

The following information has been provided as a guide only, for the general setback requirements as the relevant Local Council. The setbacks listed in the document relate to the most commonly encountered residential zone types and as such, there may be times when the relevant zone is not listed in the above document.

Before using this guide to determine the setbacks, please ensure you have completed a free Council PD online search for the property to determine the relevant zoning applicable to the site.

The PD online search is a useful tool as it will also provide details of overlay constraints on the property, which may affect the proposed building works. Councils also have interactive mapping services which will outline the location of affected overlays on the site.

In Gold Coast City Council, to determine the zoning and overlays affecting the property, you must access the property report through the interactive mapping tool.

The following information has been provided as a guide only, and has not considered individual site conditions, including but not limited to:

- Existing Development Approvals
- Plan of Developments
- Building Envelopes
- Overlays
- Infrastructure
- Compliance with NCC requirements
- Easements & Covenants

This information is based on the planning scheme and relevant legislation, and is up to individual interpretation. The information in this document is provided as a guide only and will not override a site specific assessment. It may be necessary to check with relevant qualified persons when interpreting these requirements, or engage Fluid for a preliminary assessment of the project.



This guide is not for commercial distribution and is the sole property of Fluid Building Approvals.

Brisbane City Council

Zone	Lot Type	Front Setback	Side Setback	Rear Setback	Site Cover
All Zones	Small Lot * (less than 450m <sup>2</sup> )	6m	1m	6m	50%: lots 400m <sup>2</sup> or more
					60%: lots 300m <sup>2</sup> - 399m <sup>2</sup>
					70%: lots 200m <sup>2</sup> - 299m <sup>2</sup>
					80%: lots less than 200m <sup>2</sup>
	Large Lot * (450m <sup>2</sup> or more)	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m	50%	

On a corner lot, treat each road boundary as the front setback. No building work permitted within the 9x9m truncation.

On a Large Lot, carports & sheds can be located closer to the side and rear boundary than listed in the table above, provided they meet all of the following criteria:

- Height of the structure (within the listed boundary setback above), is not over 4.5m, and;
- Mean height of the structure is not over 3.5m (within the listed boundary setback above), and;
- The total length of all buildings or structures within the setback does not exceed 9m, and;
- The structure is located no closer than 1.5m to a window of a habitable room of the adjoining dwelling.

On a Small Lot\*, non-compliance with all aspects of the Small Lot Code will trigger a Development Application (Town Planning). It is common for minor additions to the site to trigger this application as there are further requirements as outlined in the City Plan 2014. The maximum allowable combined building length on a small lot is 25m.

Some common exemption rules for Small Lots are:

**1 x Single Carport:**

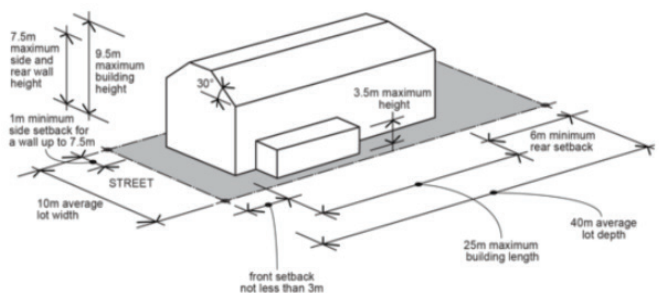
- maximum depth 6m (excluding eaves); and
- maximum width 3m (excluding eaves).

**1 x Double Carport:**

- maximum depth 6m (excluding eaves); and
- maximum width 6m (excluding eaves); and
- minimum side boundary setback 1.5m; and
- minimum front boundary setback 2m; and
- maximum crossover width 4.5m; and
- where on a lot with a street frontage width of 15m or greater, and the total building footprint of the dwelling and carport does not exceed 50%.

**1 x Shed:**

- maximum roofed area 10m<sup>2</sup>; and
- maximum height 3m.



