## Schedule 10. Setback standards for buildings or structures at or near lot boundaries

### SC10.1 Acceptable outcomes for the setback of buildings or structures

- (1) The tables in this schedule contain acceptable outcomes for the setback of buildings or structures in different circumstances for a selection of specific planning scheme zones.
- (2) Schedule 1 of the planning scheme contains definitions for the following administrative terms which assist in interpreting the standards in this schedule:
  - (a) Car port;
  - (b) Depth of lot;
  - (c) Mean height;
  - (d) Open car port;
  - (e) Outermost projection height;
  - (f) Primary road frontage;
  - (g) Secondary road frontage; and
  - (h) Setback.

Editor's note: Despite the boundary setback distances specified in the tables below, other additional boundary setbacks, separation distances or buffer distances may apply to the development as a result of other acceptable outcomes contained in the applicable codes. For example, separation distances in Schedule 4, or separation distances or buffers identified in an Overlay Code may also apply. As per the rules stated in Part 5 of the planning scheme, for development categorised as accepted with requirements, the development must comply with all the acceptable outcomes of the applicable codes to be considered accepted development. Consequently, where multiple boundary setbacks, separation distances or buffer distances apply, in order for the development to comply with all acceptable outcomes, the development must therefore comply with the strictest or greatest distance.

Editor's note: Despite the lot boundary setback distances specified in this Schedule, greater setback distances may be more appropriate for assessable development, particularly if associated with a land use that is not identified as a preferred use for a specific zone. For assessable development, consideration must be given to all planning matters identified in the applicable assessment benchmarks.

Editor's note: It is advisable that landowners and developers confirm if there are any current preliminary approvals or development approvals affecting a site. There may be plans, documents or conditions forming part of current preliminary approvals or development approvals, which contain alternative assessment benchmarks for lot boundary setbacks or which identify defined building location envelopes.

### Table SC10.1.1: Setback standards for development located in the Rural Zone or the Emerging Community Zone

Note: The setback standards for the Emerging Community Zone apply where located in an area that is not the subject of a Local Plan, or an approved structure plan area, which has approved documents that vary the effect of the planning scheme with alternative assessment benchmarks for setbacks.

<b>Circumstance</b>	Road Frontage Boundaries	Side and Rear Boundaries
The development is on a lot having an area 0 m <sup>2</sup> to 2,999 m <sup>2</sup>	The road frontage lot boundary setbacks identified in Circumstance (A) or Circumstance (B) apply to buildings or structures unless the building or structure complies with Circumstance (C), or Circumstance (D), or Circumstance (E).	The side and rear setbacks identified in Circumstance (A) or Circumstance (B) apply to buildings or structures unless the building or structure complies with Circumstance (C), or Circumstance (D), or Circumstance (E), or Circumstance (F).
	<u>Circumstance (A):</u> If the lot is not a corner lot, buildings or structures have a setback from road frontage lot boundaries in accordance with the following: (a) a dwelling has a setback of at least three (3) metres;	<u>Circumstance (A):</u> If the lot is rectangular or near rectangular with a road frontage of fifteen (15) metres or less, the setback for the building or structure is in accordance with Table SC10.1.9.
	<ul> <li>(b) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres;</li> <li>(c) a garage forming part of a dwelling has a setback of at least</li> </ul>	Circumstance (B): If the lot has a road frontage greater than fifteen (15) metres, the setback for the building or structure is in accordance with Table SC10.1.10.
	<ul> <li>six (6) metres;</li> <li>(d) a standalone Class 10a building under the Building Code of Australia being a shed, garage or carport has a setback of at least six (6) metres; and</li> <li>(e) any other building or structure</li> </ul>	<u>Circumstance (C):</u> If a Class 10a building or part as defined under the Building Code of Australia, the building or part may be within the side and rear setbacks identified in Table SC10.1.9 or Table SC10.1.10 only if:
	has a setback of at least six (6) metres. <u>Circumstance (B):</u> If the lot is a corner lot, buildings or structures have a setback from road	<ul> <li>(a) the 'outermost projection height' is not more than 4.5 metres, and the building or structure has a 'mean height' of not more than 3.5 metres; and</li> <li>(b) the total length of all buildings or</li> </ul>
	frontage lot boundaries in accordance with the following: (a) if the 'depth of a lot' has an average of greater than twenty- four (24) metres: (i) a dwelling has a setback of at	<ul> <li>parts, of any class, within the setback is not more than nine (9) metres along any one boundary; and</li> <li>(c) the Class 10a buildings or parts within the setback are located no</li> </ul>
	least three (3) metres; (ii) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres;	closer than 1.5 metre to a required window in a habitable room of an adjoining dwelling. <u>Circumstance (D):</u> If the following:
	<ul> <li>(iii) a garage forming part of a dwelling has a setback of at least six (6) metres;</li> <li>(iv) a standalone Class 10a buildings under the Building</li> </ul>	(a) it is a rainwater tank (including any supporting structure such as a stand) not more than 2.4 metres in height above ground level; or

