when calculating site coverage.

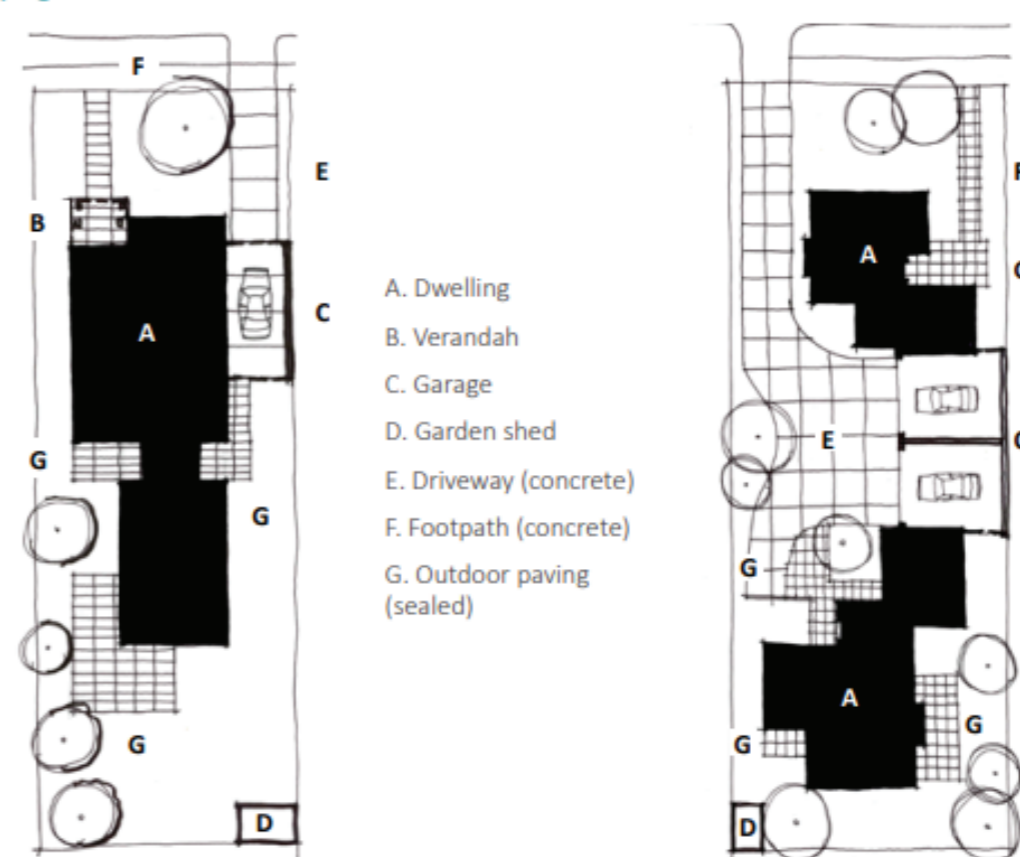
A6 and B9 Permeability

Limiting hard surfaces reduces the volume of stormwater run-off, which reduces pressure on urban drainage systems and helps protect water quality in downstream waterways. This standard limits the amount of hard surfaces that can surround a new development.

Standard A6 and B9

At least 20 per cent of the site should not be covered by impervious surfaces.

Applying the standard



$$\text{Permeability (\%)} = \frac{\text{Total pervious area} \times 100}{\text{Total site area}}$$

Water cannot penetrate an impervious surface. An impervious surface includes a dwelling, a garage or carport, a verandah, a garden shed, a footpath, a swimming pool, outdoor paved areas, a driveway or any other sealed surface.

At least 20 per cent of the site should have surfaces that can absorb water – such as garden beds, lawn and other unsealed surfaces. This can include driveways, footpaths and outdoor entertaining areas, provided the materials used for their construction are pervious.

