

This fact sheet is intended to assist with determining setback/siting requirements in accordance with Schedules 9 and 10 of the *Planning Regulation 2017*.

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

The QDC prescribes acceptable solutions, but when a dwelling house and/or a Class 10 structure cannot achieve these provisions, the local government must assess an application for boundary setback relaxation. This is called a Referral Agency Application, which is assessed against the performance requirements of the QDC. Relevant plans and reasonable justification are required to support the proposal.

The QDC can be found on the following links:

- [Lots less than 450 square metres](#)
- [Lots greater than 450 square metres](#)

For further advice concerning your siting requirement, lodging an application or to arrange a meeting, please contact the Building team on 1300 007 662.

Road Boundary Setbacks

The setback for structures is typically 6 m from any road boundary for lots larger than 450 m² and 3-4 m for lots less than 450 m².

The acceptable setback dimension may vary depending on:

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

Structures over 2 m high on corner allotments must be clear of the 9 x 9 m corner truncation.

An open carport cannot be located within the 6 m road boundary setback if an alternative location on the site can comply with acceptable solutions.

Side and Rear Common Boundary Setbacks

The setback for structures is typically 1.5 m from side and rear common boundaries.

The acceptable setback dimension may vary depending on:

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

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

General Requirements

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