	Australia being a	(b) it is a pergola or other structure
	arage or carport has a	which:
	of at least six (6)	(i) is not more than 2.4 metres in
metres;		height above ground level at
	er building or structure	the boundary; and
	etback of at least six	(ii) is not enclosed by walls or
(6) metr		roof; and
	<mark>(a)(i), (a)(ii), (a)(iii),</mark>	(iii) is primarily ornamental or for
	<mark>r (a)(v), no building or</mark>	horticulture purposes; and
	e over two (2) metres	(iv) is not used for recreational
	ouilt on the lot within a	purposes, entertainment
	by nine (9) metre	purposes or the like.
	on at the corner of two	
	ntages (refer to	Circumstance (E):
	<mark>6C10.1.5); or</mark>	If a structure, the structure is not a
(b) if the 'depth		deck, patio, pergola, verandah, or the
	wenty-four (24)	like unless:
metres or le		(a) it is a in accordance with
(i) for the 'r		Circumstance D(b); or
frontage de la constante de la c		(b) the structure:
	velling has a setback	(i) has a floor level not exceeding
	<mark>t least three (3)</mark>	<mark>one (1) mere</mark> above natural
<mark>met</mark>		ground level;
	ks, patios, pergola <mark>s,</mark>	(ii) is not enclosed by walls or
vera	<mark>andahs, balconies,</mark>	roof where within the setbacks
gazo gazo	ebos or the like have	identified in Circumstance A
a so	etback of at least	or Circumstance B; and
threthre	<mark>e (3) metres;</mark>	<mark>(iii)</mark> does not have an 'outermost
(C) a ga	arage forming part of a	projection height' exceeding
dwe	Iling has a setback of	two (2) metres.
at le	east six (6) metres;	
(D) a sta	andalone Class 10a	Circumstance (F):
build	<mark>dings under the</mark>	A building or structure that:
Buil	ding Code of Australia	(a) if standalone, does not have an
bein	<mark>ig a shed, garage or</mark>	'outermost projection height'
carp	oort has a setback of	exceeding two (2) metres; or
atle	ast six (6) metres;	(b) if involving a combination with
	other building or	other buildings or structures, does
	cture has a setback of	not result in a combined height
	ast six (6) metres;	exceeding two (2) metres.
and		
	pite (b)(i)(A), (b)(i)(B),	Editor's note: An example of a 'combination' is a
	)(C), (b)(i)(D), or	fence and a retaining wall or a building and a retaining wall.
	)(E), no building or	retaining wall.
	cture over two (2)	
	res high is built on the	
	vithin a nine (9) by	
	(9) metre truncation	
	e corner of two road	
	tages (refer to Figure	
	0.1.5); and	
	secondary road	
frontage		
	ccordance with Figure	
	0.1.6; and	
	pite (b)(ii)(A), no	
	ding or structure over	
TWO		
	(2) metres high is	
built	con the lot within a (9) by nine (9) metre	

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truncation at the corner of	
two road frontages (refer	
to Figure SC10.1.5).	
Circumstance (C)	
<u>Circumstance (C):</u>	
If a shade sail or an 'open carport',	
the shade sail or 'open carport' may	
have a road frontage setback that is	
less than the setback specified in Circumstance (A) or Circumstance (B)	
only if it complies with the following:	
(a) no more than one (1) shade sail	
or open carport per lot is non-	
compliant with the setbacks	
specified in Circumstance (A) or	
Circumstance (B);	
(b) the shade sail or open carport is	
not located within a nine (9) by	
nine (9) metre truncation at the	
corner of two road frontages	
(refer to Figure SC10.1.5);	
(c) the height of the shade sail or	
open carport does not exceed 3.5	
metres above ground level to the	
apex;	
(d) the maximum width is the lesser	
of seven (7) metres or fifty (50)	
per centum of the width of the	
road frontage from which vehicle	
access is obtained (measured	
<mark>from the inside of the outermost</mark>	
supporting posts);	
(e) supporting posts have a setback	
<mark>of at least one (1) metre from any</mark>	
road frontage lot boundary;	
(f) there are zero enclosing or	
screening elements (for example,	
doors, walls, windows, screens or	
similar) along any line of supports	
of that part of the shade sail or	
open carport which does not	
comply with the setback specified	
in Circumstance (A) or	
Circumstance (B); and	
(g) the sum perimeter dimension of	
supports located within the	
setback does not exceed fifteen	
(15) per centum of the total	
perimeter dimension (along the line of supports) of that part of the	
shade sail or carport within the	
same setback (refer to Figure	
Scille Selback (leler to Figure SC10.1.7).	
<u> </u>	
Circumstance (D):	
If it is a roofed gatehouse or arch	
which:	
(a) has a maximum area of four (4)	
square metres; and	