Practice note 27: rear and side setback

The purpose of this practice note is to ensure a common interpretation and consistent application of the 13 residential development standards in Clauses 54 and 55 in all planning schemes in Victoria

A10 and B17 Side and rear setbacks

This standard ensures adequate separation between dwellings on adjacent lots, particularly above ground floor level.

Standard A10 and B17

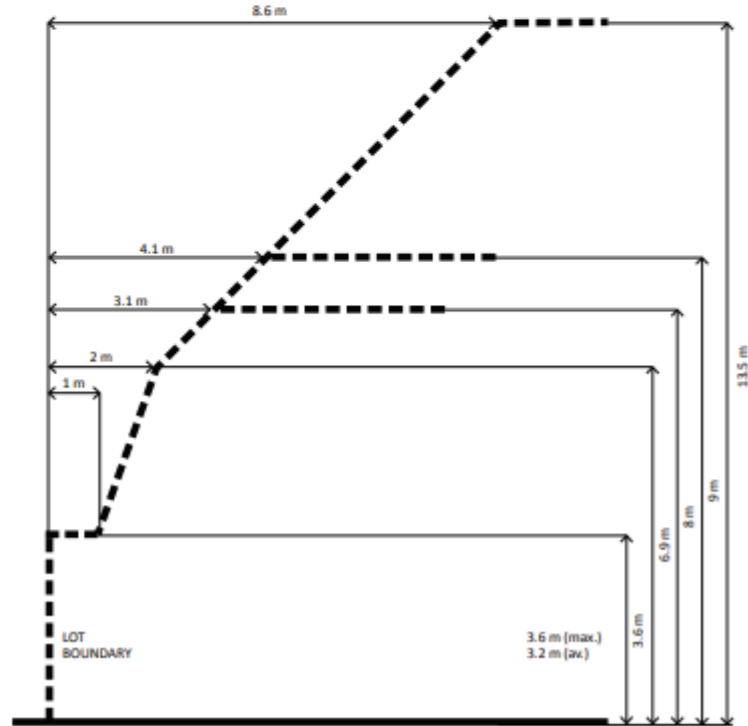
A new building not on or within 200 mm of a boundary should be set back from side or rear boundaries:

- at least the distance specified in the schedule to the zone, or
- if no distance is specified in the 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.

Diagram A1 and B1 Side and rear setbacks



Applying the standard

Side and rear setbacks

Where the wall height is between 3.6 metres and 6.9 metres, the formula for calculating side and rear setbacks is:

$$1 \text{ m} + [0.3 \text{ m} \times (h - 3.6 \text{ m})]$$

$h = \text{wall height}$

Where the wall height is greater than 6.9 metres, the formula is:

$$1 \text{ m} + [0.3 \text{ m} \times (6.9 \text{ m} - 3.6 \text{ m})] + [1 \text{ m} \times (h - 6.9 \text{ m})]$$

$h = \text{wall height}$

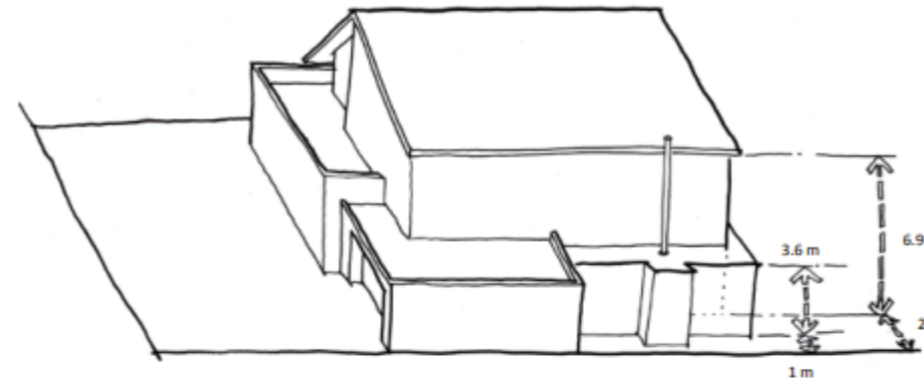
Using the above example, if the wall height is 6.9 metres, the required setback is calculated as follows:

