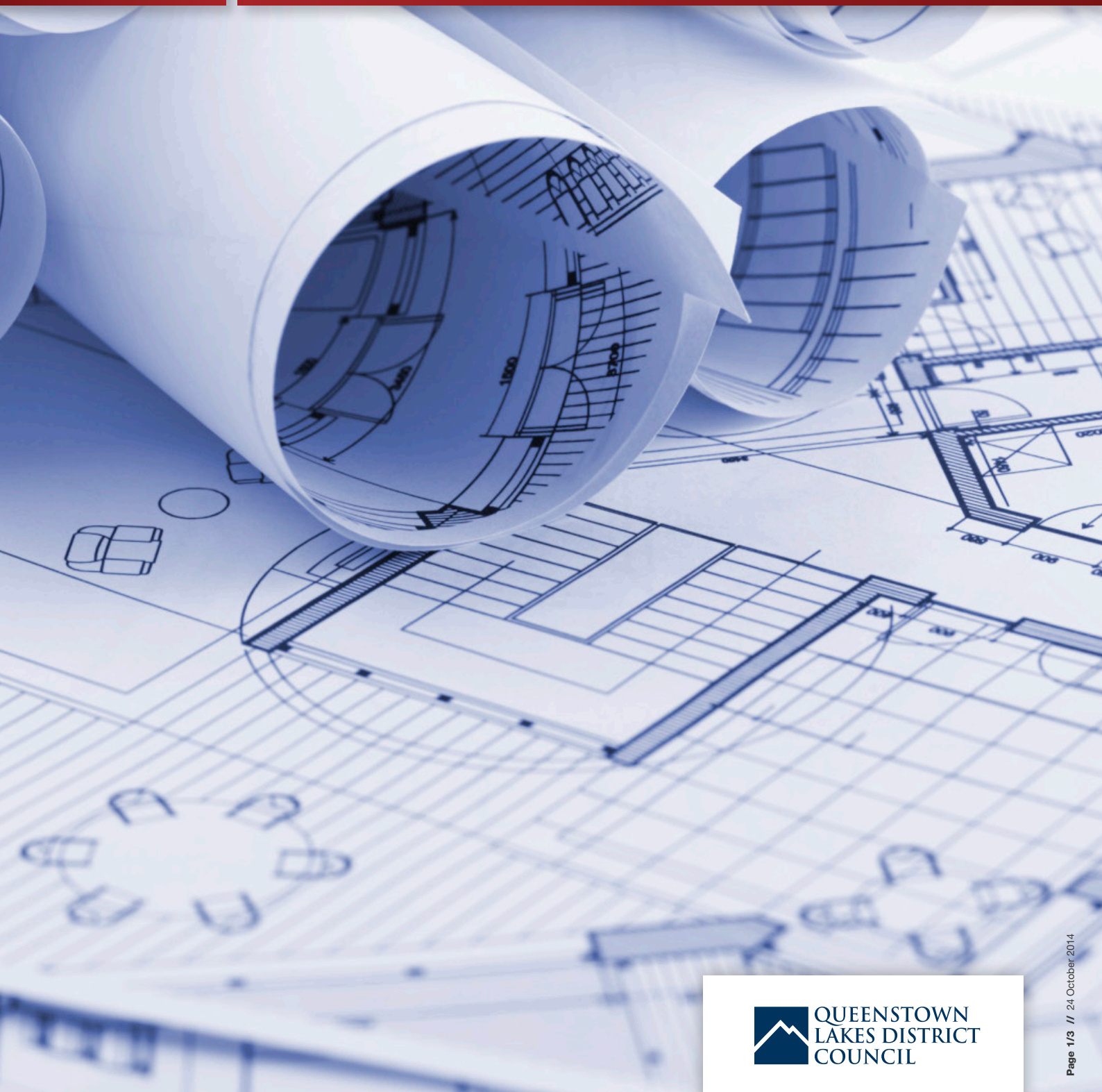




# INTERPRETATION OF THE CONTINUOUS BUILDING LENGTH RULE IN THE LOW DENSITY RESIDENTIAL ZONE



**IN THE LOW DENSITY RESIDENTIAL ZONE, SITE STANDARD 7.5.5.1(vi) STATES:**

*Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either:*

- (a) The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous facades) at the same distances from the boundary;*

**OR**

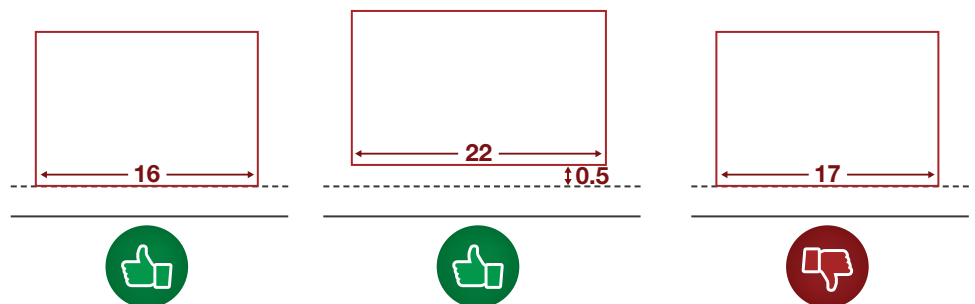
- (b) That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback (varied facade(s) with stepped setbacks from the boundary).*

**Refer Appendix 4**

Interpretation of this rule has caused some confusion. This Practice Note confirms the Council's interpretation.

