

PURPOSE OF THIS INFORMATION SHEET

To provide a general overview of siting requirements for various **domestic** Class 1 and Class 10 building structures. This information sheet should be read in conjunction with the Information Sheets regarding General Information on Building Development Applications for specific types of building work. Siting requirements for commercial/industrial type building projects may be viewed in the Planning Scheme which has jurisdiction over the property.

RELEVANT LEGISLATION

The Queensland Development Code (QDC) provides boundary setback requirements for general domestic building structures under Part MP1.1 (for allotments less than 450sq.m. in area) Part MP1.2 (for allotments 450sq.m. and more in area) and Part MPH 1.4 (Building over Sewer or near relevant Infrastructure)

The Planning Scheme may set out boundary setback requirements for domestic and ancillary building work and those requirements override the Queensland Development Code. Check the Planning Scheme which has jurisdiction over your property for any requirements relating to boundary setbacks. Where a Material Change of Use (Planning Application) is required sitting requirements will be assessed as part of the Planning Application.

Websites: Queensland Development Code: www.hpw.qld.gov.au
Planning Scheme: www.rrc.qld.gov.au

SITING REQUIREMENTS

The following information is a summary of the Queensland Development Code, Parts MP1.2 (for allotments 450sq.m. and over) and MP1.1 (for allotments less than 450sq.m.).

Tables that may be referred to in the information are provided below:

Table A1

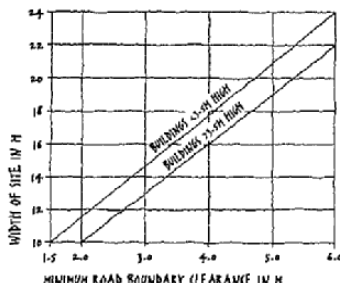


Figure 3

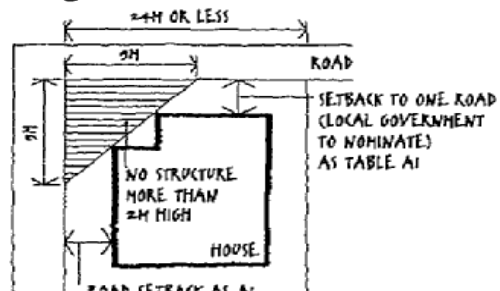
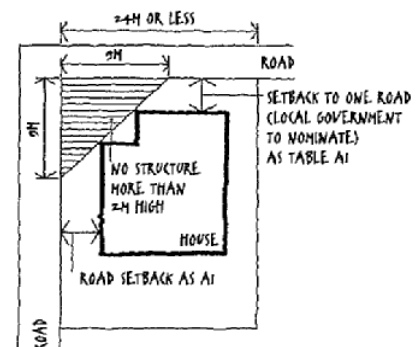


Table A2

Road Frontage in metres	Side and Rear Boundary Clearanc Height in metres	
	4.5 or less	4.5 to
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100

