

Table 9.3.1.8 Built to boundary walls

| Lot frontage width | Mandatory / Optional | Length and height of built to boundary wall | | |
|--------------------------------|---|---|---|---|
| | | General residential zone: <ul style="list-style-type: none"> Coastal communities precinct Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan: <ul style="list-style-type: none"> Interim residential precinct | Emerging community zone: <ul style="list-style-type: none"> Transition precinct (Developed lot) General residential zone: <ul style="list-style-type: none"> Next generation neighbourhood precinct Caboolture West local plan: <ul style="list-style-type: none"> Urban living precinct (Next generation sub-precinct) | Emerging community zone: <ul style="list-style-type: none"> Transition precinct (Developed lot) if within the Morayfield South urban area on Figure 9.3.1.1 General residential zone: <ul style="list-style-type: none"> Urban neighbourhood precinct |
| 7.5m or less | Mandatory - both sides unless a corner lot | Not permitted* | Max Length: 80% of the length of the boundary Max Height: 7.5m | Max Length: 80% of the length of the boundary Max Height: 8.5m |
| More than 7.5m to 12.5m | Mandatory - one side | Not permitted* | Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less. Max Height: 7.5m | Max Length: 70% of the length of the boundary Max Height: 10.5m |
| More than 12.5m to 18m | Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m. Not permitted - Otherwise | Not permitted* | Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m | Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m |
| Greater than 18m | Not permitted* | Not permitted* | Not permitted* | Not permitted* |

Note -The above setbacks apply only to Class 1a and Class 10a buildings/structures.

Note - Max Length includes the length of walls of any other buildings on the same boundary. e.g. detached garage, carport or shed.

Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.

*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g. QDC).

Table 9.3.1.5 Setbacks

| Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct | | | | | | | | | | |
|--|------------------|--------|--|------------------------------|--------|--|--|---|-----------------------------|--|
| Height of wall | Frontage Primary | | | Frontage Secondary to street | | | Frontage Secondary to lane | Side Non-built to boundary wall To OMP and wall | Rear To OMP and wall | Trafficable water body To OMP and wall |
| | To wall | To OMP | To covered car parking space and domestic outbuildings | To wall | To OMP | To covered car parking space and domestic outbuildings | To OMP, wall and covered car parking space | | | |
| Less than 4.5m | Min 3m | Min 2m | Min 5.4m* | Min 2m | Min 1m | Min 5.4m* | Min 0.5 | Refer to standard as in QDC | Refer to standard as in QDC | Min 4.5m |
| 4.5m to 8.5m | Min 3m | Min 2m | N/A | Min 2m | Min 1m | N/A | Min 0.5 | Refer to standard as in QDC | Refer to standard as in QDC | Min 4.5m |
| Greater than 8.5m | Min 6m | Min 5m | N/A | Min 3m | Min 2m | N/A | Min 0.5 | Refer to standard as in QDC | Refer to standard as in QDC | Min 4.5m |

*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

- i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
- ii. the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Site Cover (RAD5)

| Building height | Lot Size | | | | |
|-----------------|---------------------------|-----------------------|-----------------------|------------------------|---------------------------------|
| | 300m ² or less | 301-400m ² | 401-500m ² | 501-1000m ² | Greater than 1000m ² |
| 8.5m or less | 75% | 70% | 60% | 60% | 60% |
| >8.5m – 12.0m | 50% | 50% | 60% | 50% | 50% |
| >12.0m | N/A | N/A | N/A | 50% | 40% |

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A3 and part MP1.2, A3. Non-compliance with this provision for a Dwelling house (22) requires a concurrence agency response from Council.