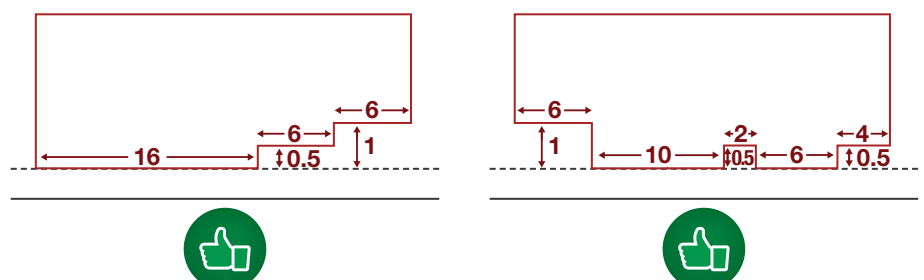
**SITE STANDARD 7.5.5.1(vi)(a)**

Site Standard 7.5.5.1(vi)(a) is easily interpreted. Simply take the total length of the building(s) along a boundary and for every 6 metres or part thereof it exceeds 16 metres, the entire building must be set back an additional 0.5 metres from the required internal boundary setback.



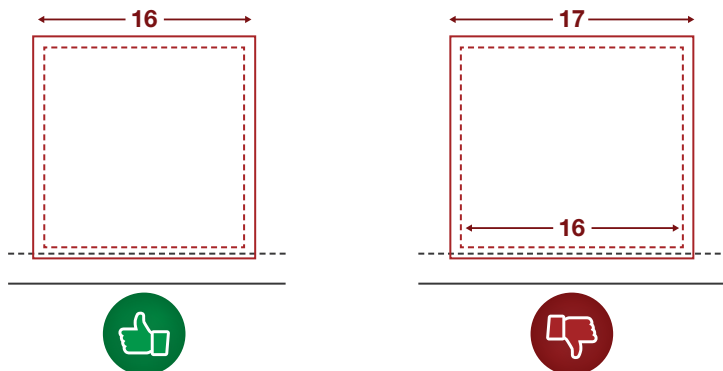
**SITE STANDARD 7.5.5.1(vi)(b)**

Site Standard 7.5.5.1(vi)(b) applies to a building(s) with a varied facade. The correct interpretation allows for a maximum length of built form located on the internal boundary setback of 16 metres, with every additional 6 metres being setback an extra 0.5 metres.

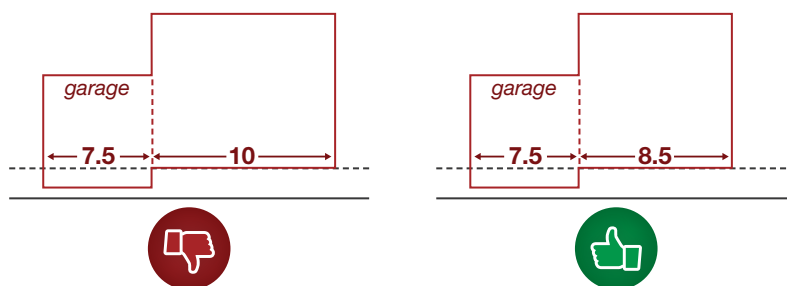


# ADDITIONAL INTERPRETATION NOTES:

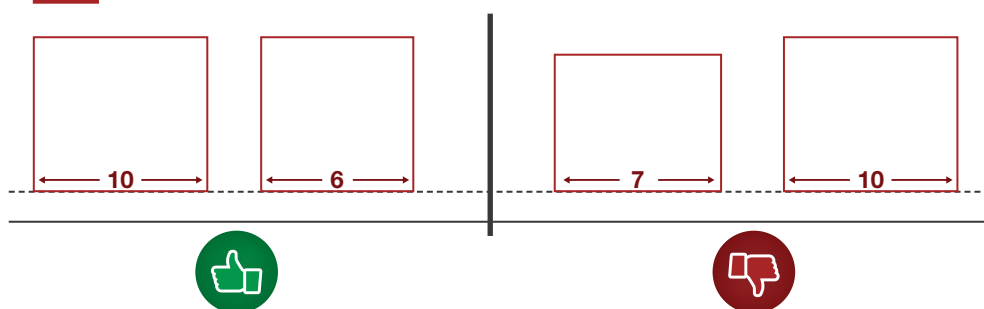
**1** The rule refers to “building(s)” and as such includes the roof of a building (unlike internal boundary setback provisions that often specify an exemption for eaves). In the diagrams below, the walls are shown as dashed lines with the roofline shown as a solid line.



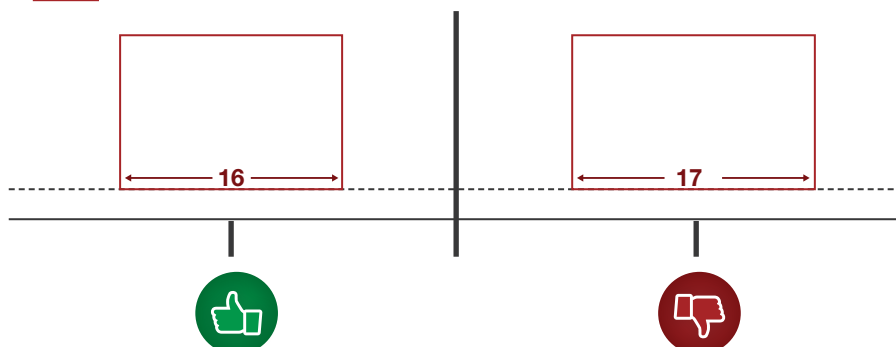
**2** Garages, which may be located within the internal boundary setback as a permitted activity, are included in continuous building length calculations. Setting a garage back 0.5 metres from the boundary does not satisfy the requirements of the continuous building length rule.



**3** The rule applies to the aggregate of built form and as such includes all buildings on the site.



**4** The number of adjoining properties along a boundary does not allow for greater continuous building length on the subject site.



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