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	(b) is not more than (2) metres wide	
	to the street; and	
	(c) is not more than three (3) metres	
	in height.	
	<u>Circumstance (E):</u>	
	A building or structure that:	
	(a) if standalone, does not have an	
	outermost projection height'	
	exceeding two (2) metres; or	
	(b) if involving a combination with	
	other buildings or structures, does	
	not result in a combined height	
	exceeding two (2) metres.	
	Editor's note: An example of a 'combination' is	
	a fence and a retaining wall or a building and a	
	retaining wall.	
The development	The road frontage boundary setbacks	The side and rear setbacks identified
<mark>is on a lot having</mark>	identified in Circumstance (A) apply to	in Circumstance (A) apply to buildings
<mark>an area from</mark>	buildings or structures, unless the	or structures unless the building or
<mark>3,000 m² to</mark>	building or structure complies with	structure complies with Circumstance
<mark>9,999 m²</mark>	Circumstance (B) or Circumstance	<mark>(В).</mark>
	( <mark>C).</mark>	
		Circumstance (A):
	Circumstance (A):	Buildings or structures have a setback
	Buildings or structures have a setback	from side and rear boundaries of at
	from road frontage lot boundaries of	least five (5) metres.
	at least ten (10) metres.	
		Circumstance (B):
	Circumstance (B):	A building or structure that:
	If it is a roofed gatehouse or arch	(a) if standalone, does not have an
	which:	'outermost projection height'
	(a) has a maximum area of four (4)	exceeding two (2) metres; or
	square metres; and	(b) if involving a combination with
	(b) is not more than (2) metres wide	other buildings or structures, does
	to the street; and	not result in a combined height
	(c) is not more than three (3) metres	exceeding two (2) metres.
	<mark>in height.</mark>	Editoria ante: An example of a fearbination in a
		Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a
	Circumstance (C):	retaining wall.
	A building or structure that:	
	(a) <mark>if standalone, does not have</mark> an	
	<sup>coutermost projection height</sup>	
	exceeding two (2) metres; or	
	(b) if involving a combination with	
	other buildings or structures, does	
	not result in a combined height	
	exceeding two (2) metres.	
	Editor's note: An example of a 'combination' is	
	a fence and a retaining wall or a building and a	
	retaining wall.	
The development	The road frontage boundary setbacks	The side and rear setbacks identified
is on a lot having	identified in Circumstance (A) apply to	in Circumstance (A) apply to buildings
an area from	buildings or structures, unless the	or structures unless the building or
<mark>10,000 m² to</mark>	building or structure complies with	structure complies with Circumstance
<mark>49,999 m²</mark>	Circumstance (B) or Circumstance	(B).
<mark>(i.e. the lot has</mark>	(C).	
an area from 1		Circumstance (A):
Ha to 4.9999 Ha)	Circumstance (A):	

