

## HOME BUILDING SETBACKS

This guideline provides an explanation for the required setbacks for a detached dwelling, garage and carport from all boundaries of a lot within Park Lake Adare.

The QLD Development Code MP1.2 prescribes the following setbacks:

**Front boundary:**

(a) For a detached dwelling, garage or a carport the minimum road setback is – 6m ;

**Side and Rear boundary:**

(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) 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

(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.

**Site cover:**

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

### SUMMARY

1. FRONT BOUNDARY – 6 METRES
2. SIDE AND REAR BOUNDARY  
SINGLE STOREY HOMES - 1.5 METRES  
TWO STOREY HOMES - 2 METRES
3. SITE COVER 50%

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