



The built to boundaries shown on the plan are approved under the Reconfiguration of a lot approval. Other lots might have built to boundaries as per the Moreton Bay City Council Planning Scheme.

Table 9.3.1.8 Built to boundary walls Moreton Bay Regional Council Planning Scheme V6		
Lot frontage width	Mandatory/Optional	Length and height of built to boundary wall
		General residential zone: • Next generation neighbourhood precinct
7.5m or less	Mandatory – both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
More than 7.5m to 12.5m	Mandatory – one side	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
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.	Max Length: the lesser of 15m or 60% of the length of the boundary. Max Height: 7.5m
Greater than 18m	Not permitted – otherwise Not permitted*	Not permitted*

Note – the above setbacks apply only to Class 1a and Class 10a building/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 – Built to boundary walls are not permitted. However, reduced side and rear boundary clearances may be permitted as prescribed (e.g. QDC)

Setback tables:

Table 9.3.1.5 Setbacks 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
	To wall	To OMP	To covered car parking space and domestic out buildings (measured to garage doors or support posts)	To wall	To OMP	To covered car parking space and domestic out buildings (measured to garage doors or support posts)	To wall and covered car parking space		
Less than 4.5m	Minimum 3.0m	Minimum 2.0m	Minimum 5.4m	Minimum 2.0m	Minimum 1.0m	Minimum 5.4m	Minimum 0.5m	Lots <16m wide Min 1.0m to wall Min 0.45m to OMP	Lots <16m wide Min 1.0m to wall Min 0.45m to OMP
								Lots ≥16m wide Min 1.2m to wall Min 0.65m to OMP	Lots ≥16m wide Min 1.2m to wall Min 0.65m to OMP
4.5m to 8.5m	Minimum 3.0m	Minimum 2.0m	N/A	Minimum 2.0m	Minimum 1.0m	N/A	Minimum 0.5m	Lots <16m wide Min 1.0m to wall Min 0.45m to OMP	Lots <16m wide Min 1.0m to wall Min 0.45m to OMP
								Lots ≥16m wide Min 1.5m to wall Min 0.95m to OMP	Lots ≥16m wide Min 1.5m to wall Min 0.95m to OMP
Greater than 8.5m	Minimum 6.0m	Minimum 5.0m	N/A	Minimum 3.0m	Minimum 2.0m	N/A	Minimum 0.5m	Lots <16m wide Min 1.5m to wall Min 0.95m to OMP	Lots <16m wide Min 1.5m to wall Min 0.95m to OMP
								Lots ≥16m wide Min 2.0m to wall Min 1.45m to OMP	Lots ≥16m wide Min 2.0m to wall Min 1.45m to OMP

**General Notes**

- Unless amended below, all development must be in accordance with the development approval, MP1.1 and MP1.2 of the Queensland Development Code (QDC), and Moreton Bay Regional Council's Dwelling house code. The variations will also apply to corresponding provisions under new policies which may be adopted and supersede current policies, such as the Moreton Bay Regional Council's Planning Scheme and the draft Queensland Housing Code.
- Maximum building height must not exceed 2 storey or max. 12m whichever is the lesser.
- Maximum building location envelopes are subject to future proposed easements and/or underground services.

**Setbacks**

- Setbacks are to be provided as per the Setback General Residential Zone table unless otherwise dimensioned.

**Built to Boundary Walls**

- Built to boundary wall locations are only allowed where indicated on the Setback General Residential Zone table.
- Where built to boundary walls are not indicated, setbacks are to be provided as per the Setback General Residential Zone table.

**Private open space**

- Private open space is directly accessible from the living area.
- Location of Private open space on specific lots may be subject to acoustic requirements

**Additional Notes**

- The minimum setback to covered carparking 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 (council lot type b)

Kinma Valley - Hazelwood Stage Eleven  
Setback Plan

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