

SITING REQUIREMENTS

This fact sheet is intended to assist with determining referral agency requirements in accordance with Schedule 9 and 10 of the *Planning Regulation 2017*.

The purpose of the Queensland Development Code (QDC) MP 1.1 and 1.2 is to provide good residential design that promotes the efficient use of a lot, and provide acceptable amenity to the surrounding residents.

Acceptable solutions are prescribed by the QDC but when a dwelling house and/or a Class 10 structure cannot achieve these provisions, an application for boundary setback relaxation is required to be submitted to the Local Government. This is called a Referral Agency Application which is assessed against the performance requirements of the QDC. Relevant plans and reasonable justification are required to support the proposal.

Road Boundary Setbacks

The setback for structures is typically 6 metres from any road boundary for lots larger than 450 square metres and 3-4 metres for lots less than 450 square metres. The acceptable setback dimension may vary depending on:

- The configuration of the block - corner allotments;
- the setback pattern within the street; and
- the features and height of a swimming pool barrier.

Structures over 2 metres high on corner allotments must be clear of the 9x9 metre corner truncation. An open carport cannot be located within the 6 metre road boundary setback if there is an alternative location on the site that can comply with acceptable solutions.

Side and Rear Common Boundary Setbacks

The side setback for structures is typically 1.5 metres from side and rear common boundaries however Class 10a structures (such as sheds and carports) can be less when the total building length is not more than 9 metres.

The acceptable setback dimension may vary depending on:

- the height and length of the proposed structure;
- narrow lots with 15 metres or less property frontage;
- the location of other structures within the boundary setback;
- the proximity of habitable rooms of neighbouring dwellings; and
- the features and height of a swimming pool barrier.

Where a wall or structure is located less than 750mm to a common boundary it must be maintenance free.

General Requirements

- Fences, retaining walls or a combination of both cannot be more than 2 metres high along a boundary; and
- Roofed structures cannot exceed 50% of the total lot area.

The QDC can be found on the following links:

[Lots less than 450 square metres](#)

[Lots greater than 450 square metres](#)

or alternatively, a summary of the requirements can be found on the following page.

For further advice in relation to your siting requirement, lodging an application or to arrange a meeting, please contact the Development Advice Centre on 4936 8099.

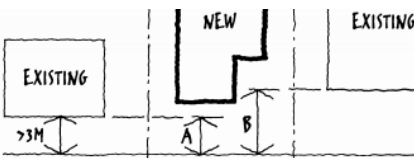
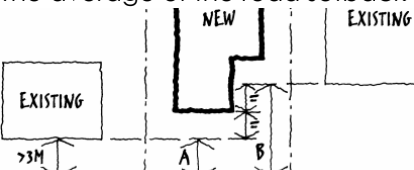


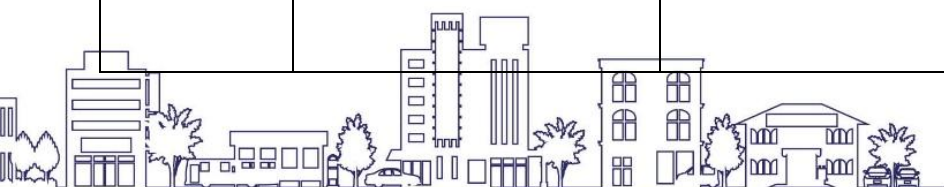
The following information is a summary of the Queensland Development Code (QDC), Parts MP1.2 (for allotments 450sqm and over) and MP1.1 (for allotments less than 450sqm).

Please note:

- Setbacks are to the outermost projection of the building (generally the gutters of the roof or sunhoods)
- Road boundary means the lot boundary facing a road (not to be confused with the actual road/gutters)

**Where there is no setback required, please note anything closer than 300mm will require a survey of the block to avoid boundary encroachments

