

SHEDS & CARPORTS



Development Guidance Factsheet

Bundaberg Regional Council has developed a series of factsheets to provide guidance on development.

An important first step is finding out your site's zoning and overlay information as this will help you determine the requirements that will apply. To do this, please visit bundaberg.qld.gov.au/interactive-mapping-system or contact Council on the details below. Our staff are more than happy to provide further assistance on mapping, and are also available to discuss your development further.

What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

Contact Council

1300 883 699

between 8.15am to 4.45pm Monday to Friday
duty.planner@bundaberg.qld.gov.au

Level 6 Auswide Building
16 - 20 Barolin Street, Bundaberg
(see website for other office locations)
between 8.15am to 4.45pm Monday to Friday
bundaberg.qld.gov.au



If you are looking to build a domestic outbuilding, including a shed, garage or carport (considered a "Class 10" structure), there are requirements under law about the location and design of the structure that need to be met. These help to protect the look and feel of our neighbourhoods.

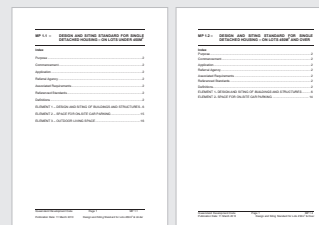
The purpose of this fact sheet is to explain the types of requirements that apply and the process that you need to follow in order to build a domestic outbuilding associated with a dwelling house.

This is relevant if your land is in the Low Density Residential Zone or the Rural Residential Zone. If your land is in a different zone, it is best to contact Council directly to discuss the additional or alternative requirements that may apply.

There are three documents with requirements for domestic outbuildings and these are all relevant when considering where a structure can be located, how big it can be and how close it can go to the site boundaries. The three documents are:

Statewide Queensland Development Code (QDC): Part MP 1.1 for land under 450m² or Part MP 1.2 for land over 450m²

Sets out requirements for siting, boundary clearances/ setbacks and height.



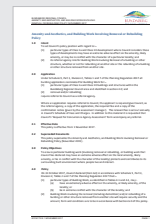
Bundaberg Regional Council Planning Scheme

Sets out some alternatives to the QDC requirements in certain cases. These alternative provisions are typically found within the dwelling house code. Some overlays, such as the flood hazard overlay, may also contain requirements affecting domestic outbuildings.



Bundaberg Regional Council Amenity and Aesthetics policy

Sets out more specific requirements for height of structures, roof pitch and front setbacks, length / width of structures and the total maximum floor area for all domestic outbuildings.



