

Boundary Setback Requirement for Dwelling Houses and Class 10A Structures (e.g. Sheds)

This fact sheet is intended to assist with determining referral agency requirements in accordance with Schedule 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 the efficient use of a lot and provide acceptable amenity to the surrounding residents.

Acceptable solutions are prescribed by the QDC but when a dwelling house (Class 1a) and/or a Class 10 structure cannot achieve these provisions, an application for boundary setback dispensation is required to be submitted to the Local Government. 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.

Front (road) boundary setbacks

In the township zone, the setback for structures is typically 6 metres from the front boundary for lots larger than 450 square metres. The acceptable setback dimension may vary depending on:

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

Structures over 2 metres high on corner allotments must be clear of the 9x9 metre corner truncation.

An open carport cannot be located within the 6 metre front boundary setback if there is an alternative location on the site that can comply with acceptable solutions.

These setback distances differ for properties located in other zones. Please see the Setback Distances for properties located in the Cassowary Coast Regional Council area Table at the rear of this Factsheet for more information.

Side and rear boundary setbacks

In the township zone, the side setback for structures is typically 1.5 metres from side and rear boundaries, however Class 10a structures (such as sheds and carports) can be less when the total building length is not more than 9 metres and the structure is open.

The acceptable setback dimension may vary depending on:

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

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

These setback distances differ for properties located in other zones. Please see the Setback Distances for properties located in the Cassowary Coast Regional Council area Table at the rear of this Factsheet for more information.



Other Considerations

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

How do I lodge a Referral Agency Assessment application?

To lodge your application for a Referral Agency Assessment, you can use the following methods:

Email

Please email your application to planning@ccrc.qld.gov.au

Post

PO Box 887
INNISFAIL QLD 4860

In Person

Innisfail Shire Hall 70 Rankin Street
INNISFAIL QLD 4854

Tully Civic Centre
38-40 Bryan Street
TULLY QLD 4854

What fees and charges will apply?

To view Council's fees and charges visit www.cassowarycoast.qld.gov.au/fees-charges

Further Information

For any further queries in relation to Siting Requirements please contact Council's Planning Services section on 1300 763 903 or at planning@ccrc.qld.gov.au.

Setback Distances for properties located in the Cassowary Coast Regional Council area

Setbacks		
Boundary	Front	Side & Rear
Environmental Management and Conservation Zone		
Fronting a private road	6m	10m
Fronting a public road (Lot is less than 4,000m ²)	10m	10m
Fronting a public road (Lot is greater than 4,000 m ²)	20m	10m
Rural Zone		
Fronting a private road	6m	10m
Fronting a public road (Lot is less than 4,000m ²)	10m	10m
Fronting a public road (Lot is greater than 4,000 m ²)	20m	10m
Rural Residential Zone		
Fronting a private road	6m	5m
Fronting a public road	10m	5m
Special Purpose Zone		
Fronting a private road	6m	10m
Fronting a public road (Lot is greater than 4,000 m ²)	10m	10m
Fronting a public road (Lot is greater than 4,000 m ²)	20m	10m
Township Zone (Residential and Residential Choice & Cardwell Tourism Precinct)		
Primary Street Frontage	6m	Height 4.5m or less: 1.5m Height 4.5m to 7.5m: 2m Height >7.5m: 2m + 0.5m for every 3m over 7.5m
Secondary Street Frontage	3m	Height 4.5m or less: 1.5m Height 4.5m to 7.5m: 2m Height >7.5m: 2m + 0.5m for every 3m over 7.5m
Recreation Precinct		3m

Note: This list is not exhaustive and is intended as a **guide only**. For the full range of requirements, please refer to the Queensland Development Code (QDC) and CCRC Planning Scheme.

Note: If your proposal does not meet the above requirements, you have the opportunity to apply for a dispensation from council. Exemptions may apply for certain structures (e.g. garden sheds & open carports) depending on the design and location. Please refer to the QDC or contact Council for more information.

Further information:

[MP 1.1—Design and siting standards for single detached housing—on lots under 450 square meters](#) [MP 1.2—Design and siting standards for single detached housing—on lots 450 square meters and over](#) [Cassowary Coast Regional Council Planning Scheme 2015 v3](#)