

## SHEDS AND CARPORTS

This information sheet provides an overview of the planning scheme requirements for a sheds and carports in the following zones:

- Low density residential zone
- Low-medium density residential zone
- Medium density residential zone
- Emerging community zone (lots less than 2,999 square metres in area)

### What is a Class 10a building?

The Building Code of Australia defines a Class 10a building as a non-habitable building or structure, a private garage, carport or shed. Where a shed is to be used for either commercial or industrial purposes, then a different building classification will apply.

### Design, Setback and Siting Requirements

The Queensland Development Code (QDC) provisions are incorporated into the current *Livingstone Planning Scheme 2018*. The planning scheme sets out specific design, setback, and siting requirements for any shed or carport – refer below for a summary.

### Shed and Carport Planning Requirements

There are five (5) main requirements for sheds, carports and garages as follows:

- Building height
- The shed or garage volume does not exceed the lot volume (not applicable for carports) – refer to the volume calculator online
- Maximum visible width when viewed from the primary street frontage
- Site cover (total of area(s) under roof divided by the lot area)
- Setbacks to boundaries – refer to tables A and B below

Please refer to the Shed and Carport Checklist for specific requirements.

### Is Planning Approval Required?

Sheds and carports are Accepted, subject to requirements; this means the development must meet all Acceptable Outcomes listed in the table of assessment (refer to the Checklist).

If the proposed shed or carport does not meet all of the acceptable outcomes, a planning application called Building Works regulated under the Planning Scheme is required to be lodged.

The following documentation is required in a development application:

- DA Form 1 (Complete all parts);
- DA Form 2 (Complete parts 4 to 6);
- Site plan (must show where the shed is located on the site and setbacks to boundaries);
- Dimensioned Class 10a plans (floor plan and elevations);
- Required fee payment in accordance with the fees and charges
- Written statement to address the applicable planning scheme codes or Part A and Part B of the Class 10a checklist

### What If an Overlay Applies to My Property?

An Overlay in the Planning Scheme may influence whether planning approval is required for a Class 10a building. For example, the Landslide hazard overlay may increase the category of assessment from accepted development to assessable development.

The best way to check whether a property is affected by an Overlay, is to view the Planning Scheme [Overlay mapping online](#). If your property is affected by the Biodiversity, Scenic Amenity, Landslide, Flood or Storm Tide hazard overlay mapping; planning approval is likely to be required.

### Can a Shed be built on Vacant Land?

- Residential or Emerging Community zones – No, it must be ancillary to a residential use being the dwelling house.
- Rural or Rural residential zoned land – Yes, for storage purposes related to the use of the land, prior to a residential or other use establishing.

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## How Do I Receive Further Assistance?

- Council offers a range of free and paid development and town planning advice services. The advice services provide information on Council's planning scheme and delivers feedback about specific development-related matters and development proposals.
- While Council aims to assist applicants through the process, many applications are complicated and deserve the attention of a consultant (town planner or other appropriately qualified professional) for help with the proposal.
- The Livingstone Planning Scheme 2018 and interactive zone and overlay mapping can be found on Council's website.

## Other Things to Consider When Planning Your Building

- Does your property have any infrastructure on the site, for example a sewer line not within an easement. If yes, a Building Over or Near Relevant Infrastructure application may be required.
- Before deciding where to place the shed or carport, will it impact on you and/or your neighbour's amenity and light and ventilation?
- How will you access the shed (e.g. by vehicle)? Is a new driveway required?
- How will you maintain the shed if it is close to a side or rear boundary? Consider suitable materials.
- Where will lighting be positioned to not cause a nuisance?
- How will stormwater get to the street or inter-allotment drainage? Make sure there are no concentrated flows of water to adjoining properties as this is not lawful and may cause civil issues.

- Building works (certification) will be required for all sheds and carports and Plumbing and Drainage Works may be required if any new plumbing is proposed for the building.

## Related Websites and Information

Development Application Forms

<https://planning.statedevelopment.qld.gov.au>

Livingstone Shire Councils Fees and Charges

<https://www.livingstone.qld.gov.au/fees-and-charges>

Livingstone Shire Councils Planning Scheme and mapping

<https://www.livingstone.qld.gov.au>

Pre-Lodgement or Specific Written Advice

<https://www.livingstone.qld.gov.au>

Building and Plumbing Requirements

<https://www.livingstone.qld.gov.au>

Building Over or Near Relevant Infrastructure

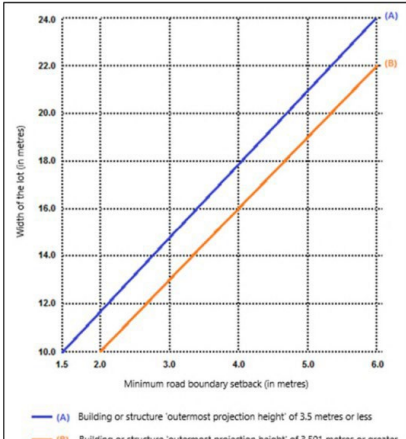
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# LIVINGSTONE PLANNING SCHEME INFORMATION SHEET