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	Buildings or structures have a setback from road frontage lot boundaries of	Buildings or structures have a setback from side and rear boundaries in
	at least ten (10) metres.	accordance with the following:
	a least ten (10) metres.	(a) if a habitable building of a use
	Circumstance (B):	from within the accommodation
	If it is a roofed gatehouse or arch	activities group:
	which:	(i) a setback of at least ten (10)
	(a) has a maximum area of four (4)	metres; or
	square metres; and	(ii) if there is an existing habitable
	(b) is not more than (2) metres wide	building located within the
	to the street; and	<mark>setback identified in (a)(i),</mark>
	(c) is not more than three (3) metres	extensions to the existing
	in height.	building are not closer
		towards a side or rear
	Circumstance (C):	boundary (which is less than
	A building or structure that does not	twenty (10) metres away) than
	have an 'outermost projection height' exceeding two (2) metres.	the existing setback; or (b) if a non-habitable building or
	exceeding two (2) metres.	structure, the greater of the
		following:
		(i) a setback of at least ten (10)
		metres; or
		(ii) a distance equal to the
		outermost projection height'
		of the building or structure.
		Editor's note: For an example of an acceptable setback for an existing dwelling house in the
		Rural Zone as per (a)(ii) above, refer to Figure
		10.1.8 at the end of this schedule.
		Circumstance (B):
		A building or structure that does not
		have an 'outermost projection height'
		exceeding two (2) metres.
The development	The road frontage boundary setbacks	The side and rear setbacks identified
is on a lot having	identified in Circumstance (A) apply to	in Circumstance (A) apply to buildings
an area from	buildings or structures, unless the	or structures unless the building or
50,000 m <sup>2</sup> to	building or structure complies with	structure complies with Circumstance
<mark>99,999 m²</mark>	Circumstance (B) or Circumstance	(B).
(i.e. the lot has	(C).	
an area from 5		Circumstance (A):
<mark>Ha to 9.9999 Ha)</mark>	Circumstance (A):	Buildings or structures have a setback
	Buildings or structures have a setback	from side and rear boundaries in
	from road frontage boundaries in accordance with the following:	accordance with the following:
	(a) if a habitable building of a use	(a) if a habitable building of a use from within the accommodation
	from within the accommodation	activities group:
	activities group:	(i) a setback of at least twenty
	(i) a setback of at least twenty	(20) metres; or
	(20) metres; or	(ii) if there is an existing habitable
	(ii) if there is an existing	building located within the
	habitable building located	<mark>setback identified in (a)(i),</mark>
	within the setback identified in	extensions to the existing
	(a)(i), extensions to the	building are not closer
	existing building are not	towards a side or rear
	closer towards the road frontage boundary than the	boundary (which is less than twenty (20) metres away) than
	existing setback; or	the existing setback; or
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	(b) if a non-habitable building or	(b) if a non-habitable building or
	structure, the greater of the	structure, the greater of the
	following:	following:
	(i) a setback of at least twenty	(i) a setback of at least twenty
	(20) metres; or	(20) metres; or
	(ii) a setback equal to the	(ii) a distance equal to the
	'outermost projection height'	'outermost projection height'
	of the building or structure.	of the building or structure.
	of the ballang of structure.	of the building of structure.
	Circumstance (B):	Editor's note: For an example of an acceptable
	If it is a roofed gatehouse or arch	setback for an existing dwelling house in the
		Rural Zone as per (a)(ii) above, refer to Figure
	which:	10.1.8 at the end of this schedule.
	(a) has a maximum area of four (4)	
	square metres; and	<u>Circumstance (B):</u>
	(b) is not more than (2) metres wide	A building or structure that does not
	to the street; and	have an 'outermost projection height'
	(c) is not more than three (3) metres	exceeding two (2) metres.
	<mark>in height.</mark>	
	Circumstance (C):	
	A building or structure that does not	
	have an 'outermost projection height'	
	exceeding two (2) metres.	
The development	The road frontage boundary setbacks	The side and rear setbacks identified
is on a lot having	identified in Circumstance (A) apply to	in Circumstance (A) apply to buildings
an area equal to	buildings or structures unless the	or structures unless the building or
or greater than	building or structure complies with	structure complies with Circumstance
100,000 m <sup>2</sup>	Circumstance (B) or Circumstance	(B).
(i.e. the lot has	(C).	
<mark>an area equal to</mark>		Circumstance (A):
or greater than	Circumstance (A):	Buildings or structures have a setback
<mark>10 Ha)</mark>	Buildings or structures have a setback	from side and rear boundaries in
	from road frontage boundaries in	accordance with the following:
	accordance with the following:	(a) if a habitable building of a use
	(a) if a habitable building of a use	from within the accommodation
	from within the accommodation	activities group:
	activities group:	(i) a setback of at least fifty (50)
	(i) a setback of at least twenty	<mark>metres; or</mark>
	(20) metres; or	(ii) if there is an existing habitable
	(ii) if there is an existing	building located within the
	habitable building located	setback identified in (a)(i),
	within the setback identified in	extensions to the existing
	(a)(i), extensions to the	building are not closer
	existing building are not	towards a side or rear
	closer towards the road	boundary (which is less than
	frontage boundary than the	fifty (50) metres away) than
	existing setback; or	the existing setback; or
	(b) if a non-habitable building or	(b) if a non-habitable building or
		structure, the greater of the
	structure, the greater of the	
	following:	following:
	(i) a setback of at least twenty	(i) a setback of at least twenty
	(20) metres; or	(20) metres; or
	(ii) a setback equal to the	(ii) a setback equal to the
	outermost projection height'	'outermost projection height'
	of the building or structure.	of the building or structure.
		Editor's note: For an example of an acceptable
	Circumstance (B):	setback for an existing dwelling house in the $R_{\rm res}$
	If it is a roofed gatehouse or arch	Rural Zone as per (a)(ii) above, refer to Figure 10.1.8 at the end of this schedule.
	which:	Circumstance (B):
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(d)	has a maximum area of four (4) square metres; and is not more than (2) metres wide to the street; and is not more than three (3) metres in height.	A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.
A t ha	<u>cumstance (C):</u> puilding or structure that does not ve an 'outermost projection height' ceeding two (2) metres.	

# Table SC10.1.2: Setback standards for development located in the Low Density Residential Zone, the Low-Medium Density Residential Zone, or the Township Zone

<b>Circumstance</b>	Road Frontage Boundaries	Side and Rear Boundaries
All lot sizes	The road frontage lot boundary setbacks identified in Circumstance (A) or Circumstance (B) apply to buildings or structures unless the building or structure complies with Circumstance (C), or Circumstance (D), or Circumstance (E). <u>Circumstance (A):</u> If the lot is not a corner lot, buildings	The side and rear setbacks identified in Circumstance (A) or Circumstance (B) apply to buildings or structures unless the building or structure complies with Circumstance (C), or Circumstance (D), or Circumstance (E), or Circumstance (F). <u>Circumstance (A):</u> If the lot is rectangular or near
	<ul> <li>or structures have a setback from road frontage boundaries in accordance with the following: <ul> <li>(a) a dwelling has a setback of at least three (3) metres;</li> <li>(b) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least</li> </ul> </li> </ul>	rectangular with a road frontage of fifteen (15) metres or less, the setback for a part of the building or structure is in accordance with Table SC10.1.9. <u>Circumstance (B):</u> If the lot has a road frontage greater than fifteen (15) metres, the setback
	<ul> <li>three (3) metres;</li> <li>(c) a garage forming part of a dwelling has a setback of at least six (6) metres;</li> <li>(d) a standalone Class 10a building under the Building Code of Australia being a shed, garage or carport has a setback of at least six (6) metres; and</li> </ul>	for a part of the building or structure is in accordance with Table SC10.1.10. <u>Circumstance (C):</u> If a Class 10a building or part as defined under the Building Code of Australia, the building or part may be within the side and rear setbacks identified in Table SC10.1.9 or Table
	<ul> <li>(e) any other building or structure has a setback of at least six (6) metres.</li> <li>Circumstance (B): If the lot is a corner lot, buildings or structures have a setback from road frontage boundaries in accordance with the following:         <ul> <li>(a) if the 'depth of a lot' has an</li> </ul> </li> </ul>	<ul> <li>SC10.1.10 only if:</li> <li>(a) the 'outermost projection height' is not more than 4.5 metres, and the building or structure has a 'mean height' of not more than 3.5 metres; and</li> <li>(b) the total length of all buildings or parts, of any class, within the setback is not more than nine (9) metres along any one boundary;</li> </ul>
	<ul> <li>average of greater than twenty- four (24) metres:</li> <li>(i) a dwelling has a setback of at least three (3) metres;</li> <li>(ii) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres;</li> </ul>	and (c) the Class 10a buildings or parts within the setback are located no closer than 1.5 metre to a required window in a habitable room of an adjoining dwelling. <u>Circumstance (D):</u> If the following:
	<ul> <li>(iii) a garage forming part of a dwelling has a setback of at least six (6) metres;</li> <li>(iv) a standalone Class 10a buildings under the Building Code of Australia being a shed, garage or carport has a setback of at least six (6) metres;</li> </ul>	<ul> <li>(a) it is a rainwater tank (including any supporting structure such as a stand) not more than 2.4 metres in height above ground level; or</li> <li>(b) it is a pergola or other structure which: <ul> <li>(i) is not more than 2.4 metres in height above ground level at the boundary; and</li> </ul> </li> </ul>

