

## Reference Sheet for Building Industry

*This Reference Sheet is designed to assist designers, certifiers and others in the building industry as they navigate Noosa Plan 2020. It **does not** replace the need to review the planning scheme (Noosa Plan 2020), the QDC or any other regulations.*

### 1 Context

Noosa Plan 2020 has been prepared over a number of years and was first released publically as a draft in February 2019. It has been extensively reviewed by Building Codes Queensland for compliance with State Interests and statutory requirements.

As with any new planning scheme there will however be a number of changes to come to terms with, some of which may be quite significant to the industry.

### 2 Use Definitions

As mandated by the *Planning Regulation 2017*, all land use definitions within the planning scheme are consistent with those of the *Planning Regulation* or the *Planning Act*. Use definitions are found in Schedule 1 of Noosa Plan 2020 SC1.1. Examples include:

<sup>1</sup> This would have been a “Detached House” under the superseded Noosa Plan, with a noticeable difference that it does not specifically include a display home, nor does it specifically cap the size of a secondary dwelling. However as soon as there are two separate dwellings one of them

#### *Dwelling House*<sup>1</sup>

*Dwelling house means a residential use of premises involving—*

- (a) one dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
- (b) one dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.*

#### *Community residence*<sup>2</sup>

*Community residence—*

- (a) means the use of premises for residential accommodation for—*
  - (i) no more than—*
    - A. 6 children, if the accommodation is provided as part of a program or service under the Youth Justice Act 1992; or*
    - B. 6 persons who require assistance or support with daily living needs; and*
  - (ii) no more than 1 support worker; and*
- (b) includes a building or structure that is reasonably associated with the use in paragraph (a)*

#### *Dwelling Unit*<sup>3</sup>

*Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.*

must be a compliant secondary dwelling or it does not meet the definition of dwelling house.

<sup>2</sup> This is similar to the definition in the superseded Noosa Plan.

<sup>3</sup> This doesn't really have an equivalent in the superseded Noosa Plan. It is specifically for just 1 dwelling but to

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## Dual Occupancy<sup>4</sup>

Dual occupancy-

- (a) means a residential use of premises for 2 households involving—
- (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and
  - (ii) any domestic outbuilding associated with the dwellings; but
- (b) does not include a residential use of premises that involves a secondary dwelling.

## Multiple dwelling<sup>5</sup>

Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.

## Rooming accommodation<sup>6</sup>

Rooming accommodation means the use of premises for—

- (a) residential accommodation, if each resident—
- (i) has a right to occupy 1 or more rooms on the premises; and
  - (ii) does not have a right to occupy the whole of the premises; and
  - (iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and
  - (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or

accommodate somebody not necessarily associated with the non-residential use so specifically not a caretaker's residence. It may be for example a solitary shop top unit.

<sup>4</sup> This would have been "Multiple Housing Type 2 Duplex" under the superseded Noosa Plan. It applies once two separate households are on site.

<sup>5</sup> This covers what would have been Multiple Housing Type 4 Conventional in the superseded Noosa Plan.

- (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).

Examples of rooming accommodation—  
boarding house, hostel, monastery, off-site student accommodation

## 3 Administrative definitions

As mandated by the Planning Regulation 2017, where the planning legislation provides a definition of a term the Noosa Plan 2020 adopts that same definition. These may therefore differ from the same term in the previous planning scheme.

Additional terms, not defined in the state's planning legislation are also defined in Noosa Plan 2020.

Administrative terms are defined Schedule 1 of Noosa Plan 2020 SC1.2. Examples are below:

**basement** means a space—

- (a) between a floor level in a building and the floor level that is immediately below it; and
- (b) no part of which is more than 1m above ground level.<sup>7</sup>

**building envelope** is an area on a lot designated for the siting of a building and works. It is used to demonstrate there is sufficient area to accommodate the intended purpose of the lot.

**building height**, of a building, means—

- (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
- (b) the number of storeys in the building above ground level.

