

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.

Circumstance	Road Frontage Boundaries	Side and Rear Boundaries
The development is on a lot having an area 0 m ² to 2,999 m ²	<p>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).</p> <p><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:</p> <ul style="list-style-type: none"> (a) a dwelling has a setback of at least three (3) metres; (b) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres; (c) a garage forming part of a dwelling has a setback of at least six (6) metres; (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 (e) any other building or structure has a setback of at least six (6) metres. <p><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:</p> <ul style="list-style-type: none"> (a) if the 'depth of a lot' has an average of greater than twenty-four (24) metres: <ul style="list-style-type: none"> (i) a dwelling has a setback of at least three (3) metres; (ii) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres; (iii) a garage forming part of a dwelling has a setback of at least six (6) metres; (iv) a standalone Class 10a buildings under the Building 	<p>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).</p> <p><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.</p> <p><u>Circumstance (B):</u> 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.</p> <p><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:</p> <ul style="list-style-type: none"> (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 (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; 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. <p><u>Circumstance (D):</u> If the following:</p> <ul style="list-style-type: none"> (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

	<p>Code of Australia being a shed, garage or carport has a setback of at least six (6) metres;</p> <p>(v) any other building or structure has a setback of at least six (6) metres; and</p> <p>(vi) despite (a)(i), (a)(ii), (a)(iii), (a)(iv) or (a)(v), 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 two road frontages (refer to Figure SC10.1.5); or</p> <p>(b) if the 'depth of a lot' has an average of twenty-four (24) metres or less:</p> <p>(i) for the 'primary road frontage':</p> <p>(A) a dwelling has a setback of at least three (3) metres;</p> <p>(B) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres;</p> <p>(C) a garage forming part of a dwelling has a setback of at least six (6) metres;</p> <p>(D) 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;</p> <p>(E) any other building or structure has a setback of at least six (6) metres; and</p> <p>(F) despite (b)(i)(A), (b)(i)(B), (b)(i)(C), (b)(i)(D), or (b)(i)(E), 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 two road frontages (refer to Figure SC10.1.5); and</p> <p>(ii) for the 'secondary road frontage':</p> <p>(A) in accordance with Figure SC10.1.6; and</p> <p>(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</p>	<p>(b) it is a pergola or other structure which:</p> <p>(i) is not more than 2.4 metres in height above ground level at the boundary; and</p> <p>(ii) is not enclosed by walls or roof; and</p> <p>(iii) is primarily ornamental or for horticulture purposes; and</p> <p>(iv) is not used for recreational purposes, entertainment purposes or the like.</p> <p><u>Circumstance (E):</u> If a structure, the structure is not a deck, patio, pergola, verandah, or the like unless:</p> <p>(a) it is in accordance with Circumstance D(b); or</p> <p>(b) the structure:</p> <p>(i) has a floor level not exceeding one (1) metre above natural ground level;</p> <p>(ii) is not enclosed by walls or roof where within the setbacks identified in Circumstance A or Circumstance B; and</p> <p>(iii) does not have an 'outermost projection height' exceeding two (2) metres.</p> <p><u>Circumstance (F):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>
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	<p>truncation at the corner of two road frontages (refer to Figure SC10.1.5).</p> <p><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:</p> <ul style="list-style-type: none"> (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). <p><u>Circumstance (D):</u> If it is a roofed gatehouse or arch which:</p> <ul style="list-style-type: none"> (a) has a maximum area of four (4) square metres; and 	
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	<p>(b) is not more than (2) metres wide to the street; and</p> <p>(c) is not more than three (3) metres in height.</p> <p><u>Circumstance (E):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>	
The development is on a lot having an area from 3,000 m ² to 9,999 m ²	<p>The road frontage boundary setbacks identified in Circumstance (A) apply to buildings or structures, unless the building or structure complies with Circumstance (B) or Circumstance (C).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from road frontage lot boundaries of at least ten (10) metres.</p> <p><u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:</p> <p>(a) has a maximum area of four (4) square metres; and</p> <p>(b) is not more than (2) metres wide to the street; and</p> <p>(c) is not more than three (3) metres in height.</p> <p><u>Circumstance (C):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from side and rear boundaries of at least five (5) metres.</p> <p><u>Circumstance (B):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>
The development is on a lot having an area from 10,000 m ² to 49,999 m ² (i.e. the lot has an area from 1 Ha to 4.9999 Ha)	<p>The road frontage boundary setbacks identified in Circumstance (A) apply to buildings or structures, unless the building or structure complies with Circumstance (B) or Circumstance (C).</p> <p><u>Circumstance (A):</u></p>	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B).</p> <p><u>Circumstance (A):</u></p>