$$1 \text{ m} + [0.3 \times (6.9 \text{ m} - 3.6 \text{ m})]$$

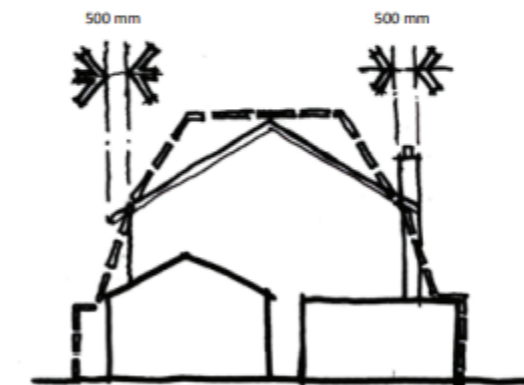
$$1 \text{ m} + [0.3 \times 3.3 \text{ m}]$$

$$1 \text{ m} + 0.99 \text{ m}$$

$$1.99 \text{ m (rounded up to 2 m) setback}$$

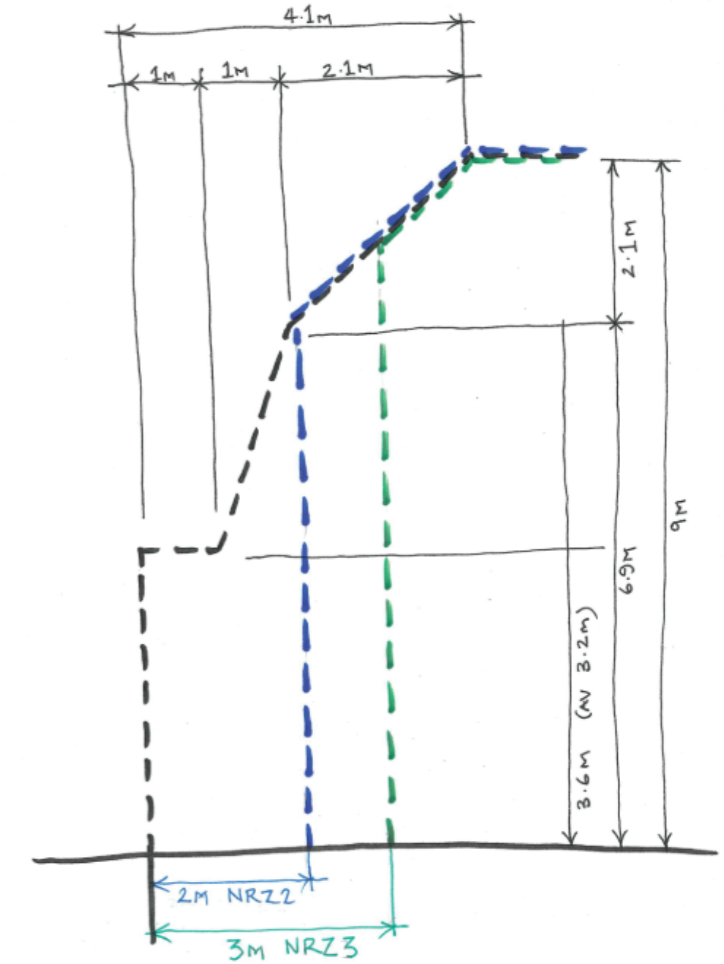


Allowable encroachments



Side and rear setbacks building envelope

The chimney and eaves are allowable encroachments provided they do not encroach more than 500mm into the setbacks of this standard.



For the increased setbacks of the Neighbourhood Residential Zones the required setback is as above.

Practice note 27: Walls on Boundary

The purpose of this practice note is to ensure a common interpretation and consistent application of the 13 residential development standards in Clauses 54 and 55 in all planning schemes in Victoria

A11 and B18 Walls on boundaries

This standard limits the height and length of walls on lot boundaries, to reduce the impact of housing on neighbouring properties.

