

RE: SUNVALE AT CALAMVALE SETBACKS

The following is a summary of the Queensland Government Codes relating to setbacks for future dwellings at Sunvale Calamvale.

Please note, this information is supplied to assist in the siting of future dwellings however we recommend advice from a building certifier is also obtained.

All future dwellings must comply with the following:

- acceptable outcomes of the **Dwelling House (Small Lot) code** for lots <450m²; and
- acceptable outcomes of the **Dwelling House Code** and **QDC MP 1.2** for lots > 450m²

If dwellings are non-compliant with the acceptable outcomes of the small lot code, a development application will be triggered. If you do not comply with QDC MP1.2 a siting variation will need to be applied for with Council.

For small lots, we have extracted the following key siting provisions of the Dwelling House (Small Lot) code for lots 450m²< as per below.

Dwelling House (Small Lot) Code Siting Provisions.	
Matter	Setback
Front setback	3m
Rear setback	<ul style="list-style-type: none"> • 6m where on a lot with an average depth of more than 25m; or • On a lot with an average depth of 25m or less: <ul style="list-style-type: none"> ○ 3m, for a part of a building or structure up to 4.5m high; ○ 4.5m, for a part of a building or structure over 4.5m.
Side setback	<ul style="list-style-type: none"> • 1m for habitable spaces; or • 0m where: <ul style="list-style-type: none"> ○ matching the extent of an existing built to boundary wall on the adjoining property; or
Site cover	<ul style="list-style-type: none"> • 50% where the lot is 400m² or more; or • 60% where the lot is 300m² or more and less than 400m².

With regards to setbacks for lots >450m², setbacks vary on frontage width and also lot depth, it's not a one setback fits all like small lots.

The QDC defined setbacks vary on frontage width and lot depth. See on the following pages relevant sections of QDC MP1.2:

- A1 - front setbacks
- A2- side and rear setbacks
- A3- site cover

ELEMENT 1- DESIGN AND SITING OF *BUILDINGS AND STRUCTURES*

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Buildings and Structures

- P1** The location of a *building* or *structure* facilitates an acceptable streetscape, appropriate for –
- (a) the bulk of the *building* or *structure*; and
 - (b) the *road* boundary setbacks of neighbouring *buildings* or *structures*; and
 - (c) the outlook and views of neighbouring residents; and
 - (d) nuisance and safety to the public.

- A1** (a) For a *detached dwelling, garage* or a *carport* the minimum *road setback* is –
- (i) 6m; or
 - (ii) where there are existing *detached dwellings* on both adjoining *lots* and at least one of the *detached dwellings* is *setback* from the *road* between 3m and 6m, and the difference between their *road setbacks* is-
 - (A) not more than 2m- a distance between the two *buildings* (**Figure 1**); or

Figure 1

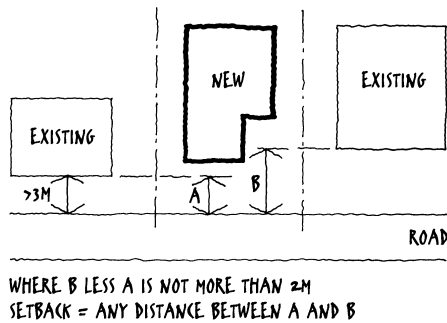
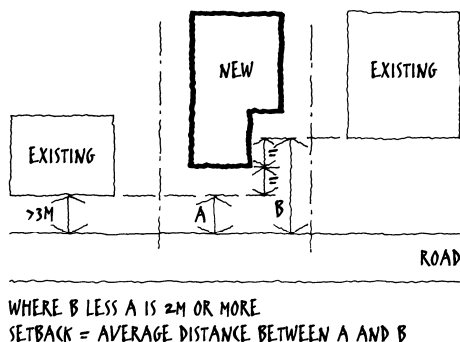


Figure 2



- (B) more than 2m- the average of the *road setbacks* of the adjacent *buildings* (**Figure 2**); and