If the building work complies with all of the above requirements and qualifies for exemption from Small Lot requirements, if the structure is within the setbacks as per the table above, a siting variation application will still be required.

## Moreton Bay Regional Council

Zone	Precinct	Primary Road Setback	Secondary Road Setback	Car Parking (From a Road Boundary)	Side Setback	Rear Setback	Canal Setback	Site Cover (maximum)
Redcliffe Kippa Ring	Interim Residential	6m to wall 4.5m to OMP	3m to wall 2m to OMP	5.4m	As per QDC (see table below)		4.5m	50%*
General Residential	Suburban Neighbourhood	4m to wall 3m to OMP	3m to wall 2m to OMP	5.4m	As per QDC (see table below)		4.5m	50%*
	Next Generation Neighbourhood	3m to wall 2m to OMP	2m to wall 1m to OMP	5.4m			4.5m	60%*
	Urban Neighbourhood	1m to wall 1m to OMP	1m to wall 1m to OMP	5.4m			4.5m	60%*
	Coastal Communities	6m to wall 4.5m to OMP	3m to wall 2m to OMP	5.4m			4.5m	50%*
Emerging Community	Transition Precinct	3m to wall 2m to OMP	2m to wall 1m to OMP	5.4m	As per QDC (see table below)		4.5m	60%*
	Transition Precinct - Morayfield South Urban Area	1m to wall 1m to OMP	1m to wall 1m to OMP	5.4m			4.5m	60%*
Rural	Where there is no precinct	6m	6m	6m	4.5m		4.5m	50%
	Hamlet Precinct	6m	6m	6m	Lots 1000m <sup>2</sup> or less: 1.5m Lots over 1000m <sup>2</sup> : 3m	4m	4.5m	50%
Rural Residential	Rural Residential	6m	6m	6m	Height 3m or less: 1.5m Height 3m - 4.5m: 2m Height over 4.5m: 4m		4.5m	Lot size less than 1500m <sup>2</sup> : 50% of the lot Lot size: 1500m <sup>2</sup> – 3000m <sup>2</sup> : 750m <sup>2</sup> Lot size 3001m <sup>2</sup> – 6000m <sup>2</sup> : 25% of the lot Lot size over 6000m <sup>2</sup> : 1500m <sup>2</sup>
Township	Township	6m	6m	6m	2.5m	1.5m	4.5m	50%*

\* The site cover percentage excludes carports, patios and other unenclosed structures in these precincts.  
OMP – Outermost projection. See glossary for full definition.



## Domestic Outbuildings (Carports, Sheds & Detached Garages):

Moreton Bay Regional Council has specific requirements for domestic outbuildings in the General Residential & Emerging Community Zone. Domestic outbuildings must comply with the maximum roofed area table below, and the height / location requirements outlined by Council:

- a. Maximum combined roofed area of any carports, sheds and / or detached garages on the property

Size of lot	Maximum roofed area
Less than 600m <sup>2</sup>	50m <sup>2</sup>
600m <sup>2</sup> - 1000m <sup>2</sup>	70m <sup>2</sup>
> 1000m <sup>2</sup> – 2000m <sup>2</sup>	80m <sup>2</sup>
Greater than 2000m <sup>2</sup>	150m <sup>2</sup>

- b. Domestic outbuildings must have a height as follows:
- i. Where in front of the main building line for a carport – have a maximum building height of 3.3m and a mean height not exceeding 2.7m, or
  - ii. For all other instances – have a maximum building height of 4m and a mean height not exceeding 3.5m;
- c. Domestic outbuildings are located behind the main building line and not within the primary frontage, secondary frontage or trafficable water body (canal) setbacks except where for a carport and complying with the minimum boundary setbacks as listed in the setback table above.