Standard A11 and B18

A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,

whichever is the greater.

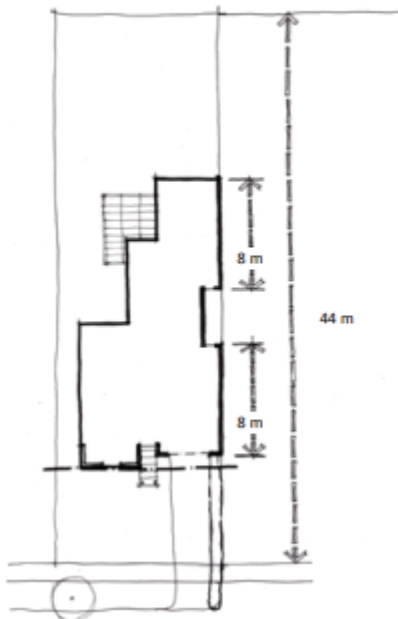
A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200 mm from a boundary. The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Applying the standard

Note. When applying this standard "new wall" means the total length of any existing and proposed wall when calculating the length of a wall on a boundary.

Walls on boundaries where there is one adjoining lot



The formula for calculating walls on boundaries is:

$$10\text{ m} + [(\text{length of boundary of an adjoining lot} - 10\text{ m}) \times 0.25]$$

This formula is separately applied to each boundary of the lot to determine the permissible walls on each boundary of the lot.

On a lot of 44 metres in length, the walls on boundaries along this boundary is calculated as follows:

$$10\text{ m} + [(44\text{ m} - 10\text{ m}) \times 0.25]$$

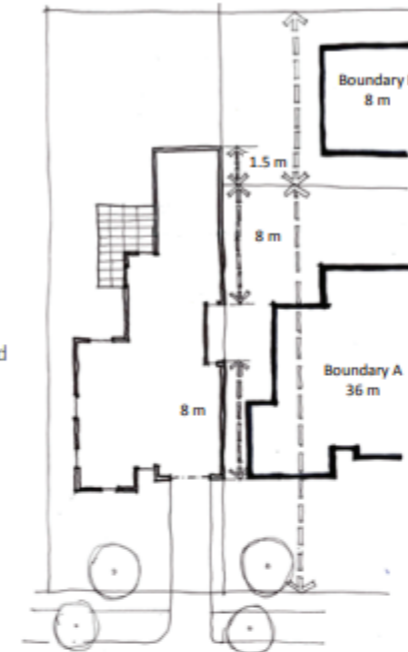
$$10\text{ m} + [34\text{ m} \times 0.25]$$

$$10\text{ m} + 8.5\text{ m}$$

18.5 m permissible wall on boundary.

This dwelling complies as it has less walls on boundaries than permissible under the standard. Other considerations such as neighbourhood character may be the reason for not using the maximum allowable walls on boundaries.

Walls on boundaries where there is more than one adjoining lot



Where there is more than one adjoining lot along a boundary, walls on the boundary may be constructed up to 10 metres plus 25 per cent of the remainder of the adjoining boundary abutting the lot, for each adjoining boundary.

The walls on boundaries permitted along this boundary are:

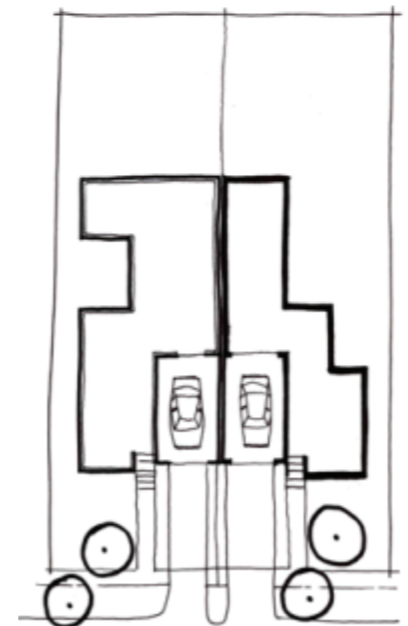
16.5 metres along the adjacent lot boundary A; and

8 metres along the adjacent lot boundary B.

