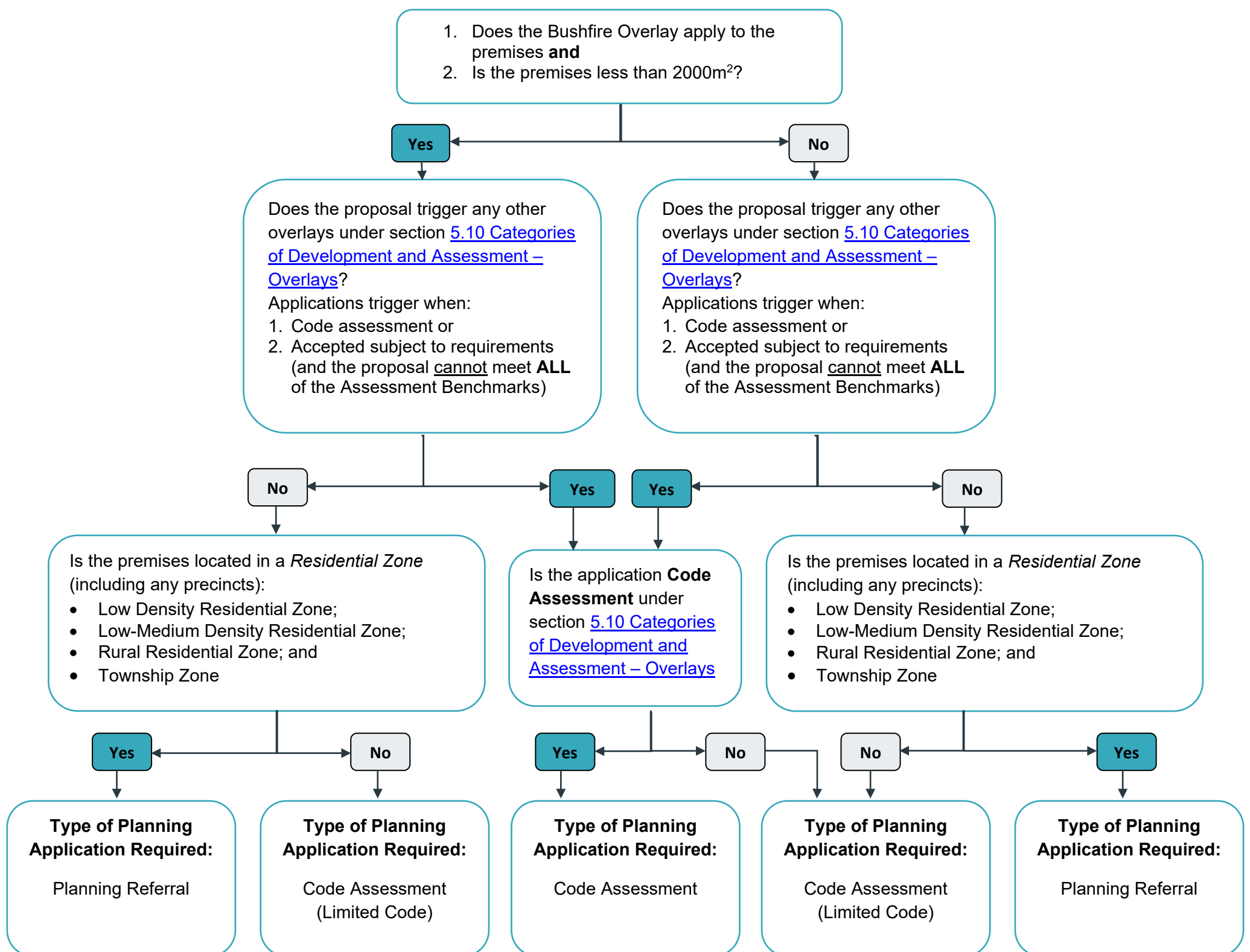


## Scenic Rim Planning Scheme 2020



### Determining the type of application to submit for a proposal involving a Dwelling House\* or Class 10^ for a Residential Purpose which DOES NOT meet all of the setback requirements stated in section [9.3.5 Dwelling House Code](#) of the Scenic Rim Planning Scheme 2020



	Referral	Code Assessment (Limited Code)	Code Assessment
Report to address	PO2 of <a href="#">Section 9.3.5 Dwelling House Code</a>	1. Only the Acceptable Outcomes that cannot be met under <a href="#">Section 9.3.5 Dwelling House Code</a> ; and 2. Only the Acceptable Outcomes that cannot be met under a relevant <a href="#">Overlay Code</a> (if applicable)	1. Only the Acceptable Outcomes that cannot be met under <a href="#">Section 9.3.5 Dwelling House Code</a> ; and 2. The relevant <a href="#">Overlay Code/s</a>
DA Forms	Form 2	Form 1	Form 1
<a href="#">2020/2021 FY Fees</a>	Planning Referral Agency fee - Applications / Privately Certified Applications (eg. Dwellings, Setbacks, Sheds and the like) <b>\$696.00</b>	Involving up to and including 2 Acceptable Outcomes <b>\$851.00</b>  Involving more than 2 Acceptable Outcomes <b>\$1,206.00</b>	<b>\$1,206.00</b>
Planning Timeframes	10 business days upon receipt	Standard DAS Timeframes	Standard DAS Timeframes
Application Type (Office Use)	QCAR – RAR – RefDwell	QMCU – LmtdCode – QdwellHse	QMCU – Code -QDwellHse

\*MCU for a [Dwelling House](#) where: (i) there is no dwelling on the premises; or (ii) the material change of use involves repairing, renovating, altering or adding to the dwelling house in a way that does not change the classification for the dwelling house under the Building Code.  
^MCU for a Class 10 building or structure

**NOTE:** The above workflow **does not** apply to applications that trigger Impact Assessment under section [5.5 Categories of Development and Assessment - Material Change of Use](#).

## Setbacks under [Section 9.3.5 Dwelling House Code \(AO2\)](#)

Zone	Street Frontage Minimum Distances Measured in Metres (m)
Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	6m
Rural Residential Zone Rural Zone	10m
Zone	Secondary frontage of corner lot
Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	3m
Rural Residential Zone Rural Zone	10m

Zone	Side and Rear Boundary Minimum Distances Measured in Metres (m)	
	Building Height	Setback
Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone	Up to 4.5m	1.5m
	For that part between 4.5m – 7.5m	2m
	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
Limited Development Zone Rural Residential Zone	Up to 4.5m	3m
	For that part between 4.5m – 7.5m	5m
	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
Rural Zone	N/A	6

Should you require further assistance with the above cheat sheet, please do not hesitate to contact Council's Planning Department on (07) 5540 5111.