<sup>6</sup> This is similar to a "group house" in the superseded Noosa Plan. Rooming accommodation could take the form of a Class 1 building. They will not necessarily be large.

<sup>7</sup> This is less prescriptive than the definition in the superseded Noosa Plan.

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**domestic outbuilding** means a non-habitable class 10a building that is—

- (a) a shed, garage or carport; and
- (b) ancillary to a residential use carried out on the premises where the building is<sup>8</sup>.

**dwelling** means all or part of a building that—

- (a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
  - (i) food preparation facilities; and
  - (ii) a bath or shower; and
  - (iii) a toilet; and
  - (iv) a wash basin; and
  - (v) facilities for washing clothes.<sup>9</sup>

**gross floor area**, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- (a) building services, plant or equipment; or
- (b) access between levels; or
- (c) a ground floor public lobby; or
- (d) a mall; or
- (e) parking, loading or maneuvering vehicles; or
- (f) unenclosed private balconies, whether roofed or not.<sup>10</sup>

**ground level** means—

- (a) the level of the natural ground; or
- (b) if the level of the natural ground has changed, the level as lawfully changed.<sup>11</sup>

**household** means 1 or more individuals who—

- (a) live in a dwelling with the intent of living together on a long-term basis; and
- (b) make common provision for food and other essentials for living.

**kitchen** is a room or part of a room capable of being used for cooking and food preparation in a dwelling or in a commercial establishment and includes a hardwired electric or gas cook top, stove and/or oven and plumbed sink.<sup>12</sup>

**lawfully changed** in relation to ground level, means the level of the natural ground is deemed to have been lawfully changed if—

- (a) the ground level is the level of the surface of the land on the day the first plan of survey showing the allotment was registered; or
- (b) the level of the surface of the land on the day mentioned above is not known, the ground level as determined by a cadastral surveyor.

**outermost projection**, of a building or structure, means the outermost part of the building or structure, other than a part that is—

- (a) a retractable blind; or
- (b) a fixed screen; or
- (c) a rainwater fitting; or
- (d) an ornamental attachment.

**plot ratio** means the ratio of the gross floor area of a building on a site to the area of the site.

**secondary dwelling** means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.<sup>13</sup>

**setback**, for a building or structure, means the shortest distance, measured horizontally, between

<sup>8</sup> These don't include any habitable buildings

<sup>9</sup> This is similar to the definition of "dwelling unit" in the superseded Noosa Plan. If the space is capable of being self-contained and has the facilities listed it is considered a dwelling. Therefore care needs to be taken when designing spaces with secondary kitchens or "wet bars" etc.

<sup>10</sup> This definition is slightly different to that of the superseded Noosa Plan in that it does not count ground floor stair wells or public lobbies, but it does not specifically exclude floor areas located in a basement.

<sup>11</sup> The superseded Noosa Plan refers specifically to "natural ground level"

<sup>12</sup> This definition is particularly relevant for purpose of infrastructure charging as a second dwelling is subject to contributions. A secondary dwelling has a kitchen but home hosted visitor accommodation (traditional B&B) does not provide guests with their own kitchen.

<sup>13</sup> References to granny flat, studio unit, relative's apartment, annexed unit or the like should be avoided on plans or application forms to reduce confusion.

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the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.<sup>14</sup>

**site cover**, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—

- (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- (b) a basement that is completely below ground level and used for car parking; or
- (c) the eaves of a building; or
- (d) a sun shade.<sup>15</sup>

**small dwellings** means a dwelling that has no more than 100m<sup>2</sup> of gross floor area.<sup>16</sup>

**storey**—

- (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—
  - (i) a space containing only a lift shaft, stairway or meter room; or
  - (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
  - (iii) a space containing only a combination of the things stated in subparagraphs (i) or (ii); or
  - (iv) a basement with a ceiling that is not more than 1m above ground level; and
- (b) includes—
  - (i) a mezzanine; and
  - (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

**wall length** means the means the length of any external wall in one plane, provided that—

- (a) walls that are offset by less than 600mm are measured as one wall; and
- (b) walls that are on the same alignment and are separated by less than 25m are measured as one wall.