As can be seen in this example, while the length of the boundary of the lot is the same as in the previous example (44 metres), a longer wall along this boundary is possible because of the abutment to two properties.

To meet the standard, no part of the total permissible walls on boundaries can be longer than allowed for each adjacent lot boundary individually. For example, while the total permissible walls on boundaries is 24.5 metres, not more than 16.5 metres of wall can be built on or within 200 mm of the boundary of lot A.

Walls on boundaries where there is an existing or simultaneously constructed wall on the boundary



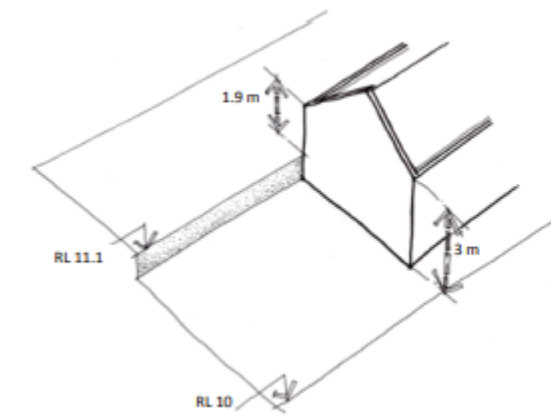
Where there is an existing wall on the adjoining boundary, the length of the permissible wall on the boundary is able to exceed 10 metres plus 25 per cent of the remainder of the boundary provided that it is the same or a lesser length of the existing wall on the boundary.

To meet the standard, no part of the new wall on the boundary can be built to extend beyond the extent of the existing wall on the boundary, even though the new wall may be the same length as the existing wall on the boundary.

Where the walls on the boundary are simultaneously constructed, they are able to exceed 10 metres plus 25 per cent of the remainder of the boundary in length.

To meet the standard, simultaneously constructed walls on the boundary must be the same length and cannot be staggered.

Effective wall height

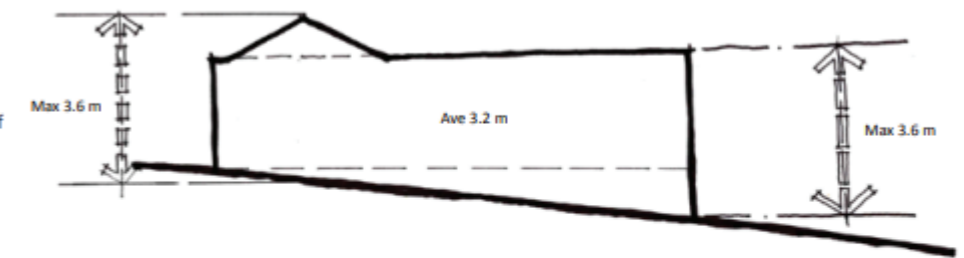


Effective wall height means the height of the wall from the top of the wall to the ground measured on the boundary from the adjoining property.

In this example, cutting and filling of the cross slope has resulted in an effective wall height of less than 2 metres on the boundary for the wall constructed on the boundary.

Where the effective wall height is less than 2 metres on the boundary, the building may abut the full length of the boundary.

Height of wall on boundary



When calculating the average height of a wall on a boundary:

$$\text{Average height} = \frac{\text{Area of wall}}{\text{Length of wall}}$$

It is important to include all aspects of the wall on the boundary in the calculation, including the wall above and below the internal floor and ceiling heights of the wall.

Note : C219morn doesn't seek to change the wall on boundary standard.

A17 and B28 Private open space

This standard ensures that all residents of new dwellings have usable and secluded private open space accessible from living areas. It also contributes to the character of residential areas.

