4 Sample setback diagrams

4.1 How standard setback profiles work

Diagrams in this section:

- Guide to setback profile diagrams
- Relating side and rear profiles
- Joining side and rear setbacks
- Side profiles and corresponding envelopes on plan
- Consumer guide to side and rear setback profiles
Guide to setback profile diagrams

Lot boundary

Non-overlooking zone (NOZ)

Notes to the envelope will specify how the non-overlooking zone operates. They may specify that habitable room windows in walls or raised open space within the NOZ must be screened or otherwise limited from a direct view of windows or private open space of the neighbouring lot.

Boundary Wall Zone (BWZ)

Notes to the envelope will specify where the BWZ applies. They may specify a maximum length of the BWZ, a location on the lot for the BWZ (e.g. only along the side between the front and rear setbacks), and the proportion of the BWZ that can have walls to the boundary (e.g. 50 per cent).

Scale 1:100

* Measurement points occur where a maximum building height corresponds with a particular setback from the lot boundary. The maximum building height at any measurement point is measured from the natural ground level directly below that point. Natural ground level may vary across the site. The maximum building height between measurement points lies on a straight line drawn between the two measurement points.
1. cross-section of side profiles

2. side profiles shown on plan

[Diagram showing cross-sections and profiles of lots with boundary wall zones indicated]
Consumer guide to side and rear setback profiles

Side setbacks are shown in the two side profiles chosen for the lot: SP-A and SP-BB-NOC. The shorter distance between the higher spot on each side profile sets the minimum building height.

Plan specifies that street frontage is a minimum 6m forward of this house frontage.

Legend:
- Lot boundary
- Non-overlooking zone
- Boundary Wall Zone (BWZ)
- Maximum height of building is between 5.0m and 6.0m
- Maximum height of building is between 7.0m and 8.0m
- Maximum height of building is between 9.0m and 10m

Rear setbacks are shown in the relevant profile.