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(v) any other building or structure	
has a setback of at least six	roof; and
(6) metres; and	(iii) is primarily ornamental or for
(vi) despite (a)(i), (a)(ii), (a)(iii),	horticulture purposes; and
(a)(iv) or (a)(v), no building or	
structure over two (2) metres	purposes, entertainment
high is built on the lot within a	purposes or the like.
nine (9) by nine (9) metre	
truncation at the corner of two	
road frontages (refer to	If a structure, the structure is not a
Figure SC10.1.5); or	deck, patio, pergola, verandah, or the
(b) if the 'depth of a lot' has an	like unless:
average of twenty-four (24)	(a) it is a in accordance with
metres or less:	Circumstance D(b); or
(i) for the 'primary road	(b) the structure:
frontage':	(i) has a floor level not exceeding
(A) a dwelling has a setback	one (1) mere above natural
of at least three (3)	ground level;
(D) dealer notice name	(ii) is not enclosed by walls or
(B) decks, patios, pergolas,	roof where within the setbacks
verandahs, balconies,	identified in Circumstance A
gazebos or the like have	or Circumstance B; and
a setback of at least	(iii) does not have an 'outermost
three (3) metres;	projection height' exceeding
(C) a garage forming part of a	
dwelling has a setback of	
at least six (6) metres;	Circumstance (F):
(D) a standalone Class 10a	A building or structure that:
buildings under the	(a) if standalone, does not have an
Building Code of Australia	
being a shed, garage or	exceeding two (2) metres; or
carport has a setback of	(b) if involving a combination with
at least six (6) metres;	other buildings or structures, does
(E) any other building or	not result in a combined height
structure has a setback o	f exceeding two (2) metres.
at least six (6) metres;	Editor's note: An example of a 'combination' is a
	fence and a retaining wall or a building and a
(F) despite (b)(i)(A), (b)(i)(B),	retaining wall.
(b)(i)(C), (b)(i)(D), or	
(b)(i)(E), no building or	
structure over two (2)	
metres high is built on the	1
lot within a nine (9) by	
nine (9) metre truncation	
at the corner of two road	
frontages (refer to Figure	
SC10.1.5); and	
(ii) for the 'secondary road	
frontage':	
(A) in accordance with Figure	<u> </u>
SC10.1.6; and	
(B) despite (b)(ii)(A), no	
building or structure over	
two (2) metres high is	
built on the lot within a	
nine (9) by nine (9) metre	
truncation at the corner o	1
two road frontages (refer	
to Figure SC10.1.5).	

Circumstance (C):	
If a shade sail or an 'open carport',	
the shade sail or 'open car port' may	
have a road frontage setback that is	
less than the setback specified in	
Circumstance (A) or Circumstance (B)	
only if: (a) no more than one (1) shade sail	
or open carport per lot is non-	
compliant with the setbacks	
specified in Circumstance (A) or	
Circumstance (B);	
(b) the shade sail or open carport is	
not located within a nine (9) by	
nine (9) metre truncation at the	
corner of two road frontages	
(refer to Figure SC10.1.5);	
(c) the height of the shade sail or	
open carport does not exceed 3.5	
metres above ground level to the	
apex;	
(d) the maximum width is the lesser	
of seven (7) metres or fifty (50)	
per centum of the width of the	
road frontage from which vehicle	
access is obtained (measured	
from the inside of the outermost	
supporting posts); (e) supporting posts have a setback	
of at least one (1) metre from any	
road frontage lot boundary;	
(f) there are zero enclosing or	
screening elements (for example,	
doors, walls, windows, screens or	
similar) along any line of supports	
of that part of the shade sail or	
open carport which does not	
comply with the setback specified	
in Circumstance (A) or	
Circumstance (B); and	
(g) the sum perimeter dimension of	
supports located within the	
setback does not exceed fifteen	
(15) per centum of the total	
perimeter dimension (along the	
line of supports) of that part of the	
shade sail or carport within the	
same setback (refer to Figure	
SC10.1.7).	
Circumstance (D):	
If it is a roofed gatehouse or arch	
which:	
(a) has a maximum area of four (4)	
square metres; and	
(b) is not more than (2) metres wide	
to the street; and	
(c) is not more than three (3) metres	
in height.	

	rcumstance (E): building or structure that:	
(a)	if standalone, does not have an outermost projection height	
(b)	exceeding two (2) metres; or if involving a combination with other buildings or structures, does	
	not result in a combined height exceeding two (2) metres.	
a fe	itor's note: An example of a 'combination' is ence and a retaining wall or a building and a aining wall.	