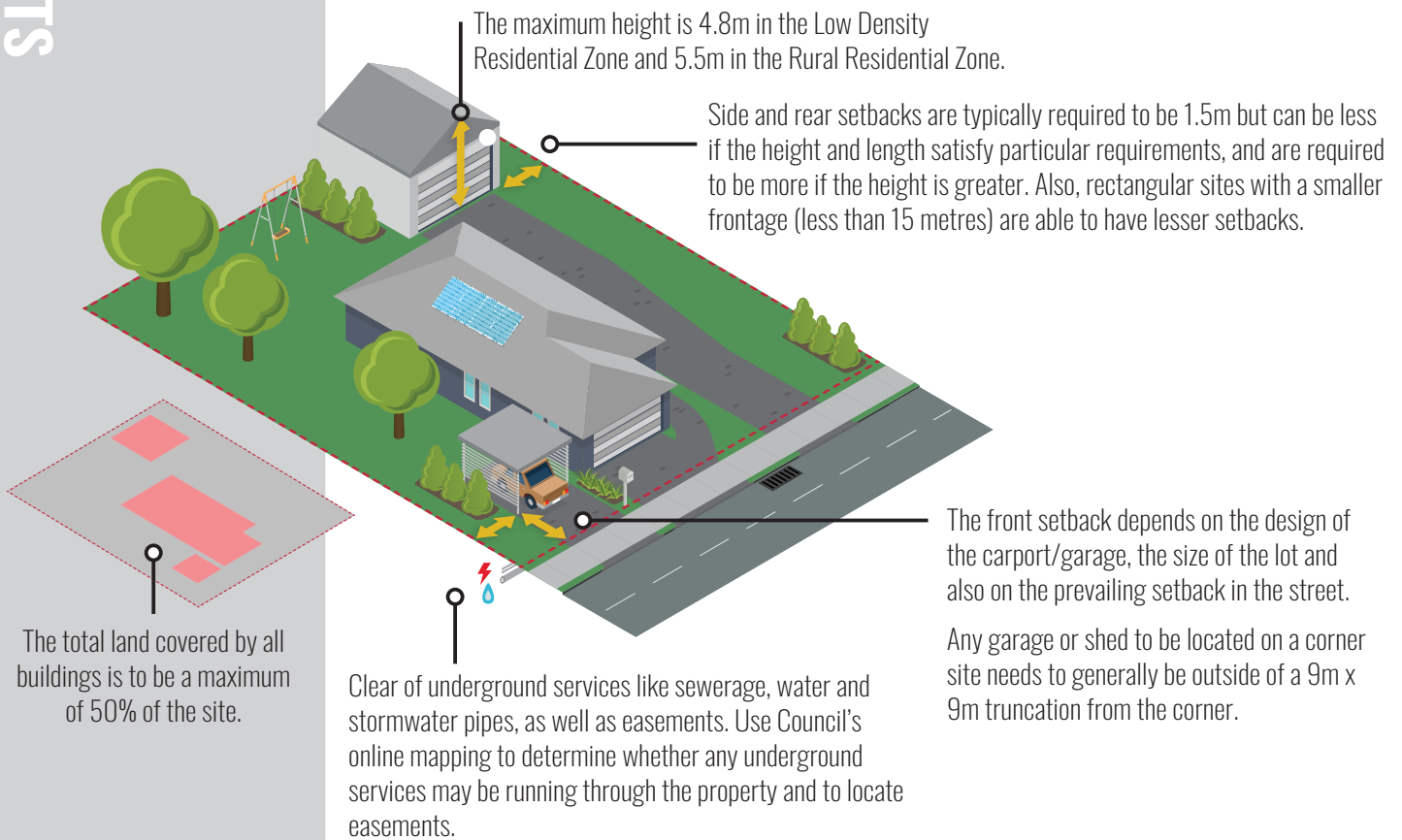
If you meet all of the applicable requirements, you will only need a Building Approval which is obtained through a private Building Certifier.



If the shed does not comply with all of the applicable requirements, Council will need to assess the plans through a 'Concurrence Agency referral' and this can generally happen via a Building Certifier or can be lodged directly with Council.

General siting, setback and height requirements...

The following diagram provides guidance to the range of requirements that are likely to be involved – setbacks from boundaries, heights, and design. For more information, we recommend seeking the advice of a Building Certifier or contacting Council.



If you are seeking to establish a shed on vacant land...

There are particular siting requirements for the establishment of sheds on vacant land to ensure that sufficient space is available for a future dwelling house. If the domestic outbuilding is sited in accordance with these particular requirements, Council assessment will not be required.

It is also important to note that a shed on vacant land cannot be occupied as a residence without either:

- > a temporary occupancy permit – if you are living in it whilst building the house **OR**
- > building the shed as a Class 1a building (that is, a detached dwelling) and meeting a number of other requirements for the design and materials associated with a dwelling house.

If you are seeking to establish a shipping container on your site...

Shipping containers are generally not supported in the Low Density Residential Zone. If your site is in the Rural Residential Zone, only one shipping container can be established subject to Council approval and it must be sited behind the dwelling, not visible from the street, and screened from neighbouring lots by landscaping.

State Assessment Referral Agency

The Queensland Government via the State Assessment Referral Agency (SARA) is required to assess certain building works if it will impact on things like coastal areas, State heritage and State transport infrastructure (road, rail, public transport), amongst other things. It is recommended that you check State interests that may apply to your site via the Development Assessment Mapping System at planning.dsdmip.qld.gov.au/maps or by calling the local SARA office on 07 4331 5614.