QDC (Queensland Development Code):

Lot Type	Front Setback	Side Setback	Rear Setback	Site Cover
Small Lot (less than 450m <sup>2</sup> )	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%
Large Lot (450m <sup>2</sup> or more)	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%

As per the Queensland Development Code, MP1.1 & MP1.2, carports & sheds can be located closer to the side and rear boundary than listed in the table above, provided they meet all of the following criteria:

- Height of the structure (within the listed boundary setback above), is not over 4.5m, and;
- Mean height of the structure is not over 3.5m (within the listed boundary setback above), and;
- The total length of all buildings or structures within the setback does not exceed 9m, and;
- The structure is located no closer than 1.5m to a window of a habitable room of the adjoining dwelling.

At present, Moreton Bay Regional Council are unlikely to support the following: A carport in a newer estate where there are no other similar structures in the streetA gable roof carport that exceeds 3.5m overall height

- A skillion roof carport that exceeds 3.3m overall height
- A carport that exceeds 6.8m width, where proposed to be less than 2m from the front property boundary
- Any kit shed / garage that is in front of the dwelling



## Ipswich City Council

Zone	Lot Type	Front Setback	Side Setback	Rear Setback	Site Cover
All Zones	Small Lot (less than 450m <sup>2</sup> )	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%
	Large Lot (450m <sup>2</sup> or more)	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%

On a corner lot, treat each road boundary as the front setback. No building work permitted within the 9x9m truncation.

As per the Queensland Development Code, MP1.1 & MP1.2, carports & sheds can be located closer to the side and rear boundary than listed in the table above, provided they meet all of the following criteria:

- Height of the structure (within the listed boundary setback above), is not over 4.5m, and;
- Mean height of the structure is not over 3.5m (within the listed boundary setback above), and;
- The total length of all buildings or structures within the setback does not exceed 9m, and;
- The structure is located no closer than 1.5m to a window of a habitable room of of the adjoining dwelling.

### DID YOU KNOW?

In some zones a Development Application will be required if the proposed building work is not directly attached to the existing dwelling (a direct extension).

Detached sheds, garages and stand alone sheds will trigger a Code Assessment (Town Planning) Application in the following zones:

- Recreation Zone
- Major Centres Zone
- Conservation Zone
- Limited Development Zone
- Special Uses Zone
- Special Opportunities Zone

Other commercial and industry zones may also trigger this requirement, however for the purpose of this information guide, only the common zones have been listed.

### AMENITY & AESTHETICS

An amenity & aesthetics application will be required for a Class 10 building which:

- Is more than 1 storey in height; or
- Has any wall height of more than 3.6m (measured along the pitching line); or
- Has a roof/plan area exceeding 80m<sup>2</sup> on a parcel of land less than 2,000m<sup>2</sup> in area; or
- Has a roof/plan area exceeding 100m<sup>2</sup> on a parcel of land between 2,000m<sup>2</sup> and 1.5ha in area; or
- Is erected on vacant land (not containing a dwelling).

An A&A application is separate to a relaxation application and will incur additional fees if required.

