

SCHEDULE 1—MINIMUM BOUNDARY SETBACKS FOR BUILDINGS AND OTHER STRUCTURES

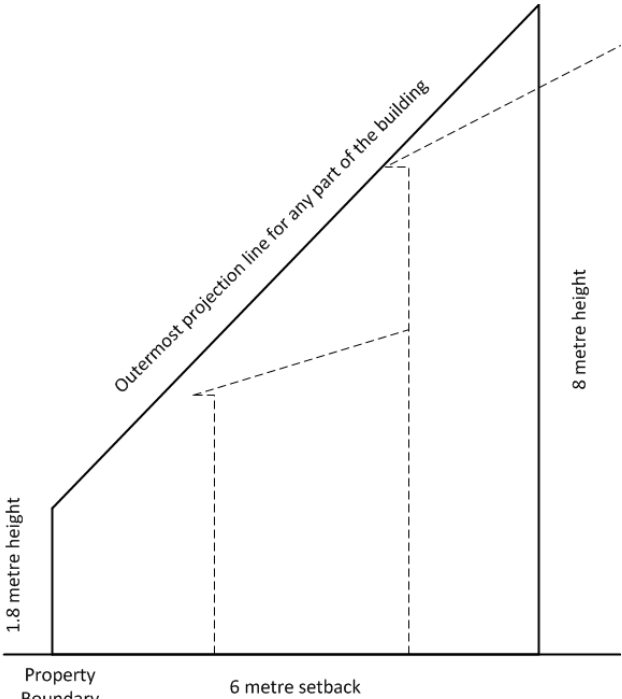
1. Table 1-1 lists **Standard** minimum boundary *setbacks* for zones.
 Table 1-2 lists **Exceptions** for specific premises.
 Table 1-3 lists **Exceptions** for specific uses.
2. The minimum boundary *setbacks* in the tables apply to—
 - a) each building on a premises; and
 - b) structures whether or not located on the same premises as a building.
3. However, subsection 2 does not apply to—
 - a) class 10a buildings, except in relation to—
 - i garages and carports in front setback areas;
 - ii class 10a buildings in the Rural and Rural Settlement Zones;
 - iii Coastal Protection Precinct¹ setbacks in Table 1-2; or
 - iv Noosa Waters Estate setbacks in Table 1-2.
 - b) class 10b structures 1m or less in height if—
 - i a screen or fence 2m or less in height; or
 - ii rainwater tanks 2.4m or less in height in the Rural and Rural Settlement Zones.
4. The setbacks in more than 1 table may apply.
5. If there is a conflict between minimum boundary setbacks in Table 1-1, Table 1-2 or Table 1-3, the greater boundary setback prevails.
6. If there is a conflict between the minimum boundary setbacks in Table 1-1, Table 1-2 or Table 1-3 and the conditions of an existing development permit affecting the siting of buildings on the premises, including an approved building envelope for the premises, the conditions prevail.

Table 1-1—Standard minimum setbacks for Zones²

column 1 Zone	Column 2 Minimum setbacks
Detached Housing Zone	<p>Frontage—6m</p> <p>Rear boundary—</p> <p>a) where the lot has an area of at least 550m² rear setbacks comply with either: —</p> <p style="padding-left: 20px;">i) 3.0m setback up to 4.5m height; and 6.0m</p>

¹ The Coastal Protection Precinct is shown on the Natural Resource Overlay Maps for certain localities.

² If there are no applicable setbacks in either Tables 1-1, 1-2 or 1-3, the siting provisions of Parts 11 and 12 of the *Queensland Development Code* apply.