Figure 5



BUILDING WORK		QDC MP 1.2 – Allotment Over 450sqm	QDC MP1.1 – Allotment Less than 450sqm		
Dwelling	Road boundary setback	6 metres	From Access Street: 3m From Collector Street: 4m		
	Road boundary setback where dwellings on both adjoining lots are between 3 and 6m, but the setback difference between the two dwellings is less than 2m	Anywhere between the two dwelling setback distances	Anywhere between the two dwelling setback distances		
	Road boundary setback where one of the dwellings on the adjoining lots may be within 6m, but the setback difference between the two adjoining dwellings is more than 2m	The average of the road setback of the adjacent dwellings Eg one dwelling is 2m, the other is 6m back. The average would be 4m.	The average of the road setback of the adjacent dwellings, Eg one is 2m, the other is 6m back. The average would be 4m.		
	Corner allotment – the allotment has a width of 24m or greater	<ul style="list-style-type: none"> - 6m from the both boundaries. - No building within 9m x 9m truncation of corner. 	<ul style="list-style-type: none"> - 6m from nominated (narrowest) roadway - 1m if other roadway is an access street - 2m if other roadway is a collector street 		
	Corner allotment – the allotment is less than 24m wide	<ul style="list-style-type: none"> - 6m from the narrowest road boundary side; - Other boundary as per Table A1; - No building to be over 2m high within 9m x 9m truncation of corner. 	<ul style="list-style-type: none"> - 6m from nominated (narrowest) roadway - As per Table A1 for the other roadway - No building structure to be over 2m high within 9m x 9m truncation of corner 		
	Side/rear boundary setback– allotment is more than 15m wide	Height of Bldg	Distance from side/rear (OMP*)	Height of Bldg	Distance from side/rear (OMP*)
		4.5m or less	1.5m	4.5m or less	1.5m
		4.5m to 7.5m	2.0m	4.5m to 7.5m	2.0m
7.5m and more		2m, plus .5m for every 3m above 7.5m	7.5m and more	2m, plus .5m for every 3m above 7.5m	
Side/rear boundary setback– allotment is less than 15m wide	<p>Bldg height does not exceed 7.5m: Refer to Table A2. Building structure to ensure light and ventilation to habitable rooms for the dwelling on the allotment and also to buildings on the adjoining lot are not adversely impacted. Amenity/privacy also to be considered.</p> <p>Building height exceeds 7.5m: 2m, plus .5m for every 3m above 7.5m</p>		<p>Bldg height does not exceed 7.5m: Refer to Table A2. Building structure to ensure light and ventilation to habitable rooms for the dwelling on the allotment and also to buildings on the adjoining lot are not adversely impacted. Amenity/privacy also to be considered.</p> <p>Building height exceeds 7.5m: 2m, plus .5m for every 3m above 7.5m</p>		
Outdoor Living Space			<p>A dwelling is to have a clearly defined outdoor living space having:</p> <ul style="list-style-type: none"> - an area of at least 16 sq.m.; and - no dimension less than 4m; and - access from a living area; and - the slope of the outdoor living open space is not more than 1 in 10. 		

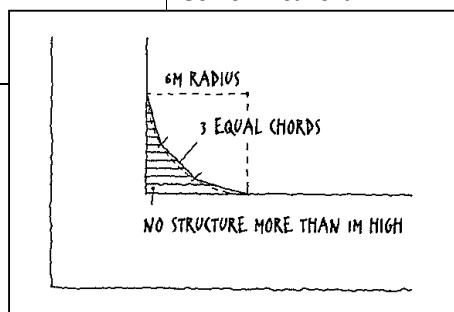
BUILDING WORK		QDC MP 1.2 – Allotment Over 450sqm	QDC MP1.1 – Allotment Less than 450sqm
Carport	Road boundary setback	6 metres OR If there is no alternative on-site location for a garage or carport that allows compliance with 6m setback and Will allow vehicular access width of 2.5m minimum; and Has a maximum gradient of 1 in 5, Then may be less than 6m IF: the solid wall/supports within the 6m setback does not exceed 15% of the total perimeter of the structure within the 6m setback.	As for a dwelling AND, for a rectangular/near rectangular lot, the elevational dimension of openings facing the street is the less of 6m and 50% of the street frontage.
	Side/rear boundaries	Refer to garage/shed & Other Siting Requirements – Carpark spaces Note: The Building Code of Australia requires that If the structure is less than 500mm from a side/rear boundary then it is required to be fire-rated. Therefore the structure should be no closer than 500mm from a side/rear boundary	

Garage/ Shed	Road and side/rear boundary Setback	As for dwelling	As for a dwelling AND, for a rectangular/near rectangular lot, the elevational dimension of openings facing the street is the less of 6m and 50% of the street frontage.
	Side and rear boundary setback	Is as per dwelling setback requirements BUT may be within the nominated clearance where: <ul style="list-style-type: none"> - the height of part of the building within the boundary clearance is not more than 4.5m, and has a mean height of not more than 3.5m; AND - the total length of all buildings, or parts thereof, within the boundary clearance is not more than 9m long on any one boundary; AND - the part of the building within the boundary setback is no closer than 1.5m to a required window in a habitable room of an adjoining dwelling. 	