	<p>Buildings or structures have a setback from road frontage lot boundaries of at least ten (10) metres.</p> <p><u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:</p> <ul style="list-style-type: none"> (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. <p><u>Circumstance (C):</u> A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.</p>	<p>Buildings or structures have a setback from side and rear boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) if a habitable building of a use from within the accommodation activities group: <ul style="list-style-type: none"> (i) a setback of at least ten (10) metres; or (ii) if there is an existing habitable building located within the setback identified in (a)(i), extensions to the existing building are not closer towards a side or rear boundary (which is less than twenty (10) metres away) than the existing setback; or (b) if a non-habitable building or structure, the greater of the following: <ul style="list-style-type: none"> (i) a setback of at least ten (10) metres; or (ii) a distance equal to the 'outermost projection height' of the building or structure. <p>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.</p> <p><u>Circumstance (B):</u> A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.</p>
<p>The development is on a lot having an area from 50,000 m² to 99,999 m² (i.e. the lot has an area from 5 Ha to 9.9999 Ha)</p>	<p>The road frontage boundary setbacks identified in Circumstance (A) apply to buildings or structures, unless the building or structure complies with Circumstance (B) or Circumstance (C).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from road frontage boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) if a habitable building of a use from within the accommodation activities group: <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) if there is an existing habitable building located within the setback identified in (a)(i), extensions to the existing building are not closer towards the road frontage boundary than the existing setback; or 	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from side and rear boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) if a habitable building of a use from within the accommodation activities group: <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) if there is an existing habitable building located within the setback identified in (a)(i), extensions to the existing building are not closer towards a side or rear boundary (which is less than twenty (20) metres away) than the existing setback; or

	<p>(b) if a non-habitable building or structure, the greater of the following:</p> <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) a setback equal to the 'outermost projection height' of the building or structure. <p><u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:</p> <ul style="list-style-type: none"> (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. <p><u>Circumstance (C):</u> A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.</p>	<p>(b) if a non-habitable building or structure, the greater of the following:</p> <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) a distance equal to the 'outermost projection height' of the building or structure. <p>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.</p> <p><u>Circumstance (B):</u> A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.</p>
<p>The development is on a lot having an area equal to or greater than 100,000 m² (i.e. the lot has an area equal to or greater than 10 Ha)</p>	<p>The road frontage boundary setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B) or Circumstance (C).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from road frontage boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) if a habitable building of a use from within the accommodation activities group: <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) if there is an existing habitable building located within the setback identified in (a)(i), extensions to the existing building are not closer towards the road frontage boundary than the existing setback; or (b) if a non-habitable building or structure, the greater of the following: <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) a setback equal to the 'outermost projection height' of the building or structure. <p><u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:</p>	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from side and rear boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) if a habitable building of a use from within the accommodation activities group: <ul style="list-style-type: none"> (i) a setback of at least fifty (50) metres; or (ii) if there is an existing habitable building located within the setback identified in (a)(i), extensions to the existing building are not closer towards a side or rear boundary (which is less than fifty (50) metres away) than the existing setback; or (b) if a non-habitable building or structure, the greater of the following: <ul style="list-style-type: none"> (i) a setback of at least twenty (20) metres; or (ii) a setback equal to the 'outermost projection height' of the building or structure. <p>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.</p>

	<p>(a) has a maximum area of four (4) square metres; and</p> <p>(b) is not more than (2) metres wide to the street; and</p> <p>(c) is not more than three (3) metres in height.</p> <p><u>Circumstance (C):</u> A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.</p>	<p><u>Circumstance (B):</u> A building or structure that does not have an 'outermost projection height' exceeding two (2) metres.</p>
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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