column 1 Zone	Column 2 Minimum setbacks
	<p>setback between 4.5m -8.0m height OR</p> <p>ii) no part of the building protrudes beyond a projection line that rises from 1.8m above the ground at the property boundary to a point 8m in height 6m in from the property boundary as shown in Figure 1 below</p> <p>b) Where the lot area is less than 550m² the rear boundary setback is per “other boundaries” as specified in a) to c) below</p> <p>c) Where the rear boundary of a lot adjoins a reserve, public open space or access easement the rear boundary setback may be as for “other boundaries” as specified in a) to c) below</p> <p>d) Where the property is a corner lot, both common property boundaries shall be considered as “other boundaries” as specified in a) to c) below.</p> <p>Figure 1</p>  <p>Other boundaries—</p> <p>a) 1.5m setback up to 4.5m height;</p> <p>b) 2m setback between 4.5m - 7.5m height; and</p> <p>c) 2m plus 0.5m for every 3m or part thereof above 7.5m height.</p>
<p>Semi-Attached Housing Zone</p>	<p>Frontage—</p> <p>a) for 1 or 2 storey building – 6m; or</p> <p>b) for 3 storey building – 6m for the first 2 storeys and 10m for the third storey</p> <p>Side boundaries—</p> <p>a) 1.5m setback up to 4.5m height;</p> <p>b) 2m setback between 4.5m - 7.5m height; and</p> <p>c) 2m plus 0.5m for every 3m above 7.5m height</p>

column 1 Zone	Column 2 Minimum setbacks
	or part thereof Rear boundary—6m
Attached Housing Zone	<p>Frontage— a) for 1 or 2 storey buildings – 6m; or b) for 3 storey or 4 storey buildings – 6m for the first 2 storeys and 10m for any storey thereafter</p> <p>Side boundaries—half the building height in metres calculated at that same point provided that on any gable roof the calculation shall be measured to half the height of the gable</p> <p>Rear boundary— a) for 2 storey buildings – 6m; or b) for 3 storey or 4 storey buildings – 6m for the first 2 storeys and 8m for any storey thereafter</p>
Visitor Mixed Use Zone	<p>Duke Street, Sunshine Beach— a) 2m from the front boundary for the ground floor; b) 6m from the front boundary for the 2nd storey; c) 9m from the front boundary for the 3rd storey; d) 3m from side boundaries; e) 6m from the rear boundary for buildings up to 2 storeys; and f) 10m from the rear boundary for the 3rd storey.</p> <p>Heron Street site, Peregian Beach— a) from Heron Street – 3m b) from David Low Way – 4.5m c) from Kingfisher Drive – 6m d) from the truncated corner of Heron Street and Kingfisher Drive –10m e) from boundaries that adjoin land in a residential zone – 3m.</p> <p>In the Noosa Heads Locality for the northern side of Hastings Street— a) 2m, average of 4m from the front boundary to Hastings Street for the ground floor and 2nd storey; b) 7m from the front boundary to Hastings Street above the 2nd storey; and c) 10m from the front boundary to The Parade (beach).</p> <p>In the Noosa Heads Locality for the southern side of Hastings Street, west of Noosa Drive— a) 2m, average of 4m from the front boundary to Hastings Street for the ground floor and 2nd storey; b) 10m from the front boundary to Hasting Street above the 2nd storey; and c) 7m from front boundary to Noosa Drive and Noosa Parade.</p> <p>In the Noosa Heads Locality for the southern side of Hastings Street, east of Noosa Drive—</p>

column 1 Zone	Column 2 Minimum setbacks
	<p>a) 2m, average 4m from the front boundary to Hastings Street and Noosa Drive for the ground floor and 2nd storey;</p> <p>b) 10m from the front boundary to Hastings Street and Noosa Drive above the 2nd storey; and</p> <p>c) 6m from the front boundary to Morwong Drive.</p> <p>In the Noosaville Locality—</p> <p>a) 6m from the front boundary for up to 2 storeys;</p> <p>b) 10m from the front boundary for the 3rd storey;</p> <p>c) From side boundaries, a distance equal to half of the wall height;</p> <p>d) 6m from the rear boundary for up to 2 storeys; and</p> <p>e) 8m from the rear boundary for the 3rd storey.</p> <p>In the Noosa North Shore Locality for the northern side of Beach Road, east of Maximillian Road—</p> <p>a) Frontage - 10m</p> <p>b) Other boundaries – 20m from land in an Open Space Conservation Zone.</p> <p>In the Noosa North Shore Locality for the southern side of Beach Road, east of Maximillian Road—</p> <p>a) Frontage – 20m</p> <p>b) Other boundaries – 20m from land in an Open Space Conservation Zone</p>
Village Mix Zone	<p>Frontage—no setback required for the ground floor and 2m for the first floor</p> <p>Other boundaries—</p> <p>a) Standard – 0.0m; and</p> <p>b) Exception – 3m from boundaries that adjoin land in a <i>residential zone</i>.</p>
Neighbourhood Centre Zone	<p>In the Eastern Beaches Locality—</p> <p>a) 0.0m from the front and side boundaries for the Peregrine Beach Neighbourhood Centre Zone; or</p> <p>b) 6m to all boundaries for the Sunrise Beach Neighbourhood Centre Zone.</p> <p>In the Noosa Heads Locality—</p> <p>a) 2m from the front boundary to Quamby Place;</p> <p>b) 0.0m to land in the Open Space Recreation Zone;</p> <p>c) 3m to land in a <i>residential zone</i>;</p> <p>In the Noosaville Locality—</p> <p>a) 6m from the front boundary to Weyba Road;</p> <p>b) 2m from the front boundary to Swanbourne Way;</p> <p>c) 3m to land in a <i>residential zone</i>.</p> <p>In the Tewantin and Doonan Locality and</p>