## 4 Zones

In preparing Noosa Plan 2020 the State Government mandates a suit of zones Council could choose from. Therefore many properties have a new zone but for the most part they have transitioned to the most comparable zone to the previous scheme.

As an example most properties previously in the Detached Housing Zone are now in the Low Density Residential Zone.

Properties previously in the Attached Housing Zone may have gone to Medium Density Residential, to High Density Residential or to Tourist Accommodation depending on the site and circumstances.

Some properties had a more noticeable zone change. Owners of these properties were directly advised during consultation in 2019.

Zone maps are included in Schedule 2 SC2.3, however interactive mapping at [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020) will more likely be easier to use.

Part 5 contains the Tables of Assessment for development in each zone and Part 6 contains the Zone codes.

## 5 Overlays

Noosa Plan 2020 includes the following overlays:

- Acid Sulfate Soils Overlay
- Agricultural Land Overlay
- Biodiversity, Waterways and Wetlands Overlay
- Bushfire Hazard Overlay

<sup>14</sup> This represents a significant change from the superseded Noosa Plan as it no longer specifically grants allowance for 600mm eaves.

<sup>15</sup> While expressed differently this is essentially very similar to the definition in the superseded Noosa Plan.

<sup>16</sup> This is slightly more generous than the 90m<sup>2</sup> allowed in the superseded Noosa Plan and significantly, the number of bedrooms are no longer capped.

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- Coastal Protection and Scenic Amenity Overlay
- Extractive Resources Overlay
- Flood Hazard Overlay
- Heritage Overlay
- Landslide Hazard Overlay
- Regional Infrastructure Overlay

Many of these are similar to those of the superseded Noosa Plan. Where a property is affected in whole or in part by one of these overlays it may change the level of assessment or at least introduce particular criteria for development.

Overlay maps are included in Schedule 2 SC2.4, however interactive mapping at [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020) will more likely be easier to use. Overlay codes are included in Part 8.

## 6 Tables of Assessment

Part 5 of Noosa Plan 2020 includes all the Tables of Assessment.

**Tables of Assessment for Material Change of Use** are divided by zone and contained within part 5.5.

As an example Table 5.5.1 for the Low Density Residential Zone shows that a dwelling house is accepted development subject to requirements. The requirements are listed acceptable outcomes listed in the third column. These are various AO's from the zone code and various zone codes from the use code. The blue hyperlink takes you to these codes which will open in a new tab.

If the proposal does not comply with all the listed AO's code assessment becomes necessary but only to the extent of the area(s) of noncompliance.

Sometimes the second column contains qualifiers or criteria under which the use is accepted or accepted subject to requirements. These thresholds are not negotiable – noncompliance means another level of assessment applies.

The **Table of Assessment for Building Works** is in part 5.7.

It shows for example that carrying out building work **not associated with a material change of use**, if

involving a Dwelling house or a Class 10a structure will be accepted development subject to requirements in the following zones:

- Low Density Residential Zone;
- Rural Residential Zone; and
- Rural Zone

Other Building Works will generally be code assessable.

## 7 Zone Codes

Part 6 contains a zone code for each zone. Most of the built form provisions that relate to building bulk, streetscape or amenity will be in the zone code.

Tables 1 to 3 below provide a snapshot of some of the built form provisions that apply to a dwelling house or domestic outbuildings in some of the zones.

The Noosa Plan 2020 seeks to achieve greater housing choice (and particularly some smaller dwellings) and protect the character and amenity of residential neighbourhoods. As a result some code provisions are new. For example, in the Low Density Residential Zone:

- No wall greater than 5m in height has a length greater than 20m.
- Any shipping containers, railway carriages or similar are placed behind a dwelling house and not visible from the street.
- The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.