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Table A1

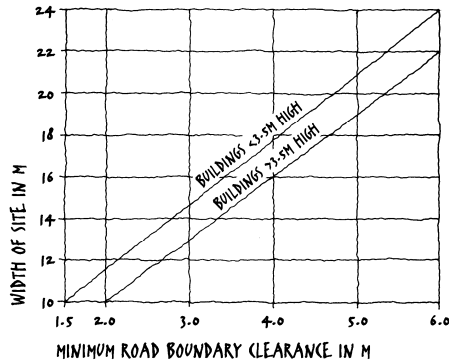


Figure 3

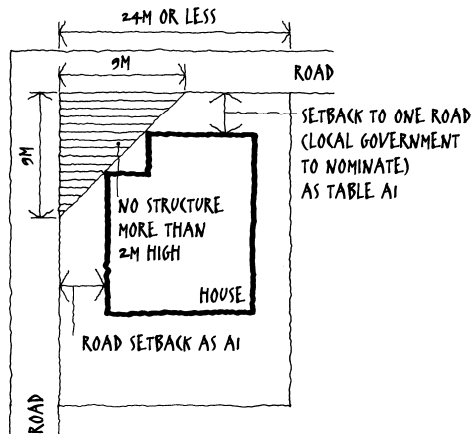
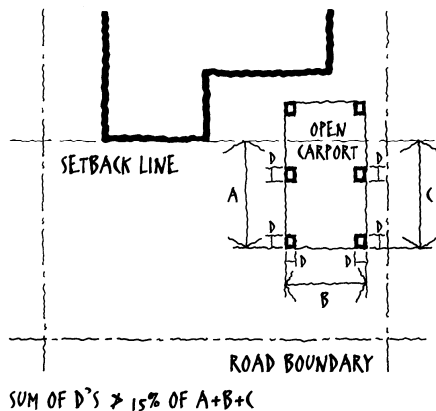


Figure 4



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(b) For a corner lot, the minimum road setbacks are-

- (i) as for A1(a)(i); or
- (ii) where the lot has an average depth of 24 m or less –

(A) for the nominated road frontage – as in Table A1; and

(B) for the other road frontage - as for A1(a)(i); and

(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Figure 3).

(c) For open carports, the minimum road setback may be less than required by A(i)(a) if –

- (i) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback (Figure 4); and

(ii) there is no alternative on-site location for a garage or carport that –

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- (A) complies with A(i)(a); and
 - (B) will allow vehicular access having a minimum width of 2.5m; and
 - (C) has a maximum gradient of 1 in 5.
- (d) For **structures** the minimum *road setbacks* are as for A1(a),(b), and (c) except for –
- (i) **swimming pools**, where the minimum distance from the water to the *road frontage* is –
 - (A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or
 - (B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the *road frontage* and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and
 - (ii) **screens, fences, retaining walls or a combination of screens, fences or retaining walls** not more than 2m in *height*; and

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- P2** *Buildings and structures –*
- (a) provide adequate daylight and ventilation to *habitable* rooms; and
 - (b) allow adequate light and ventilation to *habitable* rooms of *buildings* on adjoining *lots*.
 - (c) do not adversely impact on the amenity and privacy of residents on adjoining *lots*.

- A2**
- (a) The **side and rear boundary clearance** for a part of the *building* or *structure* is –
 - (i) where the *height* of that part is 4.5m or less - 1.5m; and
 - (ii) where the *height* of that part is greater than 4.5m but not more than 7.5m - 2m; and
 - (iii) where the *height* is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.
 - (b) For a rectangular or near rectangular **narrow lot** with a 15m or less *frontage*, the minimum side and rear *setbacks* for that part are –
 - (i) where the *height* is not more than 7.5m – in accordance with **Table A2**; and
 - (ii) where the *height* is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the *height* exceeds 7.5m.
 - (c) **Structures** may be exempted from A2 (a) and (b) where –
 - (i) the *structure* is not a deck, patio, pergola,

Table A2

Road <i>Frontage</i> in metres	Side and Rear Boundary Clearances	
	<i>Height</i> in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
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

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- verandah, gazebo or the like other than one permitted under A2 (c) (v)
- (ii) the *structure* is not used for entertainment, recreational purposes or the like
 - (iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in *height* or
 - (iv) a rainwater tank, including any supporting *structure* such as a stand, is not more than 2.4m high.
 - (v) subject to (ii), it is a pergola or other *structure* which is-
 - (A) not enclosed by walls or roofed; and
 - (B) not more than 2.4m in *height* at the boundary; and
 - (C) primarily ornamental or for horticultural purposes.
 - (d) Subject to A2(c), **class 10a buildings** or parts may be within the boundary clearances nominated in A2(a) and (b) where –
 - (i) the *height* of a part within the boundary clearance is not more than 4.5m and has a *mean height* of not more than 3.5m; and

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P3 Adequate open space is provided for recreation, service facilities and landscaping.

A3 The maximum **area** covered by all *buildings* and *structures* roofed with impervious materials, does not exceed 50% of the *lot area*.

- (ii) the total length of all *buildings* or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and
 - (iii) the class 10a *buildings* or parts within the boundary clearance are located no closer than 1.5m to a required *window* in a *habitable* room of an adjoining dwelling.
- (e) **Swimming pools** may be within the boundary clearances nominated in A2(a) and (b) where -
- (ii) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and
 - (ii) the top of the wall or fence is at least 1.0m above the top of the coping of the pool.