Rainwater Tank	Side/rear boundary	If less than 2.4m (including stand): 450mm from boundary If higher than 2.4m (including stand): minimum 1500mm or as per dwelling side/boundary setbacks where higher than 4.5m	If less than 2.4m (including stand): 450mm from boundary If higher than 2.4m (including stand): minimum 1500mm or as per dwelling side/boundary setbacks where higher than 4.5m
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Roofed Gatehouse/ Arches	Road boundary setback	No setback if having: <ul style="list-style-type: none"> - max floor area of 4sq.m. - no more than 2m wide elevation to the street; and - is not more than 3m high. 	No setback if having: <ul style="list-style-type: none"> - max floor area of 4sq.m. - no more than 2m wide elevation to the street; and - is not more than 3m high.
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Screens/ Fences	Any boundary except road intersection corner	No setback if the fence/ screen is no higher than 2m.	No setback if the fence/ screen is no higher than 2m.
	Corner Allotment	Fences, screens, and retaining walls and other structure are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two road frontages. (Figure 7 for Lots 450sq.m. and under and Figure 6 for Lots over 450sq.m.)	



< Figure 7 for Lots 450sqm. And Under
< Figure 6 for Lots over 450sqm.

BUILDING WORK		QDC MP 1.2 – Allotment Over 450sqm	QDC MP1.1 – Allotment Less than 450sqm
Swimming Pools	Road boundary setback	1.5 metres where: the vertical distance to the coping above the finished ground level is not more than 1.2m high. OR No boundary setback where: a solid wall/fence at least 1.8m above finished ground level is constructed between the water and the road boundary and the top of the wall/fence is at least 1m above the top of the coping of the pool.	1.5 metres where: the vertical distance to the coping above the finished ground level is not more than 1.2m high. OR No boundary setback where: a solid wall/fence at least 1.8m above finished ground level is constructed between the water and the road boundary and the top of the wall/fence is at least 1m above the top of the coping of the pool.
	Side/rear boundary setback	Subject to dwelling side/rear boundary setback clearance, however, may be within the side/rear boundary setbacks IF: <ul style="list-style-type: none"> - a solid wall/fence constructed to prevent water entry onto the adjoining allotment, at least 1.8m high above the finished ground level, is constructed between the pool and the boundary of the adjoining allotment; - the top of the wall/fence is at least 1m above the top of the coping of the pool. 	

Other Misc Structures	Pergola / other structure	No side/rear boundary setback IF: <ul style="list-style-type: none"> - not enclosed by walls or roofed; and - is not more than 2.4m high at the boundary and - is primarily ornamental or for horticultural use No combined length of building structures within the standard boundary setback are to exceed 9m.
	Wall to a side/rear boundary	From a side/rear boundary, either: <ul style="list-style-type: none"> - to be 750mm if structure requires maintenance; or - if within 750mm of the boundary, to be maintenance free (eg unpainted/untreated masonry; pre-finished steel sheeting).
	Wall on a corner allotment	To be no more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two road frontages. (or 1m high within 6m x 6m truncation of the corner)

Other Siting Requirements:

Site Coverage	The maximum area covered by all buildings/structures roofed with impervious materials, does not exceed 50% of the lot area.
Building Height	Building height provisions may be stated in the Planning Scheme governing the property. Where conflict exists with requirements in the Queensland Development Code, the Planning Scheme overrides the Queensland Development Code.
Building Height for Sloping Site	For slopes up to 15%, the building height is not more than 8.5m. For slopes exceeding 15%, the building height is not more than 10m. Building height provisions may be stated in the Planning Scheme governing the property. Where conflict exists with requirements in the Queensland Development Code, the Planning Scheme overrides the Queensland Development Code..
Car parking spaces	Space for parking two vehicles on a site less than 450sqm. in area is required. Refer to the QDC, Element 2, A8 for variations of car parking siting options.
Outdoor living space	For lots less than 450sq.m. Require a defined outdoor living space of 16 sq.m. With a dimension no less than 4m and accessible from a living area. Slope of the space is not to be more than 1 in 10.
Structures near or over Infrastructure Service	Refer to QDC MP 1.4. Building over or near Infrastructure

*OMP Outermost projection of the building ie fascia boards, or, where the balcony protrudes past the fascia boards, then the boundary setback is to the top of the balcony.

ENQUIRIES

Contact Council's Building Compliance Unit on 1300 225577

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