



Development Services – Sheds/Garages

If you are planning to build a Shed or Garage in the Residential, Rural Residential, or Urban areas the following will be helpful as a basic guideline to advise of the process required.

If the Shed or Garage:-

- has a floor (plan) area greater than 10 square metres; or
- has an average height greater than 2.1 metres; or
- has a total height more than 2.4 metres; or
- has any side greater than 5 metres in length; or
- Is attached to another building or structure and the total of these buildings exceed any of the above limitations, a building development approval will be required.

The application for a Building Development Approval will need to be accompanied by a site plan, structural details, footing/slab design and form 15 engineers design certification. If building is a kit shed the supplier will be able to provide the required drawings listed above except that a site plan would need to be drawn for the specific site, this is normally done by the builder or home owner.

Siting of the shed depends on a number of factors but generally as long as the shed is:-

- less than 9 metres in length along the boundary; and
- less than 4.5 metres total height with an average height of not more than 3.5 metres; and
- there are no other buildings within 1.5 metres of that boundary; and
- located along a side or rear boundary; and
- set back 6 metres from a road frontage boundary; and
- located more than 900mm from a dwelling and
- not within 1.5 metres of a window to a habitable room of an adjoining dwelling, then no set back is required from the side or rear boundary.

Note that no part of the building or any attachments can encroach on the neighbouring lot and if the boundary location cannot be determined a survey may be required to determine the actual boundary.

Road boundaries including back lanes and side streets are to have a setback in accordance with the Queensland Development Code part MP1.2 but generally a setback of 6 metres is required from all road frontage boundaries.

While Council does not limit the floor area of sheds, the Queensland Development Code restricts site coverage so that the maximum area covered by all buildings and roofed structures does not exceed 50% of the lot area for residential lots.

Setbacks from sewer mains and house drain connection points need to be considered when positioning the shed. Some exemptions apply under the Queensland Development Code, these can be found on the Departments website at www.hpw.qld.gov.au and search for the Queensland Development Code part MP1.4.

If an alternative siting is desired an application for assessment can be submitted to Council for a concurrence agency referral under the *Planning Regulation Schedule 9 – Div 2 - Table 3* for boundary setbacks and *Div 3 – Table 7* for sewer main requirements.

More information can be found on the Departments website at www.hpw.qld.gov.au and search for the Queensland Development Code part MP1.2 and MP1.4. See also Councils web site at <http://www.banana.qld.gov.au> for how to make an application.

Rural, Commercial or Industrial areas have alternative siting requirements under the relevant planning schemes and these need to be dealt with on a case specific basis.

This information is provided for the Banana Shire area and is not relevant for cyclonic areas or other Local Government areas where alternative siting provisions are applied through a planning instrument.

How can you contact us?

- online, visit www.banana.qld.gov.au click on 'Contact us'
- email enquiries@banana.qld.gov.au
- telephone (07) 4992 9500
- mail, post to Banana Shire Council
PO Box 412, Biloela Qld 4715