# Overview

The information contained in this fact sheet is only applicable where a building approval is required for building works associated with a single residential dwelling. This information is a guide only and not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. Carports, sheds or garages are defined as class 10a structures under the Building Code of Australia.

## Building Approval

In accordance with the *Queensland Building Act 1975*, a building approval is required for the construction of a carport, shed or garage where any of the following apply:

- A plan area of more than 10m²; or
- An overall height of more than 2.4m; or
- A *mean height* of more than 2.1m; or
- Any side longer than 5m; or
- Not freestanding (attached to another building or structure).

*Mean height* is the total elevational area of the building divided by the horizontal length of the building facing the boundary.

For assistance with lodging a building application with Council, refer to [Building Application Lodgement Checklist](#).

## Other Approvals

Additional approvals may be required for the proposed work. Please refer to the *General Building Guidelines for Residential Properties* diagram on the last page of this fact sheet.

## Adjoining Properties

If the proposed building or structure has the potential to impact on a neighbour, it is recommended that you consult with that neighbour before starting any work. Consultation with your neighbour may help to avoid disputes later. Further information about avoiding disputes can be found on the [Queensland Government](#) website.

If the *adjoining property owner is Council*, contact Council’s Property Team on (07) 3810 6617 to initially discuss your proposal.

## Roofwater Disposal

Associated roofwater/stormwater from any building must be disposed of so it does not create a nuisance to land, buildings and structures in the neighbourhood. This would generally require the installation of guttering, downpipes and stormwater pipes. The roofwater must be piped to an appropriate stormwater discharge point (e.g. inter-allotment stormwater drainage system or into the kerb and channel). If this is not possible, the roofwater shall be piped to a soakage pit. Soakage pits should be located as far as practicable from buildings, structures and property boundaries. Please refer to Councils example [soakage pit drawing](#).
FIRE PROTECTION REQUIREMENTS

The Building Code of Australia outlines the fire protection requirements which are applied to Class 10 buildings. The objective set out in this Code is to protect the house/class 10 building from fire on neighbouring properties. There are a number of methods which satisfy the fire protection requirements. The most commonly applied methods include:

- Provide a 900mm clearance between the boundary and the Class 10 building.
- Provide a 900mm clearance between the house and the Class 10 building.
- Provide a 60 / 60 / 60 fire rated wall between the house and the boundary. This wall should have no openings and would generally be of masonry construction, although there are other alternatives.

If the Class 10 is an open carport, the fire protection requirements are not applicable. An open carport is defined as a building which has two or more sides open and at least one-third of its perimeter open. A side is considered open if its roof covering adjacent to that side is not less than 500mm from another building or the allotment boundary.

FURTHER INFORMATION

All carports, sheds, garages and the like must be designed by a suitably qualified person. Some carports, sheds or garages have manufacturer specifications and installation details which should be followed.

For further information please refer to the Building section of the Department of Housing and Public Works website. Additional links:

- Ipswich City Council applicable fees and charges.
- Building or renovating information on the Queensland Building and Construction Commission (QBCC) website.
- Timber Queensland provides a technical data sheet – Pergolas and Carports.
- Australian Steel Institute provides some technical notes and information regarding carports, sheds, garages or the like.

DISCLAIMER

The information contained in this document is general in nature, and before relying on the material in any important matters, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be relied upon as, the ultimate and complete source of information on carports, sheds or garages.

For further information, please contact Council's Planning and Regulatory Services Department on (07) 3810 6888.
FIGURE 1 – SITE PLAN EXAMPLE

SMITH STREET
ADDRESS: 111 SMITH STREET, IPSWICH

EXAMPLE SITE PLAN ONLY
General Building Guidelines for Single Residential Properties

Date: 1 December 2019  Version: 3.0

Building Approvals

The following types of building work undertaken on a residential property will require a building permit:
(a) Dwelling/Dual Occupancy (Class 1 habitable) - any habitable single dwelling or dual occupancy buildings
(b) Decks, Balconies, Verandahs, Awnings and the like - more than 10m² in area after the building work is completed (e.g. 3.1m x 3.2m); or more than 2.4m high; or with a mean height of more than 2.1m; or longer than 5m along any side; or for a deck that is noted or higher than 1m above the deck's natural ground surface
(c) Garages, Sheds, Carports, Shipping Containers and the like - more than 10m² in area after the building work is completed; or more than 2.4m high; or with a mean height of more than 2.1m; or longer than 5m along any side.
(d) Fences and Screens - exceeding 2m in height above natural ground surface; or where part of a swimming pool safety barrier
(e) Retaining Walls - has a surcharge loading over the zone of influence for the wall; the total height of the wall and of the fill or rafted by the wall is more than 1m above the natural ground surface; or the wall is closer than 1.5m to a building or another retaining wall.
(f) Swimming Pools and Spas - A swimming pool or spa as defined under the Queensland Building Act 1975.

For any other building work, you should consult a building professional for advice regarding the necessity for building permit.

Natural ground surface = finished surface level when the lot was created on the plan of survey.

Town Planning Approvals

Where a planning application is required, this must be obtained before a building permit can be issued and may include alternate siting provisions.
Examples of where a planning application may be triggered include:
(a) If the site is located within a Character area; or on a Character listed property.
(b) If the site is affected by a Development Constraint Overlay.
(c) If the site is located within a Character area or on a Character listed property; or within a Bounded Heritage Overlay (BHO)

Further planning related information regarding planning scheme zones and development constraint overlays can be obtained from Council’s Planning website.