column 1 Zone	Column 2 Minimum setbacks
	<p>Cooroibah Locality— a) 6m to any road frontage b) 3 metres to other boundaries; c) 0.0m to adjoining land in the Neighbourhood Centre Zone.</p>
<p>Business Centre Zone</p>	<p>Frontage— In the Cooroy Locality— a) for Elm Street, Pearl Street, Wattle Street and Kauri Street— 2.0m b) for all other streets and laneways no setback required.</p> <p>In the Noosa Heads Locality—no setback required for the ground floor and 2m for the second storey and 6m for the third storey.</p> <p>In the Noosaville Locality—6m.</p> <p>In the Tewantin Locality— a) Standard—6m b) Exceptions— i) 0.0m for ground floors facing Poinciana Avenue ii) 2.0m for ground floors facing Memorial Avenue or Diyan Street.</p> <p>Other boundaries—3m from boundaries that adjoin land in a residential zone.</p>
<p>Shire Business Centre Zone</p>	<p>Premises adjoining Open Space Conservation Zone—5m from the common boundary</p> <p>Premises adjoining the internal loop road—6m from that road for the 1st and 2nd storey and 9m from that road for the 3rd storey.</p>
<p>Community Services Zone</p>	<p>Frontage—6m</p> <p>Other boundaries— a) Standard—2m b) Exception—3m from boundaries that adjoin land in a residential zone.</p>
<p>Industry Zone</p>	<p>Frontage— a) 6m for primary road frontage; and b) 4.5m for secondary road frontages (where the premises has frontage to more than 1 road)</p> <p>Other boundaries— a) Standard—3m; b) Exceptions— i) 6m from boundaries that adjoin land in the Rural Settlement Zone; ii) 10m from boundaries that adjoin land in a residential zone; or iii) No setback for boundaries that adjoin land in the Industry Zone.</p>
<p>Rural Settlement Zone</p>	<p>Frontage—6m</p>

column 1 Zone	Column 2 Minimum setbacks
	Other boundaries— a) Standard – 6m; b) Exceptions i) 20m from boundaries adjoining land in an Open Space Conservation Zone; ii) 3m for lots 1000m ² or greater within Songbirds Estate or for lots less than 1000m ² , the QDC applies)
Rural Zone	Frontage— 10m Other boundaries— a) Standard— i) 6m for sites less than 1ha; or ii) otherwise 10m; b) Exception—20m from boundaries that adjoin land in an Open Space Conservation Zone.
Open Space Recreation Zone	Frontage— 10m Other boundaries— a) Standard – 3m b) Exception – 10m from boundaries that adjoin land in a <i>residential zone</i> .
Open Space Conservation Zone	Frontage— 10m Other boundaries— a) Standard – 3m b) Exception – 10m from boundaries that adjoin land in a <i>residential zone</i> .