**Table A - Setbacks For Sheds and Carports (as per Schedule 10 of the Planning Scheme)**

<p><b>Road Frontage Boundary Minimum Setback Distance:</b></p> <p><i>Applicable for sheds, garages, and carports</i></p>	<p>6 metres</p>																																																			
<p><b>Secondary Road Frontage Boundary Minimum Setback of a Corner Lot:</b></p> <p><i>Applicable for sheds, garages, and carports</i> <i>Note: refer to Figure SC10.1.6 of Schedule 10 of the Planning Scheme</i></p>	<p>A. if the 'depth of a lot' has an average of greater than twenty-four (24) metres: 6 metres</p> <p>B. if the 'depth of a lot' has an average of twenty-four (24) metres or less: refer to the below figure.</p> <p style="text-align: center;"><b>Figure SC10.1.6: Road setback for different lot widths</b></p>  <p style="font-size: small;">             — (A) Building or structure 'outermost projection height' of 3.5 metres or less              — (B) Building or structure 'outermost projection height' of 3.501 metres or greater         </p>																																																			
<p><b>Side and Rear Boundary Minimum Setback (for lot frontages greater than 15 metres):</b></p> <p><i>Note: refer to Figure SC10.1.10 of Schedule 10 of the Planning Scheme</i></p>	<table border="1"> <thead> <tr> <th>Road Frontage (in metres)</th> <th>Side and Rear Boundary Setback (in metres)</th> </tr> </thead> <tbody> <tr> <td>15.001 or greater</td> <td>1.5 metres</td> </tr> </tbody> </table>	Road Frontage (in metres)	Side and Rear Boundary Setback (in metres)	15.001 or greater	1.5 metres	<table border="1"> <thead> <tr> <th colspan="3">Side and Rear Boundary Setback (in metres)</th> </tr> <tr> <th>At any point where the 'outermost projection height' is between 2 metres and 4.5 metres</th> <th>At any point where the 'outermost projection height' is 4.501 metres to 7.5 metres</th> <th>At any point where the 'outermost projection height' is greater than 7.5 metres</th> </tr> </thead> <tbody> <tr> <td>2 metres</td> <td>2 metres</td> <td>2 metres plus 0.5 of a metre for every 3 metres or part of 3 metres by which the height exceeds 7.5 metres.</td> </tr> </tbody> </table>		Side and Rear Boundary Setback (in metres)			At any point where the 'outermost projection height' is between 2 metres and 4.5 metres	At any point where the 'outermost projection height' is 4.501 metres to 7.5 metres	At any point where the 'outermost projection height' is greater than 7.5 metres	2 metres	2 metres	2 metres plus 0.5 of a metre for every 3 metres or part of 3 metres by which the height exceeds 7.5 metres.																																				
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**Table B**

**Are you proposing to build a shed or carport closer than the above setbacks?**

**A shed and/or carport can be constructed within the setbacks where the building complies with all the relevant Acceptable Outcomes (refer Part A of the Sheds and Carports checklist) and the below allowances.**

<b>Front setback:</b> <ul style="list-style-type: none"> <li>Applicable for <u>open carports or shade sail only</u></li> </ul>	<b>Side and rear boundary setbacks;</b> <ul style="list-style-type: none"> <li>Applicable for <u>sheds, garages, and carports</u></li> </ul>
<p>If a shade sail or an 'open carport', the shade sail or 'open carport' may have a road frontage setback that is less than the setback specified in Circumstance (A) or Circumstance (B) only if it complies with the following:</p> <ol style="list-style-type: none"> <li>no more than one (1) shade sail or open carport per lot is non-compliant with the setbacks specified in Circumstance (A) or Circumstance (B);</li> <li>the shade sail or open carport is not located within a nine (9) by nine (9) metre truncation at the corner of two road frontages (refer to Figure SC10.1.5);</li> <li>the height of the shade sail or open carport does not exceed 3.5 metres above ground level to the apex;</li> <li>the maximum width is the lesser of seven (7) metres or fifty (50) per centum of the width of the road frontage from which vehicle access is obtained (measured from the inside of the outermost supporting posts);</li> <li>supporting posts have a setback of at least one (1) metre from any road frontage lot boundary;</li> <li>there are zero enclosing or screening elements (for example, doors, walls, windows, screens or similar) along any line of supports of that part of the shade sail or open carport which does not comply with the setback specified in Circumstance (A) or Circumstance (B); and</li> <li>the sum perimeter dimension of supports located within the setback does not exceed fifteen (15) per centum of the total perimeter dimension (along the line of supports) of that part of the shade sail or carport within the same setback (refer to Figure SC10.1.7).</li> </ol> <p><i>Note: Circumstance (A) or Circumstance (B) requires a six (6) metre setback</i>  <i>Note: Items 1 to 7 must be read as 'and'</i></p>	<p>If a Class 10a building or part as defined under the Building Code of Australia, the building or part may be within the side and rear setbacks identified in Table SC10.1.9 or Table SC10.1.10 only if:</p> <ol style="list-style-type: none"> <li>the 'outermost projection height' is not more than 4.5 metres, and the building or structure has a 'mean height' of not more than 3.5 metres; <b>and</b></li> <li>the total length of all buildings or parts, of any class, within the setback is not more than nine (9) metres along any one boundary; <b>and</b></li> <li>the Class 10a buildings or parts within the setback are located no closer than 1.5 metre to a required window in a habitable room of an adjoining dwelling.</li> </ol>

### Administrative terms

**Setback** - Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

Setbacks are measures from the property boundary and not from the road or kerb.

**Outermost projection height** – The outermost projection height, for a building or structure, means the vertical distance between any point of the building or structure at its outermost projection, and the ground level directly below that point.

**Mean height** – The Mean height, of a building or structure, means the vertical height worked out by dividing the total elevational area of the wall of a building or structure facing the boundary by the horizontal length of the building or structure facing the boundary.

**Open carport** - a carport with:

- two sides or more open, and a side is also considered open where the roof covering adjacent to that side is not less than 500 millimetres from another building or a side or rear lot boundary; and
- not less than one-third of its perimeter open.