Building Location Envelope (BLE)

If the property is subject to a Building Location Envelope (BLE), contact Council’s Planning and Regulatory Services Department on (07) 3810 6668 to determine the extent of work that is permissible within and outside of the BLE.

Amenity and Aesthetics Referral Provisions

In addition to design and siting provisions, the Amenity and Aesthetics Referral Provisions 2019 apply to particular Class 1 and 10 buildings and structures. Where identified within the provisions, a referral agency response from Council will be required before a building permit can be issued.

Referral items include:
- Demolition or removal of a building or structure;
- Relocation of a building or structure;
- Class 10 buildings or structures exceeding certain dimensions;
- Decks and balconies within the prescribed road boundary setback;
- Certain Class 1 and 10 buildings on vacant land;
- Transportable buildings; and
- Fences and retaining walls.

For further information refer to the Amenity and Aesthetics Referral Provision 2019 and the following Implementation Guidelines:
1. Transportable Buildings (Shipping Containers, Train Carriages, Demountable Buildings and the like)
2. Oversized Class 10 Buildings and Structures
3. Demolition, Removal or Relocation of a Building

RECALL AGENCY ASSESSMENT FOR SITING VARIATION

For single residential properties, a Siting Variation is required where the proposal does not meet the prescribed design and siting criteria within the Queensland Development Code (QDC), Mandatory Part (MP) 1.1 or 1.2, except where a separate or concurrent planning approval has been granted for the development.

Dwelling Setbacks

Road Boundary Setback

For corner lots, the minimum secondary road frontage setback is 6m unless a nomination of road frontage including narrow lot concession applies (refer QDC MP 1.2, Table A1).

Road Boundary Setback as outlined in the QDC MP 1.1 Table A1, see below:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Minimum frontage setback (m)</th>
<th>Minimum side to corner street (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access point/street</td>
<td>3.0</td>
<td>1.0</td>
</tr>
<tr>
<td>Collector street</td>
<td>4.0</td>
<td>2.0</td>
</tr>
</tbody>
</table>

For Street Types definitions refer to MP 1.1.

Side and Rear Boundaries

The below boundary setbacks apply unless a narrow lot concession applies i.e. lots less than 15m wide (refer QDC MP1.1/2 Table A2).

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Height</th>
<th>Boundary Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.5m or less</td>
<td>1.5m</td>
<td></td>
</tr>
<tr>
<td>Up to 7.5m</td>
<td>2m</td>
<td></td>
</tr>
<tr>
<td>Greater than 7.5m</td>
<td>2m plus 0.5m for every 3m or part exceeding 7.5m</td>
<td></td>
</tr>
</tbody>
</table>

Garages, Sheds and Carports

Road boundary setbacks as per Dwelling setbacks above. For a new dwelling, a minimum of two (2) car parks must be provided on site in accordance with QDC MP1.1/2, A1. This may require an increased setback distance to allow for minimum car park dimensions.

For lots less than 450m², the following additional provisions apply:
(1) Garage to be setback from the façade of the dwelling; and
(2) Garage door width to be the lesser of 6m or 50% of the road boundary width.

For lots 450m² or greater, the Open Carport, as defined within QDC MP1.1/2, i.e. permitted to be constructed within the prescribed road boundary setback provided that it meets the criteria set out in MP1.2, A1(a) and A2, and where there is no alternative on-site location for the proposed carport.

NOTE: Amenity and Aesthetics approval is required if the proposal involves more than one carport within the prescribed road boundary setback. OR the carport has a width in excess of 7.5m.

Side and rear boundary setbacks – garages, sheds, garages and the like are permitted to be built up to the side and rear property boundary, provided that:
(a) The maximum height of the building is not more than 4.5m and the mean height is not more than 3.5m; and
(b) The combined length of all buildings within the prescribed boundary setbacks does not exceed 9m; and
(c) The building is at least 1.5m from the window of each habitable room in an existing building on an adjoining lot.

Retaining Walls, Fences and Screens

The following boundary setback provisions apply except for boundary truncations.
The height refers to the total height of any retaining wall, screen, fence or combination thereof from natural ground surface (i.e. the finished surface level when the lot was created on the plan of survey).

<table>
<thead>
<tr>
<th>Height</th>
<th>Siting Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2m or less</td>
<td>Up to boundary</td>
</tr>
<tr>
<td>Greater than 2m</td>
<td>Boundary Setbacks apply in accordance with dwelling setback criteria.</td>
</tr>
</tbody>
</table>

NOTE: Any retaining wall, screen, fence or combination thereof which exceeds 2m, regardless of where it is located, will require an Amenity and Aesthetics approval except where a siting variation is already required.

Boundary Truncations

(1) Fences, screens, retaining walls and other structures built within the 6m x 6m corner truncation area are not more than 1m high.
(2) No building or structure over 2m high is built within a 9m x 9m corner truncation.

Site Cover

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

Residential Driveways

For locations and requirements refer to Council Driveway Information on Council’s website.

Build Over or Near Relevant Infrastructure

Despite any boundary setbacks noted in this guideline, building work proposed to be constructed within 3m of any relevant infrastructure will be required to comply with the QDC MP 1.4 - Build Over or Near relevant Infrastructure. For further information refer to the fact sheet available from Council’s Building Site Information.

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