Logan City Council

Zone	Precinct	Road Setback	Side Setback	Rear Setback	Site Cover (maximum)	Domestic Outbuilding (Shed/Garage) maximum combined floor area:
Emerging Community Zone	n/a	10m		3m	10% or 700m <sup>2</sup> , whichever is greater	Maximum 150m <sup>2</sup> or increased side and rear setback of 6m applies. Must not exceed 300m <sup>2</sup>
Environmental Management & Conservation	Conservation	20m		10m	10% or 700m <sup>2</sup> , whichever is greater	Maximum 150m <sup>2</sup> or increased side and rear setback of 20m applies. Must not exceed 300m <sup>2</sup>
	Environmental Management					
	Rural Environmental Management					
Low Density Residential Zone	Acreage	10m		3m	20%	Maximum 150m <sup>2</sup> or increased side and rear setback of 6m applies. Must not exceed 300m <sup>2</sup>
	Large Suburban	As per QDC (see table below)	As per QDC (see table below)		40%	n/a – no maximum size in this precinct
	Small Acreage	10m		3m	35%	Maximum 150m <sup>2</sup> or increased side and rear setback of 6m applies. Must not exceed 300m <sup>2</sup>
	Small Lot	4m	As per QDC (see table below)		60%	n/a – no maximum size in this precinct
	Suburban	As per QDC (see table below)	As per QDC (see table below)		As per QDC (see table below)	
	Village	As per QDC (see table below)	As per QDC (see table below)			
Low-Medium Density Residential Zone	Apartment	4m		As per QDC (see table below)	As per QDC (see table below)	n/a – no maximum size in this zone
	Townhouse					
	High Rise					
	Medium Rise					
Medium Density	High Rise	As per QDC (see table below)		As per QDC (see table below)	As per QDC (see table below)	n/a – no maximum size in this zone
	Medium Rise					
Rural	Farming	20m		10m	10% or 700m <sup>2</sup> , whichever is greater	Maximum 150m <sup>2</sup> or increased side and rear setback of 20m applies. Must not exceed 300m <sup>2</sup>
	Rural Tourism			10m		
Rural Residential	Carbrook	20m if the property has a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road, otherwise, 10m.		3m	10% or 700m <sup>2</sup> , whichever is greater	Maximum 150m <sup>2</sup> or increased side and rear setback of 6m applies. Must not exceed 300m <sup>2</sup>
	Cottage Rural	10m		3m		
	Park Living	10m		3m		
	Park Residential	10m		3m		

QDC (Queensland Development Code):

Lot Type	Front Setback	Side Setback	Rear Setback	Site Cover
Small Lot (less than 450m <sup>2</sup> )	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%
Large Lot (450m <sup>2</sup> or more)	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%

On a corner lot, treat each road boundary as the front setback. No building work permitted within the 9x9m truncation.

As per the Queensland Development Code, MP1.1 & MP1.2, carports & sheds can be located closer to the side and rear boundary than listed in the table above, provided they meet all of the following criteria:

- Height of the structure (within the listed boundary setback above), is not over 4.5m, and;
- Mean height of the structure is not over 3.5m (within the listed boundary setback above), and;
- The total length of all buildings or structures within the setback does not exceed 9m, and;
- The structure is located no closer than 1.5m to a window of a habitable room of the adjoining dwelling.

### DID YOU KNOW?

The domestic outbuilding gross floor area (gfa) applies to the combined area of detached garages and sheds.

This does not change the site coverage requirements, in which all buildings and structures must be included in the site coverage calculation.



QDC (Queensland Development Code):

Zone	Lot Type	Front Setback	Side Setback	Rear Setback	Site Cover
All Zones	Small Lot (less than 450m <sup>2</sup> )	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%
	Large Lot (450m <sup>2</sup> or more)	6m	Height under 4.5m: 1.5m Height 4.5m – 7.5m: 2m Height over 7.5m: 2m plus 0.5m for every 3m exceeding 7.5m		50%

All zones except Low Density Residential, where the lot is in Precincts LDR1, LDR2, LDR3, LDR4 or LDR5: QDC applies (see QDC Table below). If in Low Density Residential Precinct (LDR1-5), see the second table as there are some items which differ from the QDC.

On a corner lot, treat each road boundary as the front setback. No building work permitted within the 9x9m truncation.

As per the Queensland Development Code, MP1.1 & MP1.2, carports & sheds can be located closer to the side and rear boundary than listed in the table above, provided they meet all of the following criteria:

- Height of the structure (within the listed boundary setback above), is not over 4.5m, and;
- Mean height of the structure is not over 3.5m (within the listed boundary setback above), and;
- The total length of all buildings or structures within the setback does not exceed 9m, and;
- The structure is located no closer than 1.5m to a window of a habitable room of the adjoining dwelling.