# Table SC10.1.3: Setback standards for development located in the Medium Density Residential Zone, the Major Tourism Zone (Capricorn International Resort Precinct), or the Major Tourism Zone (Great Keppel Island Precinct)

<b>Circumstance</b>	Road Frontage Boundaries	Side and Rear Boundaries
Development having an 'outermost projection height' equal to or below ten (10) metres located on any lot size.	The road frontage lot boundary setbacks identified in Circumstance (A) or Circumstance (B) apply to buildings or structures unless the building or structure complies with Circumstance (C), or Circumstance (D), or Circumstance (E).	The side and rear setbacks identified in Circumstance (A) or Circumstance (B) apply to buildings or structures unless the building or structure complies with Circumstance (C), or Circumstance (D), or Circumstance (E), or Circumstance (F).
101 5126.	<u>Circumstance (A):</u> If the lot is not a corner lot, buildings or structures have a setback from road frontage lot boundaries in accordance with the following: (a) a dwelling has a setback of at least three (3) metres;	Circumstance (A): If the lot is rectangular or near rectangular with a road frontage of fifteen (15) metres or less, the setback for a part of the building or structure is in accordance with Table SC10.1.9.
	<ul> <li>(b) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres;</li> <li>(c) a garage has a setback of at least six (6) metres;</li> </ul>	<u>Circumstance (B):</u> If the lot has a road frontage greater than fifteen (15) metres, the setback for a part of the building or structure is in accordance with Table SC10.1.10.
	<ul> <li>(d) a standalone Class 10a building under the Building Code of Australia being a shed, garage or carport has a setback of at least six (6) metres; and</li> <li>(e) any other building or structure has a setback of at least six (6) metres.</li> </ul>	Circumstance (C): If a Class 10a building or part as defined under the Building Code of Australia, the building or part may be within the side and rear setbacks identified in Table SC10.1.9 or Table SC10.1.10 only if: (a) the 'outermost projection height' is
	<u>Circumstance (B):</u> If the lot is a corner lot, buildings or structures have a setback from road frontage lot boundaries in accordance with the following: (a) if the 'depth of a lot' has an	not more than 4.5 metres, and the building or structure has a 'mean height' of not more than 3.5 metres; and (b) the total length of all buildings or parts, of any class, within the setback is not more than nine (9)
	average of greater than twenty- four (24) metres: (i) a dwelling has a setback of at least three (3) metres; (ii) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a	metres along any one boundary; and (c) the Class 10a buildings or parts within the setback are located no closer than 1.5 metre to a required window in a habitable room of an adjoining dwelling.
	setback of at least three (3) metres; (iii) a garage has a setback of at least six (6) metres; (iv) a standalone Class 10a buildings under the Building	<u>Circumstance (D):</u> If the following: (a) it is a rainwater tank (including any supporting structure such as a stand) not more than 2.4 metres in
	Code of Australia being a shed, garage or carport has a setback of at least six (6) metres;	height above ground level; or (b) it is a pergola or other structure which:

(v) any other building or structure	(i) is not more than 2.4 metres in
has a setback of at least six	height above ground level at
(6) metres; and	the boundary; and
(vi) despite (a)(i), (a)(ii), (a)(iii),	(ii) is not enclosed by walls or
(a)(iv) or (a)(v), no building or	roof; and
structure over two (2) metres	(iii) is primarily ornamental or for
high is built on the lot within a	horticulture purposes; and
nine (9) by nine (9) metre	(iv) is not used for recreational
truncation at the corner of two	purposes, entertainment
road frontages (refer to	purposes or the like.
Figure SC10.1.5); or	pulposes of the like.
	Circumstance (E):
(b) if the 'depth of a lot' has an	
average of twenty-four (24)	If a structure, the structure is not a
metres or less:	deck, patio, pergola, verandah, or the
(i) for the 'primary road	like unless:
frontage':	(a) it is a in accordance with
(A) a dwelling has a setback	Circumstance D(b); or
of at least three (3)	(b) the structure:
metres;	(i) has a floor level not exceeding
(B) decks, patios, pergolas,	one (1) mere above natural
verandahs, gazebos or	ground level;
the like have a setback of	(ii) is not enclosed by walls or
at least three (3) metres;	roof where within the setbacks
(C) a garage has a setback of	identified in Circumstance A
at least six (6) metres;	or Circumstance B; and
(D) a standalone Class 10a	(iii) does not have an 'outermost
buildings under the	projection height' exceeding
Building Code of Australia	two (2) metres.
	two (2) metres.
being a shed, garage or	Circumstance (E)
carport has a setback of	<u>Circumstance (F):</u>
at least six (6) metres;	A building or structure that:
(E) any other building or	(a) if standalone, does not have an
structure has a setback of	outermost projection height
at least six (6) metres;	exceeding two (2) metres; or
and	(b) if involving a combination with
(F) despite (b)(i)(A), (b)(i)(B),	other buildings or structures, does
<mark>(b)(i)(C), (b)(i)(D), or</mark>	not result in a combined height
(b)(i)(E), no building or	exceeding two (2) metres.
structure over two (2)	
<mark>metres high is built on the</mark>	Editor's note: An example of a 'combination' is a
lot within a nine (9) by	fence and a retaining wall or a building and a retaining wall.
nine (9) metre truncation	
at the corner of two road	
frontages (refer to Figure	
SC10.1.5); and	
(ii) for the 'secondary road	
frontage':	
(A) in accordance with Figure	
SC10.1.6; and	
(B) despite (b)(ii)(A), no	
building or structure over	
two (2) metres high is	
built on the lot within a	
nine (9) by nine (9) metre	
truncation at the corner of	
<mark>two road frontages (refer</mark>	
to Figure SC10.1.5).	
Circumstance (C):	