Circumstance	Road Frontage Boundaries	Side and Rear Boundaries
All lot sizes	<p>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).</p> <p><u>Circumstance (A):</u> If the lot is not a corner lot, buildings or structures have a setback from road frontage boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) a dwelling has a setback of at least three (3) metres; (b) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres; (c) a garage forming part of a dwelling has a setback of at least six (6) metres; (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 (e) any other building or structure has a setback of at least six (6) metres. <p><u>Circumstance (B):</u> If the lot is a corner lot, buildings or structures have a setback from road frontage boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) if the 'depth of a lot' has an average of greater than twenty-four (24) metres: <ul style="list-style-type: none"> (i) a dwelling has a setback of at least three (3) metres; (ii) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres; (iii) a garage forming part of a dwelling has a setback of at least six (6) metres; (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; 	<p>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).</p> <p><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 a part of the building or structure is in accordance with Table SC10.1.9.</p> <p><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.</p> <p><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:</p> <ul style="list-style-type: none"> (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 (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; 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. <p><u>Circumstance (D):</u> If the following:</p> <ul style="list-style-type: none"> (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 (b) it is a pergola or other structure which: <ul style="list-style-type: none"> (i) is not more than 2.4 metres in height above ground level at the boundary; and

	<p>(v) any other building or structure has a setback of at least six (6) metres; and</p> <p>(vi) despite (a)(i), (a)(ii), (a)(iii), (a)(iv) or (a)(v), 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 two road frontages (refer to Figure SC10.1.5); or</p> <p>(b) if the 'depth of a lot' has an average of twenty-four (24) metres or less:</p> <p>(i) for the 'primary road frontage':</p> <p>(A) a dwelling has a setback of at least three (3) metres;</p> <p>(B) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres;</p> <p>(C) a garage forming part of a dwelling has a setback of at least six (6) metres;</p> <p>(D) 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;</p> <p>(E) any other building or structure has a setback of at least six (6) metres; and</p> <p>(F) despite (b)(i)(A), (b)(i)(B), (b)(i)(C), (b)(i)(D), or (b)(i)(E), 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 two road frontages (refer to Figure SC10.1.5); and</p> <p>(ii) for the 'secondary road frontage':</p> <p>(A) in accordance with Figure SC10.1.6; and</p> <p>(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 two road frontages (refer to Figure SC10.1.5).</p>	<p>(ii) is not enclosed by walls or roof; and</p> <p>(iii) is primarily ornamental or for horticulture purposes; and</p> <p>(iv) is not used for recreational purposes, entertainment purposes or the like.</p> <p><u>Circumstance (E):</u> If a structure, the structure is not a deck, patio, pergola, verandah, or the like unless:</p> <p>(a) it is in accordance with Circumstance D(b); or</p> <p>(b) the structure:</p> <p>(i) has a floor level not exceeding one (1) metre above natural ground level;</p> <p>(ii) is not enclosed by walls or roof where within the setbacks identified in Circumstance A or Circumstance B; and</p> <p>(iii) does not have an 'outermost projection height' exceeding two (2) metres.</p> <p><u>Circumstance (F):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>
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	<p><u>Circumstance (C):</u> 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:</p> <ul style="list-style-type: none"> (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). <p><u>Circumstance (D):</u> If it is a roofed gatehouse or arch which:</p> <ul style="list-style-type: none"> (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. 	
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	<p><u>Circumstance (E):</u> A building or structure that:</p> <ul style="list-style-type: none">(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. <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>	
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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)

Circumstance	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.	<p>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).</p> <p><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:</p> <ul style="list-style-type: none"> (a) a dwelling has a setback of at least three (3) metres; (b) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a setback of at least three (3) metres; (c) a garage has a setback of at least six (6) metres; (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 (e) any other building or structure has a setback of at least six (6) metres. <p><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:</p> <ul style="list-style-type: none"> (a) if the 'depth of a lot' has an average of greater than twenty-four (24) metres: <ul style="list-style-type: none"> (i) a dwelling has a setback of at least three (3) metres; (ii) decks, patios, pergolas, verandahs, balconies, gazebos or the like have a 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 Code of Australia being a shed, garage or carport has a setback of at least six (6) metres; 	<p>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).</p> <p><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 a part of the building or structure is in accordance with Table SC10.1.9.</p> <p><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.</p> <p><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:</p> <ul style="list-style-type: none"> (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 (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; 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. <p><u>Circumstance (D):</u> If the following:</p> <ul style="list-style-type: none"> (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 (b) it is a pergola or other structure which:

	<p>(v) any other building or structure has a setback of at least six (6) metres; and</p> <p>(vi) despite (a)(i), (a)(ii), (a)(iii), (a)(iv) or (a)(v), 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 two road frontages (refer to Figure SC10.1.5); or</p> <p>(b) if the 'depth of a lot' has an average of twenty-four (24) metres or less:</p> <p>(i) for the 'primary road frontage':</p> <p>(A) a dwelling has a setback of at least three (3) metres;</p> <p>(B) decks, patios, pergolas, verandahs, gazebos or the like have a setback of at least three (3) metres;</p> <p>(C) a garage has a setback of at least six (6) metres;</p> <p>(D) 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;</p> <p>(E) any other building or structure has a setback of at least six (6) metres; and</p> <p>(F) despite (b)(i)(A), (b)(i)(B), (b)(i)(C), (b)(i)(D), or (b)(i)(E), 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 two road frontages (refer to Figure SC10.1.5); and</p> <p>(ii) for the 'secondary road frontage':</p> <p>(A) in accordance with Figure SC10.1.6; and</p> <p>(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 two road frontages (refer to Figure SC10.1.5).</p> <p><u>Circumstance (C):</u></p>	<p>(i) is not more than 2.4 metres in height above ground level at the boundary; and</p> <p>(ii) is not enclosed by walls or roof; and</p> <p>(iii) is primarily ornamental or for horticulture purposes; and</p> <p>(iv) is not used for recreational purposes, entertainment purposes or the like.</p> <p><u>Circumstance (E):</u> If a structure, the structure is not a deck, patio, pergola, verandah, or the like unless:</p> <p>(a) it is in accordance with Circumstance D(b); or</p> <p>(b) the structure:</p> <p>(i) has a floor level not exceeding one (1) metre above natural ground level;</p> <p>(ii) is not enclosed by walls or roof where within the setbacks identified in Circumstance A or Circumstance B; and</p> <p>(iii) does not have an 'outermost projection height' exceeding two (2) metres.</p> <p><u>Circumstance (F):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>
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	<p>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:</p> <ul style="list-style-type: none"> (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). <p><u>Circumstance (D):</u> If it is a roofed gatehouse or arch which:</p> <ul style="list-style-type: none"> (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. <p><u>Circumstance (E):</u></p>	
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	<p>A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>	
Development having an 'outermost projection height' exceeding ten (10) metres located on any lot size.	<p>The road frontage lot boundary setbacks identified in Circumstance (A) apply to buildings or structures having an 'outermost projection height' exceeding ten (10) metres.</p> <p><u>Circumstance (A):</u> 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.</p>	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures having an 'outermost projection height' exceeding ten (10) metres.</p> <p><u>Circumstance (A):</u> 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.</p>

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

Circumstance	Road Frontage Boundaries	Side and Rear Boundaries
<p>The development is:</p> <p>(a) located within the Park Residential Precinct; or</p> <p>(b) not located within the Park Residential Precinct and it is on a lot having an area 0 m² to 9,999 m²</p>	<p>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).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from road frontage boundaries of at least ten (10) metres.</p> <p><u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:</p> <p>(a) has a maximum area of four (4) square metres; and</p> <p>(b) is not more than (2) metres wide to the street; and</p> <p>(c) is not more than three (3) metres in height.</p> <p><u>Circumstance (C):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from side and rear boundaries of at least five (5) metres.</p> <p><u>Circumstance (B):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>
<p>The development is:</p> <p>(a) not located within the Park Residential Precinct; and</p> <p>(b) it is on a lot having an area equal to or greater than 10,000 m² (i.e. the lot has an area equal to or greater than 1 Ha)</p>	<p>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).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from road frontage boundaries of at least ten (10) metres.</p> <p><u>Circumstance (B):</u> If it is a roofed gatehouse or arch which:</p>	<p>The side and rear setbacks identified in Circumstance (A) apply to buildings or structures unless the building or structure complies with Circumstance (B).</p> <p><u>Circumstance (A):</u> Buildings or structures have a setback from side and rear boundaries of at least ten (10) metres.</p> <p><u>Circumstance (B):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does</p>

	<p>(a) has a maximum area of four (4) square metres; and</p> <p>(b) is not more than (2) metres wide to the street; and</p> <p>(c) is not more than three (3) metres in height.</p> <p><u>Circumstance (C):</u> A building or structure that:</p> <p>(a) if standalone, does not have an 'outermost projection height' exceeding two (2) metres; or</p> <p>(b) if involving a combination with other buildings or structures, does not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>	<p>not result in a combined height exceeding two (2) metres.</p> <p>Editor's note: An example of a 'combination' is a fence and a retaining wall or a building and a retaining wall.</p>
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Figure SC10.1.5: Road setback for corner lots

