

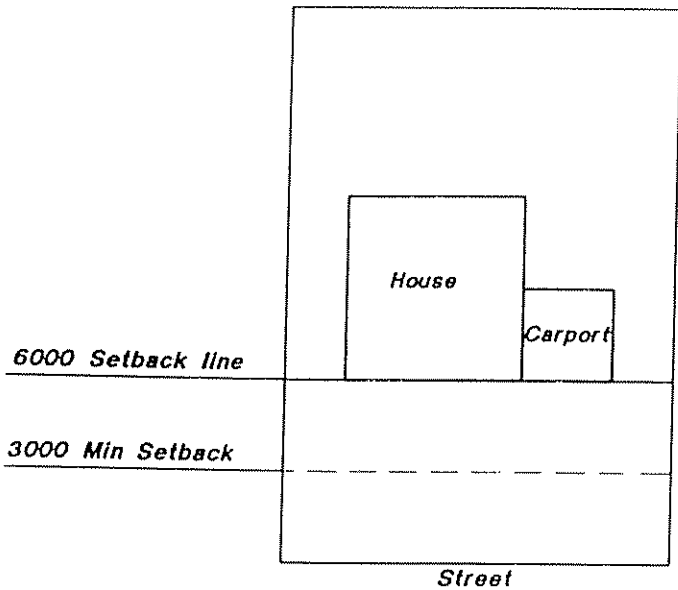
Below are examples of front setback variations. They can be used as a guide on how the R Code setback variation is calculated. More information can be obtained from Councils Building Officers or by referencing the Residential Planning Codes.

GENERAL

The minimum setback from the street front boundary may be reduced by up to 50% provided that the area contained by the boundary and the building is not less than would be the case were the front setback for the particular lot compiled with.

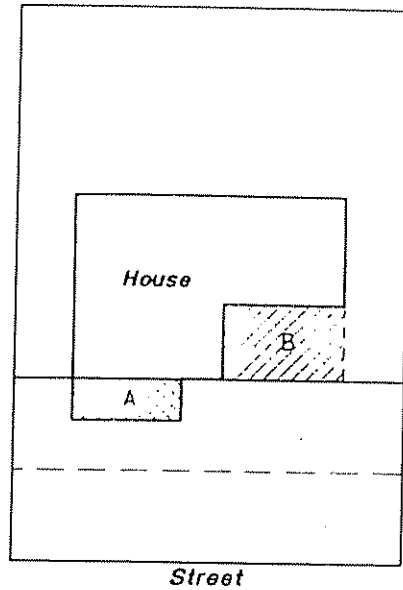
Example 1:

The average distance from the front wall of the house to the boundary is 6 metres. Front setback variation not used.



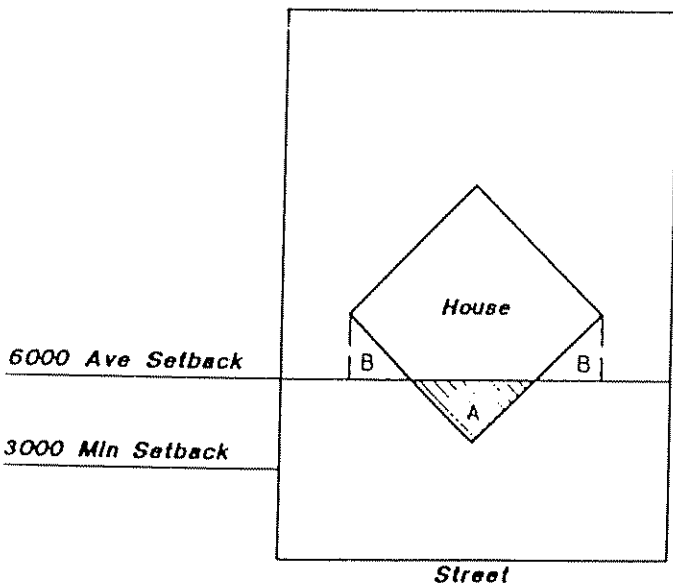
Example 2:

The average distance from the front walls of the house are at least 6 metres from the front boundary. The area contained by A is less than or equal to that contained by B.



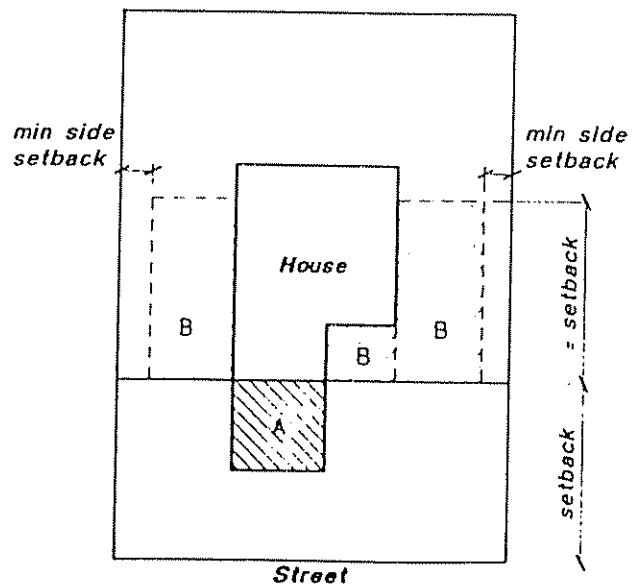
Example 3:

The average distance from the front walls of the house are at least 6 metres from the front boundary. The area contained by A is less than or equal to the combined areas of B.



Example 4:

The average distance from the front walls of the house are at least 6 metres from the front boundary. The area contained by A is less than or equal to the combined areas of B.



In example 4, council has taken into account the open space behind the front setback line which could be otherwise occupied by the building. An arbitrary limit of a depth behind the setback line equal to the setback dimension itself is used.

Applicants need to be aware that varying setbacks may restrict areas which can be built on in the future.