



Building a carport, pergola, garden shed, shade sail or garage

Gladstone Regional Council has certain requirements before building a carport, pergola, shed, shade sail, garage or similar structure. By-laws covering these structures vary and it is important home owners are aware of the appropriate rules.

Owners/builders should refer to appropriate legislation including the National Construction Code (NCC), volume (2) and relevant Australian Standards when planning a design for a carport, pergola, shed or shade sail to ensure compliance.

If intending to build a carport, pergola, shed or shade structure you will need to submit a Development Application (see below) with Council or a Private Certifier. Your application will be assessed to ensure that the structure meets the requirements of Building Code of Australia and Standard Building Regulations.

Requirements

Before purchasing a structure, please contact Council to determine the wind rating applicable to your property location.

Structures must be setback a minimum of 6 metres from the property's front boundary. If you wish to build within this setback due to the shape or nature of the property you will need to apply for a Boundary Relaxation with Council.

Carports

- Council's Planning Scheme requires all dwellings to have covered car accommodation for a minimum of one vehicle (6m x 3m in size).
- A carport, if attached to the dwelling, must be a minimum of 500mm from the side and rear boundaries.
- It must not exceed 9m in length and no higher than 3.5m mean height within 1.5m from side and rear boundaries as per Part MP1.2 of the Queensland Development Code (QDC).

Pergolas and shade sails

- A pergola is classed as an ornamental and horticultural structure without enclosed walls or an impervious roof and is not to be more than 2.4m in height at the boundary.
- Pergolas and shade sails must not be located closer than 1.5m from the boundary as per Section A2 of Part MP1.2 of the Queensland Development Code unless a Boundary Relaxation approval is obtained prior to installation.

Garages and sheds

- All garages or sheds, regardless of size, require Building Approval from Council or a Private Certifier. Refer to the Building Forms section of the Department of Housing and Public Works website for an application form.
- A garage or shed must be a minimum of 6m from the property's front boundary.
- A garage or shed must be a minimum of 900mm from the side and rear boundaries if closer than 900mm to the dwelling on the same allotment.
- Garages or sheds closer than 900mm to the side and rear boundary must be:
 - A minimum of 6m from the front boundary;
 - A maximum of 9m in length;
 - A maximum height of 3.5m;
 - 900mm clear of the dwelling and 1.5m clear of the neighbouring dwelling;
 - Sheeted with maintenance free material, the minimum standard being Colourbond;

- No window or door openings permitted on the side or rear boundary wall;
- Roof water must not be directed on to the neighbouring property. Where applicable, roof water is to be collected and diverted to Council kerb and channel or an inter allotment drainage system, if available; and
- A garage attached to a dwelling on the boundary must have a Fire Resistant Level (FRL) of 60/60/60 Fire Rated Wall.

How to submit a Development Application?

Please follow the steps below and ensure all supporting documentation is submitted:

1. Complete IDAS Forms 1 & 2. Forms are available from any Council office or online at www.hpw.qld.gov.au (See Forms, templates and lists).
2. Attach a site plan showing the location of the carport, garage or shed on the property and any other structures on the site. These plans should be drawn to scale and preferably on A3 paper.
3. Structural drawings are to be designed and certified by a Registered Professional Engineer of Queensland (RPEQ) engineer. Structural drawings are to include, as a minimum, elevation plans (identifying heights along sections of the wall), footing and slab design, structural framing and connections, bracing and roof stormwater drainage plan.
4. Supply a 'Compliance Certificate for building design or specification' Form 15.
5. Relevant fees and charges apply. For details visit www.gladstone.qld.gov.au/fees-and-charges
6. Submit.

Other considerations when building

Carports, pergolas, sheds, shade sails and garages require a footing, slab, frame and final inspection to be undertaken by a Building Certifier. It is the owner's responsibility to book inspections and ensure they are completed. Please note 24 hours' notice is required when booking an inspection.

If the proposed structure has a total floor area greater than 54m² please contact Council to determine if an Amenity and Aesthetics application will be required.

You should always enquire about underground services on your property prior to excavating. Call Dial Before You Dig on 1 100.

For further information please contact Development Services on (07) 4977 6851 or building@gladstonerc.qld.gov.au

How can you contact us?



(07) 4970 0700

STD CALLS: 1300 733 343

For those residents who currently incur STD call rates when contacting their local customer service centre



(07) 4975 8500



info@gladstonerc.qld.gov.au



www.gladstone.qld.gov.au