Table 1-2—Exceptions for specific premises³

column 1	column 2 Minimum setbacks
Premises having frontage to the Noosa River	If in the Detached Housing, Semi Attached Housing, Attached Housing, Village Mix or Neighbourhood Centre Zone , buildings are setback not less than 10m from mean high water spring; or If in any other zone– 40m from mean high water spring or as otherwise prescribed by the Environmental Protection Agency’s Erosion Prone Area Maps. ⁴
Premises in Coastal Protection Precinct– Eastern Beaches Locality	Standard –No further seaward than the coastal building line ⁵ Exception –where in accordance with the Coastal Protection Area provisions of the Natural Resources Overlay

³ If there are no applicable setbacks in either Tables 1-1, Table 1-2 or 1-3, the siting provisions of MP 1.1 and MP 1.2 of the *Queensland Development Code* apply.

⁴ The Erosion Prone Area map for the Noosa River is reproduced in Schedule 5.

⁵ The Coastal Building Line maps are available for viewing at the Council Offices. Contact the Land Use Section.

Premises adjoining a watercourse within the Noosa Waters Estate being lots— 501RP839229, 502RP839224, 503RP839220, 503RP839234, 504RP839222, 504RP839223, 504RP839235, 505RP839219, 506RP845982, 510RP856178, 511RP856194, 512RP863247, 513RP868306, 514RP883850, 515RP883851 and 516RP897361	4.5m from the centre line of the top of the concrete revetment wall
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Table 1-3—Exceptions for specific uses⁶

column 1 Use	column 2 Minimum setbacks
Business Uses	
Entertainment and dining business Type 3 Bar	For a hotel— a) Frontage —15m for any part of a hotel not used for accommodation purposes b) Other boundaries —15m for any part of a hotel not used for accommodation purposes
Industrial business Type 3 Extractive	Frontage —40m Other boundaries —40m
Retail business Type 1 Local	Frontage —6m Other boundaries —3m
Community Uses	
Education Type 1 Childcare	Frontage —6m Other boundaries —2m
Wellbeing Type 3 Worship	Frontage —6m Other boundaries — a) 10m to land in a <i>residential zone</i> ; or b) 3m otherwise

⁶ If there are no applicable setbacks in either Tables 1-1, Table 1-2 or 1-3, the siting provisions of MP 1.1 and MP 1.2 of the *Queensland Development Code* apply.

column 1 Use	column 2 Minimum setbacks
Residential Uses	
Detached house within Boreen Point village only	<p>Frontage—6m; or For any <i>building</i> within 9m of the primary <i>frontage</i> and more than 1 storey, has upper storeys set back at least 3m further from the primary <i>frontage</i> than the storey below</p> <p>Other Boundaries—1.5m setback up to 4.5m height; 3m setback between 4.5m - 7.5m height; and 3m plus 0.5m for every 3m or part thereof above 7.5m height.</p>
Multiple housing Type 2 Duplex	<p>Frontage—6m for 1 or 2 <i>storey</i> building; or for 3 <i>storey</i> building - 6m for the first 2 storeys and 10m for the third <i>storey</i></p> <p>Side boundaries—1.5m setback up to 4.5m height; 2m setback between 4.5m - 7.5m height; and 2m plus 0.5m for every 3m above 7.5m height or part thereof</p> <p>Rear boundary—6m</p>
Multiple housing Type 3 Retirement & special needs OR Multiple housing Type 4 Conventional OR Visitor accommodation Type 4 Conventional	<p>Frontage—6m for 2 <i>storey</i> buildings or for 3 <i>storey</i> or 4 <i>storey</i> buildings—6m for the first 2 storeys and 10m for any <i>storey</i> thereafter</p> <p>Side boundaries—half the building height in metres calculated at that same point provided that on any gable roof the calculation shall be measured to half the height of the gable</p> <p>Rear boundary—6m for 2 <i>storey</i> buildings or for 3 <i>storey</i> or 4 <i>storey</i> buildings—6m for the first 2 storeys and 8m for any <i>storey</i> thereafter</p> <p>Where there are 2 or more buildings proposed to be developed on one site, the distance between any part of a building and any part of another building on the same site shall not be less than 1.5m plus 0.5m for each storey of the building with the greatest number of storeys.</p>
Multiple housing Type 5 Relocatable	<p>Frontage—20m</p> <p>Other boundaries—10m</p>
Visitor accommodation Type 2 Caravan Park	<p>Frontage—20m</p> <p>Other boundaries—6m</p>
Visitor accommodation Type 3 Rural accommodation	<p>Frontage—10m</p> <p>Other boundaries—10m</p>