Standard A17

A dwelling should have private open space of an area and dimensions specified in the schedule to the zone.

If no area or dimensions is specified in the schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

Standard B28

A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.

If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:

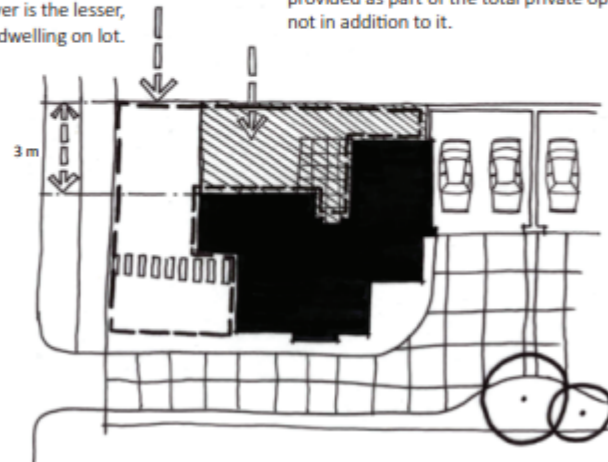
- an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- a balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

Applying the standard

The total private open space area should not be less than 40 square metres for a dwelling where there are two or more dwellings on a lot and 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, for one dwelling on lot.

Secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres should be provided for both one or two or more dwellings on a lot.

The 25 square metres of secluded private open space should be provided as part of the total private open space for the dwelling, not in addition to it.



A20 and B32 Front fences

This standard provides for front fences to be lower than other fences, so that houses and vegetation can be seen from the street and contribute to the streetscape.

Standard A20 and B32

The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

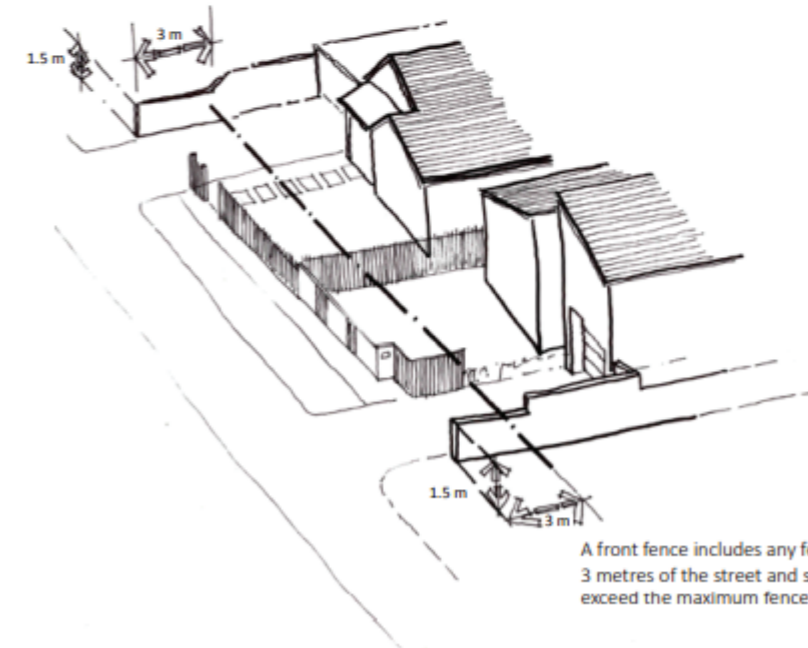
A front fence within 3 metres of a street should not exceed:

- the maximum height specified in the schedule to the zone, or
- if no maximum height is specified in the schedule to the zone, the maximum height specified in Table A2.

Table A2 and B2 Maximum front fence height

STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

Applying the standard



Note : C219morn seek to change the front fence height for other streets to 1.2m and for Transport Zone 2 to 1.8m

Note: Road Zones, Category 1 is now called Transport Zone 2