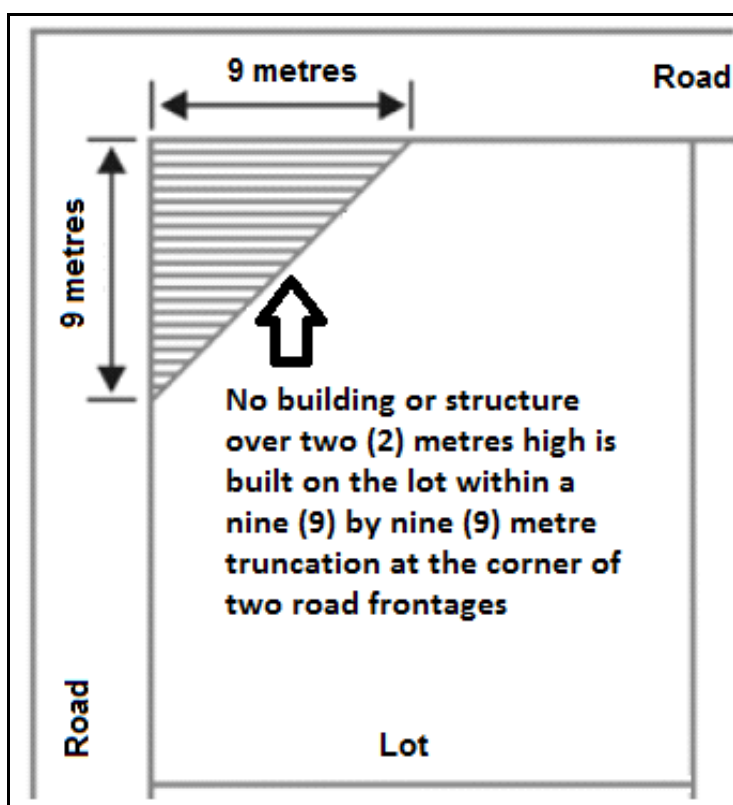


Figure SC10.1.6: Road setback for different lot widths

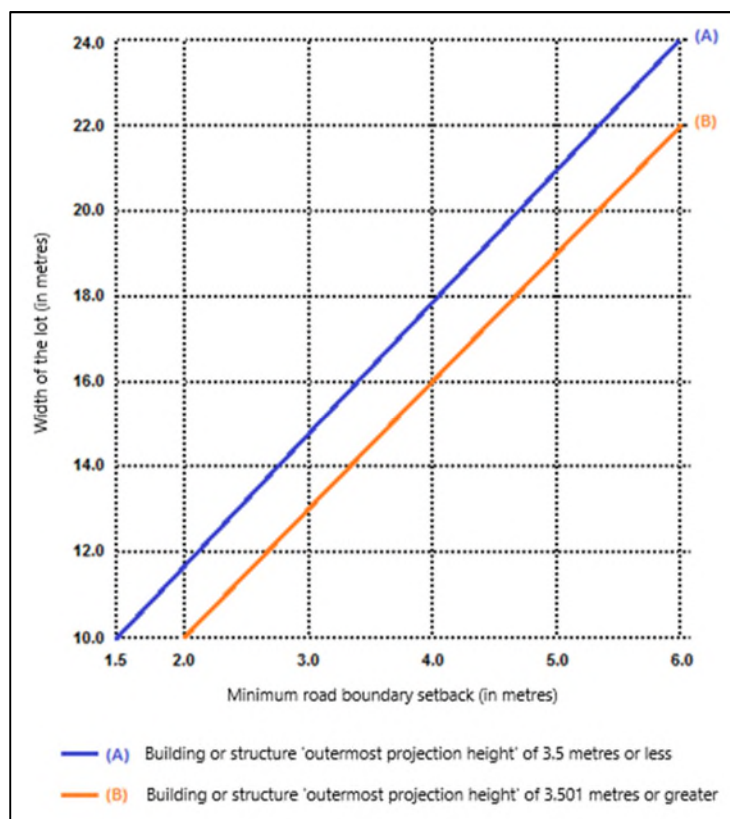


Figure SC10.1.7: Setbacks for open carports

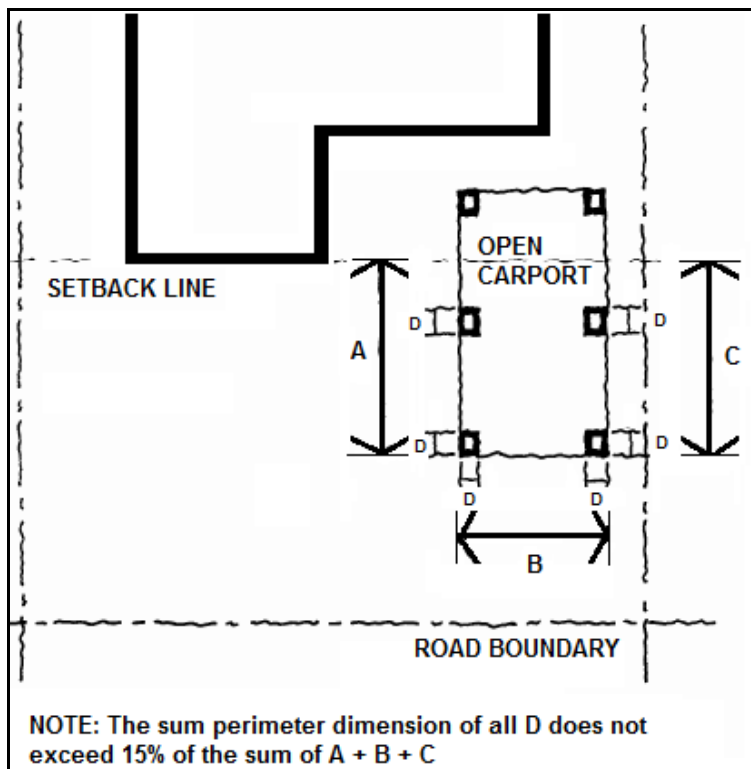


Figure SC10.1.8: Example setbacks for an existing dwelling house in the Rural Zone

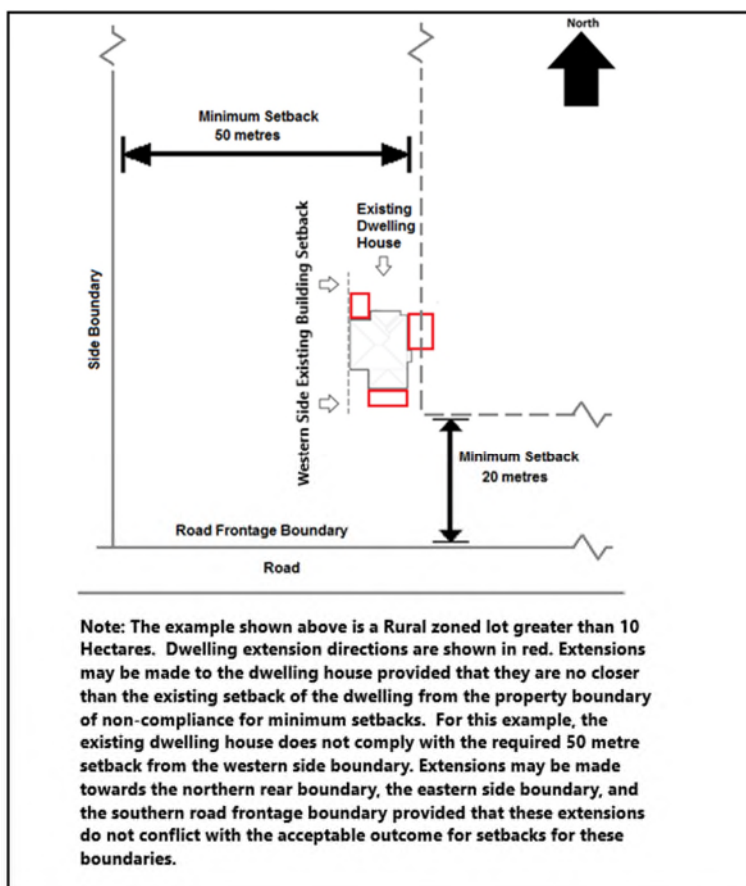


Table SC10.1.9: Side and rear lot boundary setbacks where lot road frontages are fifteen metres or less

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
14.501 – 15.000	1.425	1.900	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.
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	

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	2 metres	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.