### Garaging and streetscape

The following new provisions in the Low Density Residential zone are designed to ensure residential streets do not become dominated by garages doors:

- No more than three garage doors, having a combined total width not exceeding 7.2m present to the street front.
- Double width garages do not occur on any lot less than 10m wide.
- On a lot less than 12.5m wide double garages are permitted only where:

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- the lot is at least 10m wide;
- the building is more than one storey in height; and
- the total width of the garage does not exceed 60% of the width of the lot<sup>17</sup>.
- On lots with a width of at least 12.5m but not exceeding 14m the total width of the garage does not exceed 50% of the width of the lot and garage doors do not exceed a total width of 6m.
- On lots with a width of more than 14m, garage doors within 10m of the front boundary do not present a combined width of more than 6.7m or 40% of the lot width whichever is the lesser.

## Fences, boundary walls and frontage works

Boundary fences and walls are designed to allow for casual surveillance from the property to the street and any adjoining public spaces. Casual surveillance can be achieved by using open construction techniques where no more than 50% of the fence or wall is solid and can't be seen through.

Landscaping, fences or other works on property boundaries or road reserves must not create impediments for pedestrian or cyclist use of the footpath.

## 8 Use Codes

Other Development Codes, including Use codes are within Part 9. If conflict arises, Zone Codes prevail over Use codes.

Table 1 Examples of maximum building heights for a house or outbuilding

Zone	Maximum Building height
Low Density Residential	<ul style="list-style-type: none"> <li>● 8 metres in building height and no more than 2 storeys.</li> <li>● Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8m in building height.</li> </ul>
Medium Density Residential	<ul style="list-style-type: none"> <li>● 8 metres in building height and no more than 2 storeys.</li> <li>● Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8m in building height.</li> </ul>
High Density Residential	<ul style="list-style-type: none"> <li>● on lots with frontage to Serenity Close, Noosa Heads— 15 metres; or</li> <li>● on any other site, 12 metres.</li> <li>● Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 15m for lots with frontage to Serenity Close, Noosa Heads or 12 metres in building height on any other site.</li> </ul>

<sup>17</sup> The lot width would be measured at the frontage unless the lot was irregular in shape being for example on a bend or at the head of a cul-de-sac, in which case it would be the width of the lot in line with the front of the garage.

The Low Density Housing Code in Part 9.3.1 for example includes requirements for dwelling houses (including secondary dwellings) community residences, removal homes, rooming accommodation and the use of a single house for short term accommodation.

## 9 Bonus provisions for small dwellings

Given the dominance of larger dwellings within the existing Noosa Shire housing stock, Council is seeking to encourage a greater number of smaller dwellings.

For this reason the use of *multiple dwelling* is now code assessable in the Medium Density Residential zone<sup>18</sup>.

Further, Noosa Plan 2020 does not control residential population density, so the number of bedrooms will be less relevant than the overall size of the dwelling.

There are some instances, such as in centres, where only small dwellings are supported, and instances where bonus provisions are provided for development consisting mostly of small dwellings.

Examples of these are highlighted in Table 2 below. Another example is reduced requirements for car parking.

<sup>18</sup> By comparison Multiple Housing Type 4 Conventional was generally inconsistent in the Semi-attached Housing Zone under the superseded Noosa Plan.

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Rural Residential	<ul style="list-style-type: none"> <li>8 metres in building height providing that they may be up to 9 metres where the pitched roof but no other part of the building or structure exceeds 8 metres.</li> <li>Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8 metres in building height</li> </ul>
Rural	<ul style="list-style-type: none"> <li>no more than two storeys in height</li> <li>Class 10 buildings used <u>exclusively</u> for the purpose of animal husbandry, aquaculture, cropping, intensive animal industry, intensive horticulture or rural industry can be up to 12 metres high</li> <li>A structure, not constituting a building, used <u>exclusively</u> for the purpose of animal husbandry, aquaculture, cropping, intensive animal industry, intensive horticulture or rural industry can be up to 15 metres high</li> <li>Otherwise buildings and structures are no more than 8 metres in building height providing that they may be up to 9 metres where the pitched roof but no other part of the building or structure exceeds 8 metres.</li> </ul>