Low Density Residential Zone (Precincts LDR1-5) requirements:

Zone	Precinct	Road Setback	Side Setback	Rear Setback	Site Cover (maximum)
Low Density Residential Zone	LDR1	As per QDC (see table above)	As per QDC (see table above)		30%
	LDR2	10m	10m		30%
	LDR3	As per QDC (see table above)	As per QDC (see table above)		30%
	LDR4	As per QDC (see table above)	As per QDC (see table above)		As per QDC (see table above)
	LDR5	As per QDC (see table above)	As per QDC (see table above)	Where the property adjoins a canal or lake: 9m Otherwise as per QDC (see table above)	As per QDC (see table above)

**Please note: Non-compliance with setbacks in some zones within the Redlands Shire will trigger a Development Application, not a relaxation.**



# GENERAL SETBACKS GUIDE

## Gold Coast City Council

Zone	Road Setback	Side Setback	Rear Setback	Site Cover
Low Density Residential	Lot size 400m <sup>2</sup> or more: 6m	Height up to 4.5m: 1.5m Between 4.5m-7.5m: 2m Exceeding 7.5m: An extra 0.5m is added for every 3m in height		50%
	Lot less than 400m <sup>2</sup> : Primary frontage: 4.5m Secondary frontage: 4m	Height up to 4.5m: 1m to wall, 0.5m to OMP Between 4.5m-7.5m: 1.5m to wall, 1m to OMP Exceeding 7.5m: 2m to wall, 1.5m to OMP		50%
	Rear Lot (battle axe lot with an access strip): 3m		3m	50%
Medium Density Residential	Lot size 400m <sup>2</sup> or more: 6m	Height up to 4.5m: 1.5m Between 4.5m-7.5m: 2m Exceeding 7.5m: An extra 0.5m is added for every 3m in height		50%
	Lot less than 400m <sup>2</sup> : Primary frontage: 4.5m Secondary frontage: 4m	Height up to 4.5m: 1m to wall, 0.5m to OMP Between 4.5m-7.5m: 1.5m to wall, 1m to OMP Exceeding 7.5m: 2m to wall, 1.5m to OMP		60%
	Rear Lot (battle axe lot with an access strip): 3m		3m	50%
High Density Residential	Lot size 400m <sup>2</sup> or more: 6m	Height up to 4.5m: 1.5m Between 4.5m-7.5m: 2m Exceeding 7.5m: An extra 0.5m is added for every 3m in height		50%
	Lot less than 400m <sup>2</sup> : Primary frontage: 4.5m Secondary frontage: 4m Car parking: 2m behind front building line	Height up to 4.5m: 1m to wall, 0.5m to OMP Between 4.5m-7.5m: 1.5m to wall, 1m to OMP Exceeding 7.5m: 2m to wall, 1.5m to OMP		70%
Rural Zone	10m		6m	50%
Rural Residential	6m		3m	25%
Township	6m	Height up to 4.5m: 1.5m Between 4.5m-7.5m: 2m Exceeding 7.5m: An extra 0.5m is added for every 3m in height		50%

OMP – Outermost projection. See glossary for full definition.



GOLD COAST CITY COUNCIL

# GENERAL SETBACKS GUIDE

## AMENITY & AESTHETICS

Where the proposed Class 10 Structure does not comply with the below, an Amenity & Aesthetics application will be required.

Lot Size	Max Domestic Outbuilding Size	Overall Height	Mean Height
Less than 800m <sup>2</sup>	36m <sup>2</sup>	4.5m	3.5m
801m <sup>2</sup> - 2000m <sup>2</sup>	54m <sup>2</sup>		
2001m <sup>2</sup>	72m <sup>2</sup>		
4001m <sup>2</sup> - 8000m <sup>2</sup>	108m <sup>2</sup>		
8000m <sup>2</sup> - 40,000m <sup>2</sup>	150m <sup>2</sup>		
Over 40,000m <sup>2</sup>	Exempt		



LOCAL COUNCIL

# GENERAL SETBACKS GUIDE



## Glossary

Height	The vertical distance between the natural surface level of the ground and the apex of a building's roof, but not including any receiving antennae, chimneys or flues.
Mean Height	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.
OMP	Outermost projection. The outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.
Natural Ground Surface	The ground level of the lot on the day the first plan of survey showing the lot was registered, or, if the ground level mentioned is not known, the natural ground surface as determined by the building certifier.
Setback	For a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.
Site Cover	The floor area including the outside wall, and for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.