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If a shade sail or an 'open carport',
the shade sail or 'open car port' may
have a road frontage lot boundary
setback that is less than the setback
specified in Circumstance (A) or
Circumstance (B) only if:
(a) no more than one (1) shade sail
<mark>or open carport per lot is non-</mark>
compliant with the setbacks
specified in Circumstance (A) or
Circumstance (B);
(b) the shade sail or open carport is
not located within a nine (9) by
nine (9) metre truncation at the
corner of two road frontages
(refer to Figure SC10.1.5);
(c) the height of the shade sail or
open carport does not exceed 3.5
metres above ground level to the
apex;
(d) the maximum width is the lesser
of seven (7) metres or fifty (50)
per centum of the width of the
road frontage from which vehicle
access is obtained (measured
from the inside of the outermost
supporting posts);
(e) supporting posts have a setback
of at least one (1) metre from any
road frontage lot boundary;
(f) there are zero enclosing or
screening elements (for example,
doors, walls, windows, screens or
similar) along any line of supports
of that part of the shade sail or
open carport which does not
comply with the setback specified
in Circumstance (A) or
Circumstance (B); and
(g) the sum perimeter dimension of
supports located within the
setback does not exceed fifteen
(15) per centum of the total
perimeter dimension (along the
line of supports) of that part of the
shade sail or carport within the
same setback (refer to Figure
SC10.1.7).
Circumstance (D):
If it is a roofed gatehouse or arch
which:
(a) has a maximum area of four (4)
square metres; and
(b) is not more than (2) metres wide
to the street; and
(c) is not more than three (3) metres
in height.
Circumstance (E):

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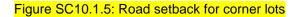
	<ul> <li>A building or structure that:</li> <li>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</li> <li>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</li> </ul>	
	Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.	
Development having an 'outermost projection height' exceeding ten (10) metres	The road frontage lot boundary setbacks identified in Circumstance (A) apply to buildings or structures having an 'outermost projection height' exceeding ten (10) metres.	The side and rear setbacks identified in Circumstance (A) apply to buildings or structures having an 'outermost projection height' exceeding ten (10) metres.
located on any lot size.	Circumstance (A): Buildings or structures have a setback from all road frontage lot boundaries of at least six (6) metres plus 0.3 of a metre for every additional metre or part thereof over ten (10) metres.	Circumstance (A): Buildings or structures have a setback from side or rear boundaries of at least three (3) metres plus 0.3 of a metre for every additional metre or part thereof in height over ten (10) metres.

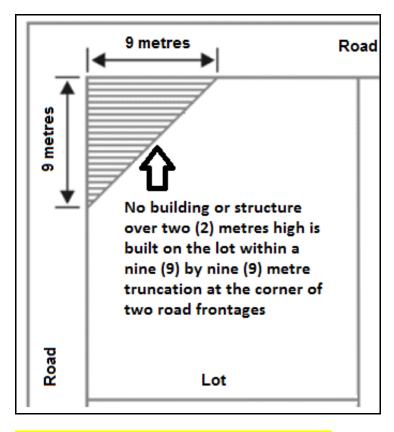
<b>Circumstance</b>	Road Frontage Boundaries	Side and Rear Boundaries
The development is: (a) located within the Park Residential Precinct; or (b) not located within the Park Residential Precinct and it is on a lot having an area 0 m <sup>2</sup> to 9,999 m <sup>2</sup>	The road frontage lot boundary setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B) or Circumstance (C). <u>Circumstance (A):</u> Buildings or structures have a setback from road frontage boundaries of at least ten (10) metres. <u>Circumstance (B):</u> If it is a roofed gatehouse or arch which: (a) has a maximum area of four (4) square metres; and (b) is not more than (2) metres wide to the street; and (c) is not more than three (3) metres in height. <u>Circumstance (C):</u> A building or structure that: (a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or (b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.	The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B). Circumstance (A): Buildings or structures have a setback from side and rear boundaries of at least five (5) metres. Circumstance (B): A building or structure that: (a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or (b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres. Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.
The development is: (a) not located within the Park Residential Precinct; and (b) it is on a lot having an area equal to or greater than 10,000 m <sup>2</sup> (i.e. the lot has an area equal to or greater than 1 Ha)	Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall. The road frontage lot boundary setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B) or Circumstance (C). <u>Circumstance (A):</u> Buildings or structures have a setback from road frontage boundaries of at least ten (10) metres. <u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:	The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B). <u>Circumstance (A):</u> Buildings or structures have a setback from side and rear boundaries of at least ten (10) metres. <u>Circumstance (B):</u> A building or structure that: (a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or (b) if involving a combination with other buildings or structures, does