Table 2 Examples of building bulk requirements

Zone	Maximum Site Cover	Maximum GFA	Maximum Plot Ratio
Low Density Residential	Maximum site cover of all buildings and structures on site: <ul style="list-style-type: none"> <li>for a single storey building – 50%;</li> <li>for a building of 2 storeys –                             <ul style="list-style-type: none"> <li>50% for one of the storeys; and</li> <li>30% for the other storey; or</li> <li>40% for both storeys.</li> </ul> </li> </ul>	Irrespective of site cover, the total GFA of combined buildings does not exceed 500m <sup>2</sup> with the exception of several properties at Park Road Noosa Heads, where a maximum GFA of 150m <sup>2</sup> applies	N/A
Medium Density Residential	<ul style="list-style-type: none"> <li>For a dwelling house— 40%. (For small dwellings or for development which provides a ratio of at least 3 small dwellings to 1 other dwelling— 45%)</li> </ul>	N/A	<ul style="list-style-type: none"> <li>For a dwelling house— 0.4:1 (For small dwellings or for development which provides a ratio of at least 3 small dwellings to 1 other dwelling— 0.5:1.)</li> </ul>
High Density Residential	<ul style="list-style-type: none"> <li>For a dwelling house— 40%. (For small dwellings or for development which provides a ratio of at least 3 small dwellings to 1 other dwelling— 45%)</li> </ul>		<ul style="list-style-type: none"> <li>For a dwelling house—                             <ul style="list-style-type: none"> <li>0.65:1 for sites up to and including 7,000m<sup>2</sup>; or</li> <li>0.6:1 for sites over 7,000m<sup>2</sup>.</li> </ul>                             (For small dwellings or for development which provides a ratio of at least 3 small dwellings to every 1 other dwelling—                             <ul style="list-style-type: none"> <li>0.75:1 for sites up to and including 7,000m<sup>2</sup>; or</li> <li>0.7:1 for sites over 7,000m<sup>2</sup>.</li> </ul> </li> </ul>
Rural Residential	Site cover of all buildings and structures on the site does not exceed 30%.  Individual buildings or roofed structures do not cover more than 500m <sup>2</sup> of the site	The total GFA of all buildings on site does not exceed 500m <sup>2</sup> .	N/A
Rural	N/A	With the exception of Class 10 buildings or structures used <u>exclusively</u> for a rural activity, individual buildings or roofed structures do not exceed 500m <sup>2</sup> GFA.	N/A

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Table 3 Examples of building setbacks for a house (including secondary dwelling or domestic outbuildings)

Zone	Front setback	Rear setback	Side setback	Other setbacks
Low Density Residential	<p>6m provided that setback to one frontage may be reduced to 4.5m where the lot has frontage to more than one road <b>and</b> is less than 600m<sup>2</sup> in area or less than 15m in width.</p> <p><i>A lesser building setback may apply for a swimming pool &lt;1m above ground level or decks or balconies &lt;1m above ground level provided they comply with the QDC.</i></p>	<p>Where the lot has an area of at least 550m<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>• 3m setback up to 4.5m in height and 6m setback between 4.5m and 8m height; or</li> <li>• 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, providing that no building or structure is setback less than 1m from the boundary, as shown in Figure 6.3.1.4</li> </ul> <p>Where the lot area is less than 550m<sup>2</sup> or where the rear boundary of a lot adjoins a reserve, public open space or access easement, the rear boundary setback is per side boundaries.</p> <p><i>A lesser building setback may apply for an open carport, swimming pool, garage/shed, or for rainwater tank, retaining walls, screens and fences not exceeding 2m in height provided they comply with the QDC</i></p>	<ul style="list-style-type: none"> <li>• 1.5m setback up to 4.5m height;</li> <li>• 2m setback between 4.5m and 7.5m height; and</li> <li>• 2.5m if above 7.5m height</li> </ul> <p><i>A lesser building setback may apply for an open carport, swimming pool, garage/shed, or for rainwater tank, retaining walls, screens and fences not exceeding 2m in height provided they comply with the QDC</i></p>	<ul style="list-style-type: none"> <li>• 10m from the mean high water spring of the Noosa River system;</li> <li>• For premises adjoining a watercourse within the Noosa Waters estate no building work, filling or excavation works occurs within 4.5m of the centre line of the top of the concrete revetment wall.</li> </ul>
Medium Density Residential	6m	6m	<ul style="list-style-type: none"> <li>• 1.5m setback up to 4.5m height;</li> <li>• 2m setback between 4.5m and 7.5m height; and</li> <li>• 2.5metres if above 7.5m height</li> </ul>	<ul style="list-style-type: none"> <li>• 10m from the mean high water spring of the Noosa River system;</li> <li>• For premises adjoining a watercourse within the Noosa Waters estate no building work, filling or excavation works occurs within 4.5m of the centre line of the top of the concrete revetment wall.</li> </ul>



