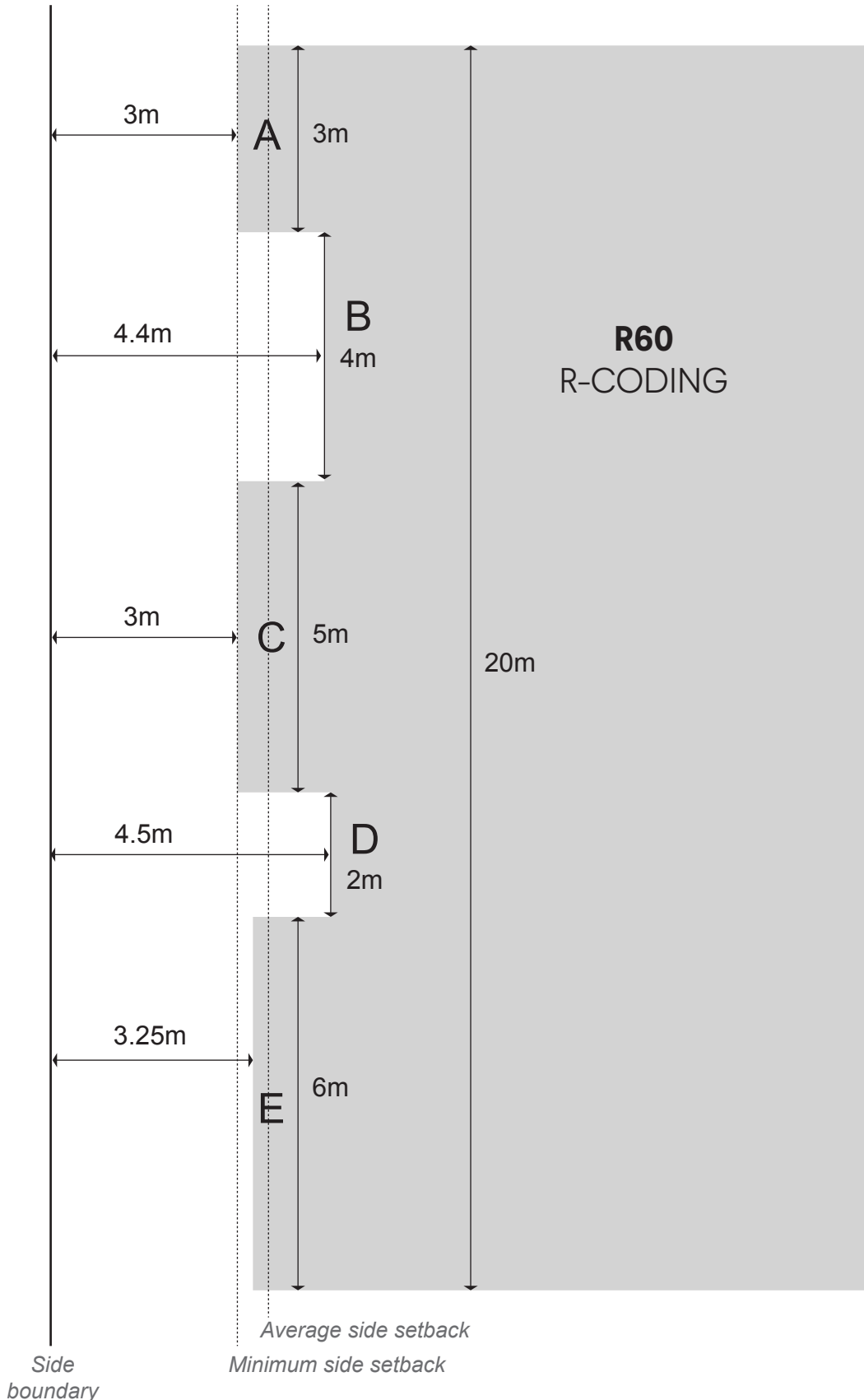


# Calculating average side setbacks

## SPP7.3 R-Codes Volume 2 - Apartments, 2.4 Side and rear setbacks (Table 2.1)

The intent of introducing an average setback requirement for buildings longer than 16m is to reduce the overall bulk and impact of larger developments through articulation of the building footprint and elevation.

The diagram below provides a method of calculating the average side setback, however it is important to note that the R-Codes Vol. 2 is performance-based policy and the numbers provided in Table 2.1 are not deemed-to-comply. For example, providing more articulation in the upper levels only could demonstrate the *Element Objectives* because it would achieve light and ventilation, improve outlook and reduce overlooking.



$$A = 3\text{m} \times 3\text{m} = 9$$

$$B = 4.4\text{m} \times 4\text{m} = 36$$

$$C = 3\text{m} \times 5\text{m} = 15$$

$$D = 4.5\text{m} \times 2\text{m} = 9$$

$$E = 3.25\text{m} \times 6\text{m} = 19.5$$

$$\frac{A + B + C + D + E = 70.1}{\text{Total length} = 20\text{m}}$$

$$=$$

Average side setback of 3.5m