### Table SC10.1.4: Setback standards for development located in the Rural Residential Zone

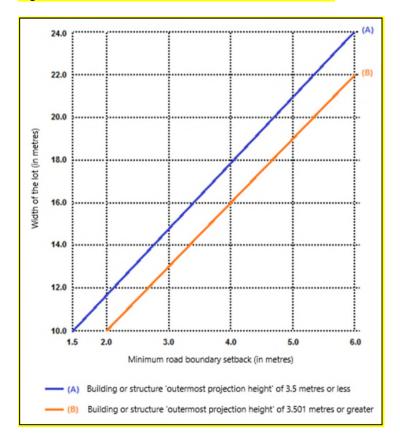
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<ul> <li>(a) has a maximum area of four</li> <li>(4) square metres; and</li> <li>(b) is not more than (2) metres wide to the street; and</li> <li>(c) is not more than three (3) metres in height.</li> </ul>	not result in a combined height exceeding two (2) metres. Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.
Circumstance (C): A building or structure that: (a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or (b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres. Editor's note: An example of a 'combination' is a fence and a retaining	



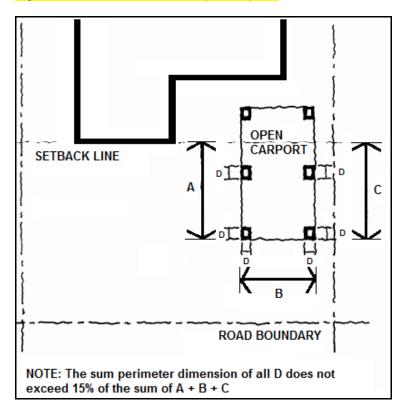


### Figure SC10.1.6: Road setback for different lot widths

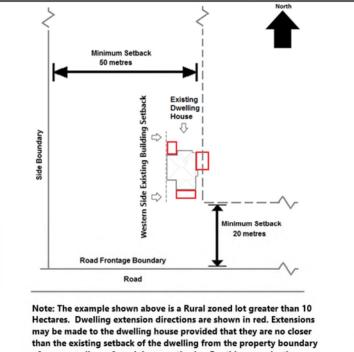


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### Figure SC10.1.7: Setbacks for open carports



### Figure SC10.1.8: Example setbacks for an existing dwelling house in the Rural Zone



may be made to the dwelling house provided that they are no closer than the existing setback of the dwelling from the property boundary of non-compliance for minimum setbacks. For this example, the existing dwelling house does not comply with the required 50 metre setback from the western side boundary. Extensions may be made towards the northern rear boundary, the eastern side boundary, and the southern road frontage boundary provided that these extensions do not conflict with the acceptable outcome for setbacks for these boundaries.

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Table SC10.1.9: Side and rear lot boundary setbacks where lot road frontages are fifteen metres or less

Road Frontage (in metres)	Side and Rear Boundary Setback (in metres)		
	At any point where the 'outermost projection height' is between 2 metres and 4.5 metres	At any point where the 'outermost projection height' is 4.501 metres to 7.5 metres	At any point where the 'outermost projection height' is greater than 7.5 metres
$\begin{array}{r} 14.501 - 15.000 \\ \hline 14.001 - 14.500 \\ \hline 13.501 - 14.000 \\ \hline 13.001 - 13.500 \\ \hline 12.501 - 13.000 \\ \hline 12.001 - 12.500 \\ \hline 11.501 - 12.000 \\ \hline 11.001 - 11.500 \\ \hline 10.501 - 11.000 \\ \hline 10.500 \text{ or less} \end{array}$	1.425         1.350         1.275         1.200         1.125         1.050         0.975         0.900         0.825         0.750	1.900         1.800         1.700         1.600         1.500         1.400         1.300         1.200         1.100         1.000	2 metres plus 0.5 of a metre for every 3 metres or part of 3 metres by which the height exceeds 7.5 metres.

Table SC10.1.10: Side and rear lot boundary setbacks where lot road frontages are greater than fifteen metres

Road Frontage (in metres)	Side and Rear Boundary Setback (in metres)		
	At any point where the 'outermost projection height' is between 2 metres and 4.5 metres	At any point where the 'outermost projection height' is 4.501 metres to 7.5 metres	At any point where the 'outermost projection height' is greater than 7.5 metres
15.001 or greater	1.5 metres	<mark>2 metres</mark>	2 metres plus 0.5 of a metre for every 3 metres or part of 3 metres by which the height exceeds 7.5 metres.