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Zone	Front setback	Rear setback	Side setback	Other setbacks
High Density Residential	<ul style="list-style-type: none"> <li>6m for first and second storeys; and</li> <li>10m for third storey and thereafter</li> </ul> <p><i>Swimming pools protruding no more than 1m above the ground level can be as close as 2m from the front boundary.</i></p>	<ul style="list-style-type: none"> <li>6m for first and second storeys; and</li> <li>8m for third storey and thereafter</li> </ul>	<ul style="list-style-type: none"> <li>1.5m setback up to 4.5m height;</li> <li>2m setback between 4.5m and 7.5m height; and</li> <li>2m plus 500mm for every 3m (or part thereof) above 7.5m height.</li> </ul>	<ul style="list-style-type: none"> <li>10m from the mean high water spring of the Noosa River system;</li> <li>A minimum of 5m from adjoining land in the Environmental Management and Conservation zone.</li> </ul>
Rural Residential  <i>NB exceptions apply for buildings used to house animals or chemicals or for roadside stalls</i>	10m	<ul style="list-style-type: none"> <li>10m; or</li> <li>6m where the lot area 1ha or less</li> </ul> <p>However—</p> <ul style="list-style-type: none"> <li>if the height of the building or structure exceeds 9m the setback is equal to twice its height in metres.</li> </ul>	<ul style="list-style-type: none"> <li>10m; or</li> <li>6m where the lot area 1ha or less</li> </ul> <p>However—</p> <ul style="list-style-type: none"> <li>if the height of the building or structure exceeds 9m the setback is equal to twice its height in metres.</li> </ul>	<ul style="list-style-type: none"> <li>15m from adjoining land in the Environmental Management and Conservation zone;</li> <li>40m from mean high water spring of a waterway or as otherwise prescribed through the Erosion Prone Area Maps</li> </ul>
Rural  <i>NB exceptions apply for buildings used to house animals or chemicals, those associated with a rural activity or industrial activity and for roadside stalls</i>	10m	<ul style="list-style-type: none"> <li>10m; or</li> <li>6m where the lot area 1ha or less</li> </ul> <p>However—</p> <ul style="list-style-type: none"> <li>if the height of the building or structure exceeds 9m the setback is equal to twice its height in metres.</li> </ul>	<ul style="list-style-type: none"> <li>10m; or</li> <li>6m where the lot area 1ha or less</li> </ul> <p>However—</p> <ul style="list-style-type: none"> <li>if the height of the building or structure exceeds 9m the setback is equal to twice its height in metres.</li> </ul>	<ul style="list-style-type: none"> <li>20m from adjoining land in the Environmental Management and Conservation zone;</li> <li>Outside of the riparian buffer area shown on Biodiversity, Waterways and Wetland Overlay maps</li> <li>On properties &gt;2ha, a house or other “sensitive land use” must be setback 200m from adjoining rural zone property &gt;4ha in area mapped as Agricultural Land Conservation Area.</li> </ul>