LOCAL COUNCIL

# GENERAL SETBACKS GUIDE



## PD Online Links

Brisbane City Council:	<a href="https://developmenti.brisbane.qld.gov.au/">https://developmenti.brisbane.qld.gov.au/</a>
Moreton Bay Regional Council:	<a href="https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MPLU">https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MPLU</a>
Ipswich City Council:	<a href="https://epathway.ipswich.qld.gov.au/ePathway/Production/Web/default.aspx">https://epathway.ipswich.qld.gov.au/ePathway/Production/Web/default.aspx</a>
Logan City Council:	<a href="https://loganhub.com.au/property-report">https://loganhub.com.au/property-report</a>
Redland City Council:	<a href="https://pdonline.redland.qld.gov.au/pages/xc.track/searchproperty.aspx">https://pdonline.redland.qld.gov.au/pages/xc.track/searchproperty.aspx</a>
Gold Coast City Council:	<a href="https://www.goldcoast.qld.gov.au/Planning-building/PD-Online">https://www.goldcoast.qld.gov.au/Planning-building/PD-Online</a>



## Property Report / Interactive Mapping Links

Brisbane City Council:	<a href="https://cityplan.brisbane.qld.gov.au/eplan/">https://cityplan.brisbane.qld.gov.au/eplan/</a>
Moreton Bay Regional Council:	<a href="https://moretonbay.maps.arcgis.com/apps/webappviewer/index.html?id=86604cba0e1b43fa8871b0361674b7d5">https://moretonbay.maps.arcgis.com/apps/webappviewer/index.html?id=86604cba0e1b43fa8871b0361674b7d5</a>
Ipswich City Council:	<a href="https://maps.ipswich.qld.gov.au/weave/planscheme.html">https://maps.ipswich.qld.gov.au/weave/planscheme.html</a>
Logan City Council:	<a href="https://loganhub.com.au/interactive-mapping">https://loganhub.com.au/interactive-mapping</a>
Redland City Council:	<a href="https://redlandcity.maps.arcgis.com/apps/webappviewer/index.html?id=b3e7c450b99c4aa281ce24a9c747728f">https://redlandcity.maps.arcgis.com/apps/webappviewer/index.html?id=b3e7c450b99c4aa281ce24a9c747728f</a>
Gold Coast City Council:	<a href="https://cityplan.goldcoast.qld.gov.au/eplan/#/Property/0">https://cityplan.goldcoast.qld.gov.au/eplan/#/Property/0</a>



## Other Useful Links

Dial Before You Dig:	<a href="https://www.1100.com.au">https://www.1100.com.au</a>
QLD Development Code MP1.1:	<a href="http://www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-1.pdf">http://www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-1.pdf</a>
QLD Development Code MP1.2:	<a href="http://www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-2.pdf">http://www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-2.pdf</a>
QLD Development Code MP1.4:	<a href="http://www.hpw.qld.gov.au/SiteCollectionDocuments/QDCMP1.4BuildingOverOrNearRelevantInfrastructureNov2013.pdf">http://www.hpw.qld.gov.au/SiteCollectionDocuments/QDCMP1.4BuildingOverOrNearRelevantInfrastructureNov2013.pdf</a>
National Construction Code	<a href="https://www.abcb.gov.au/Resources/NCC">https://www.abcb.gov.au/Resources/NCC</a>