



Setbacks for dwellings and domestic outbuildings

Setbacks are in place to ensure that the design and siting of a house and/or domestic outbuilding protects the amenity and streetscape character of an area and facilitates off street parking.

The Queensland Development Code (QDC) sets specific design, setback and siting requirements for Domestic Class 1a (detached dwelling house) and associated Class 10 buildings/structures (garages, carports, sheds, water tanks and pools) except where the *Fraser Coast Planning Scheme 2014* Dwelling House Code identifies alternative setback provisions.

The Fraser Coast Planning Scheme currently overrides front boundary setbacks from:

- MP1.1 Design and Siting Standards for Single Detached Housing – On Lots Under 450m² A1(a), A1(b)(i) and A1(C); and
- MP1.2 Design and Siting Standards for Single Detached Housing – On Lots 450m² and Over A1(a), A1(b)(i), A1(b)(ii)(A) and A1(b)(ii)(B)
(Refer to the table over page for more information.)

What if I can't comply?

Where the proposed building work cannot comply with specific provisions of the QDC (or planning scheme where it overrides), it requires approval from Council as a Concurrence Agency under Planning Regulation 2017 - Schedule 9.

A 'Request for Concurrence Agency referral' must be lodged and the Applicant must demonstrate how they can comply with the related Performance Criteria/ Outcomes. Forms for the request are available on Council's website www.frasercoast.qld.gov.au/development-downloads.

How do I measure a setback?

To measure a setback, use the shortest distance, measured horizontally between the outmost projection of the building or structure to the vertical projection of the boundary of the lot. If you are not certain where your property boundaries are, you should engage a licensed surveyor to accurately identify the boundaries.

Other considerations

Site cover

The total sum of all buildings on your lot should not be more than 50% of the lot. Site cover is the percentage of the total site area covered by buildings and structures with an impervious roof.

Definitions

Nominated road means the road frontage which provides the principal vehicular access to a site. Where a site has more than one road frontage, the selection of the nominated road frontage must have regard to traffic safety and maintaining the capacity and efficiency of the road system, in accordance with *Schedule 6, Appendix SC6.3A Fraser Coast Road Hierarchy*

Building height means the vertical distance, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or the number of storeys in the building above ground level.

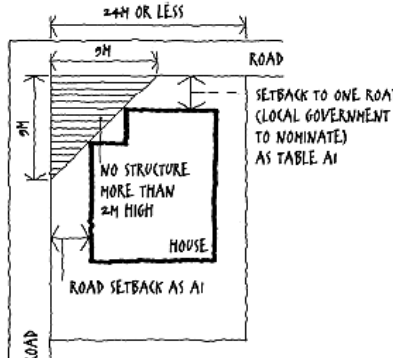
Mean height, of a building or structure, means the vertical height worked out by dividing – (a) the total elevational area of the wall of a building or structure facing the boundary; by (b) the horizontal length of the building or structure facing the boundary.

Need Assistance?

Council offers an easy to use PD Online service which provides 24-hour access to planning and development information, including site specific search capability. The Planning Scheme can also be viewed online. Visit <https://www.frasercoast.qld.gov.au/assistance-advice>

Planning enquiries can be made between 8:15am and 4:45pm Monday to Friday by phoning 1300 794 929 or in person between 8:15am and 4:30pm Monday to Friday at the Hervey Bay or Maryborough Customer Service Centres.



DWELLING	Lots 450sqm and Over	Lots Less than 450sqm								
Road boundary setback	6.0m or Where there are existing dwelling houses on both adjoining lots, the setback from the frontage may be within 20% of the average front setbacks of the adjoining dwellings and minimum of 3m.	4.5m or Where there are existing dwelling houses on both adjoining lots the setback from the frontage may be within 20% of the average front setbacks of the adjoining dwellings and minimum of 3m. and For a rectangular or near rectangular lot the elevational dimension of openings facing the street is the lesser of 6m or 50%.								
	Refer to QDC for alternative front boundary setback requirements for open carports.									
Corner lots	Nominated road boundary setback- As per above. Secondary/additional road boundary setbacks - 3m No building or structure over 2m high is to be built within a 9m by 9m truncation at the corner of two road frontages. 	Nominated road boundary setback- As per above. Secondary/additional road boundary setbacks - 3m								
Side/rear boundary setbacks where lot is more than 15m wide	General dwelling house requirements: <table><tr><th>Height of building</th><th>Distance from side/ rear boundary</th></tr><tr><td>4.5m or less</td><td>1.5m</td></tr><tr><td>4.5 to 7.5m</td><td>2.0m</td></tr><tr><td>7.5m and more</td><td>2m plus 0.5m for every 3m above 7.5m</td></tr></table>		Height of building	Distance from side/ rear boundary	4.5m or less	1.5m	4.5 to 7.5m	2.0m	7.5m and more	2m plus 0.5m for every 3m above 7.5m
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Maximum Building Height	8.5m above ground level where on a slope up to 15%; or 10m above ground level where on a slope of more than 15%									
CLASS 10 STRUCTURES										
Side/rear boundary setbacks where lot is more than 15m wide	Garages and sheds may be within the nominated setback where: - 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. Please refer to MP1.1 or MP1.2 for other exceptions to these requirements for various structures and lot dimensions: http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingLawsCodes/QueenslandDevelopmentCode/Pages/QueenslandDevelopmentCodeCurrentParts.aspx									
Maximum Building Height	The maximum height of any domestic outbuilding in residential zones is 4.5m to the highest point and 3.6m above ground level to the eaves. The maximum building height of a domestic outbuilding in the Rural or Rural Residential zone is 6m.									

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