Building		Allotment over 450sqm	Allotment under 450sqm
Dwelling	Road boundary setback	6 metres	3m from Access Street (streets and lanes) 4m from Collector Street (higher order streets and roads) See Planning Scheme Road Hierarchy
	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  WHERE B LESS A IS NOT MORE THAN 2M SETBACK = ANY DISTANCE BETWEEN A AND B	
	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  WHERE B LESS A IS 2M OR MORE SETBACK = AVERAGE DISTANCE BETWEEN A AND B	
	Road boundary setback where a corner allotment is less than 24m wide	- As per road setbacks above for primary road (as per address) - As per Table A1 for the other road setback - No building to be over 2m high within 9m x 9m truncation of corner	
	Side and Rear Setback (lot with more than 15m frontage)	- Where height of that part building is 4.5m or less – setback is 1.5m - Where height of that part building is 4.5 to 7.5m – setback is 2m - Where height of that part building is 7.5m or more – setback is 2m plus 0.5m for every 3m (or part) exceeding 7.5m	
	Side and Rear Setback (lot with a frontage of 15m or less)	- Where the height of the structure is 7.5m or less – as per Table A2 - Where the height of the structure is more than 7.5m – setback is 2m plus 0.5m for every 3m (or part) exceeding 7.5m	
	Outdoor Living and Open Space	The maximum site cover or roofed structures must not exceed 50% of the lot	- The maximum site cover or roofed structures must not exceed 50% of the lot - There must be a clear defined outdoor living space having: - o an area of at least 16 sqm; - o no dimension less than 4m; - o access from a living area; and - o the slope of the outdoor living open space is not more than 1 in 10



Building		Allotment over 450sqm	Allotment under 450sqm
Carport	Road boundary setback	As per road boundary setback for a dwelling above. OR Where there is <u>no alternative</u> on-site location available, additional provision may apply – please enquire.	As per road boundary setback for a dwelling above. AND the width of the structure facing the street must be the lesser of 6m and 50% of the street frontage.
	Side/rear boundaries	Refer to garage/shed below. Note: The Building Code of Australia requires that If the structure is less than 450mm from a side/rear boundary, it may be required to be fire-rated.	

Garage/ Shed	Road boundary setback	As per road boundary setback for a dwelling above.	As per road boundary setback for a dwelling above. AND the width of the structure facing the street must be the lesser of 6m and 50% of the street frontage.
	Side and rear boundary setback	No setback required** subject to the following: - Where structure is no higher than 4.5 metres AND - The total length of all buildings within 1.5m of the setback does not exceed 9m AND - The structure is not closer than 1.5m to a window in a habitable room of an adjoining dwelling If the above items can't be met – setbacks are as follows: - Where height of that part building is 4.5m or less – setback is 1.5m - Where height of that part building is 4.5 to 7.5m – setback is 2m - Where height of that part building is 7.5m or more – setback is 2m plus 0.5m for every 3m (or part) exceeding 7.5m Note: The Building Code of Australia requires that If the structure is less than 900mm from a side/rear boundary or dwelling, it may be required to be fire-rated.	

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
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Roofed Gatehouse/ Arches	Road boundary setback	No setback if having: - max floor area of 4sqm; - no more than 2m wide elevation to the street; and - is not more than 3m high
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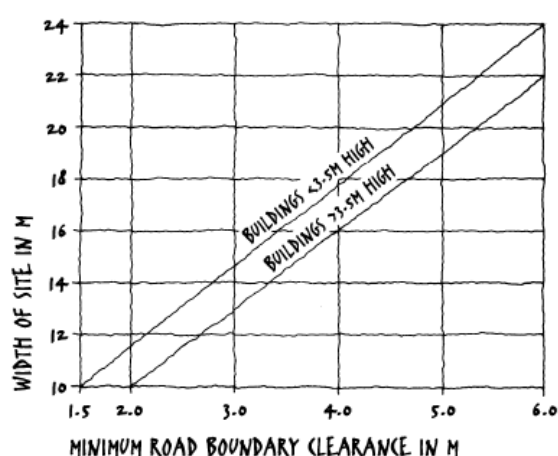
Building		Allotment over 450sqm	Allotment under 450sqm
Screens/ Fences	Any boundary except road intersection corner	No setback if the fence/ screen is no higher than 2m	
	Corner Allotment	Fences, screens, and retaining walls and other structure are not more than 1m high within a 6m x 6m truncation of a corner	

Swimming Pools	Road boundary setback	- Above-ground Pool less than 1.2 metres high – 1.5m setback or - Where a wall or fence at least 1.8m high is constructed between the pool and road boundary and the top of the wall or fence is at least 1 metre above the top of the coping of the pool – no setback required**	
	Side/rear boundary setback	No setback required** subject to the following: - A 1.8m solid wall or fence is constructed to prevent splashing onto adjoining lots - There is at least 1 metre between the top of the pool and top of the fence.	

Other Misc Structures	Pergola / other structure	No side/rear boundary setback IF: - 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: - 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	- If less than 1m high – no requirement - If more than 1m high, must not be located within 6m x 6m truncation of corner	

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

A1



A2

Road Frontage in metres	Side and Rear Boundary Clearances	
	Height in metres	
	4.5 or less	4.5 to 7.5
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
10.500 or less	0.750	1.000

