



WEIPA TOWN AUTHORITY POLICY

Sheds and Carports in Residential Areas

Policy Number: WTA – P – B01
Version: 1.0

Date Adopted: 31/03/08
Review Date: 31/03/11

INTENT

The intention of this policy is to limit the dimensions of sheds and carports in residential areas to be consistent with the area of the allotment and residential buildings erected thereon.

SCOPE

This Policy applies to all residential and higher density residential areas (eg flats, duplex). This Policy does not apply to parts of a dwelling, which are under the same roof as the dwelling and incorporate the usual private garaging and minor storage areas integral with the dwelling use.

POLICY

The dimensions of sheds and carports shall not exceed the following;

- Floor Area:** The total floor area of all sheds or carports (including awnings) on an allotment shall not exceed 10 percent of the area of the allotment and also shall not exceed 60 square meters in the Higher Density Residential (eg flats, duplex) and 108 square meters in Residential areas, whichever is the lesser.
- Length/Width:** Maximum 12 meters in length along any one boundary and 9 meters in width. Inclusive of awnings.
- Eaves Height:** Maximum of 3.5 meters
- Apex Height:** Maximum of 4.5 meters
- Location:** All sheds or carports shall be built more than 1.5 meters from the property boundary. Only sheds or carports less than 9 meters in length (to comply with Qld Development Code) maybe to be built closer to the boundary than 1.5 meters but require an impact assessment and siting dispensation .

For all Residential zoned land, the following shed or carport size variations may be considered:

- 0-60msq** WTA Team and Building Certifier to assess Application upon receipt of Application and fee.
- 61-85msq** WTA team and Building Certifier to assess Application upon receipt of Application and fee including a written submission from the owner clearly stating the proposed use of the shed or carport and if vehicle access is required the proposed access route. High density area applications for 86-108msq sheds will also require WTA Members to access application.
- 86-108msq** WTA team and Building Certifier to assess Application upon receipt of Application and fee including a written submission from the owner clearly stating the proposed use of the shed or carport and if vehicle access is required the proposed access route. High density area applications for 86-108msq sheds will also require WTA Members to access application.



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>108msq or 10% of Site Area (continued) Sheds or carports of these criteria shall not be considered as ancillary to the house therefore requiring a Material Change of Use and will need to be referred to WTA Members for a resolution, on individual basis.

However, the proposed use of the shed or carport is to be clearly stated in a written submission from the owner and if vehicle access is required the proposed access route. The request for approval should be supported by statements or other documentation indicating proximity to neighbours buildings (sheds, dwelling etc), existing or proposed fences (type, height etc), existing or proposed trees, shrubs etc.

Town Planner and WTA Members to assess Application upon receipt of Application and fee.

Upon WTA approval for the Material Change of Use the Applicant shall submit a Building Application with fee, to be assessed by the Building Certifier.

EXERCISE OF DISCRETION

In unusual or exceptional circumstances, shed or carport sizes greater than the “deemed to satisfy” provisions outlined in this Policy maybe approved. These variations are to be decided on a performance basis which requires assessment of the following criteria:

- (a) The levels, depth, shape or conditions of the allotment and adjoining allotments;
- (b) The nature of any proposed building or structure on the allotment;
- (c) The nature of any existing or proposed buildings or structures on adjoining allotments;
- (d) Whether the allotment is a corner allotment;
- (e) Whether the allotment has two road frontages;
- (f) Any other matter it considers relevant;

OR Assessment under the Queensland Residential Design Guidelines

WTA members must be satisfied that the building or structure, built on the allotment in the way proposed, would not unduly:

- (a) Obstruct the natural light or ventilation of an adjoining allotment; or
- (b) Interfere with the privacy of an adjoining allotment; or
- (c) Restrict the areas of the allotment suitable for landscaping; or
- (d) Obstruct the outlook from adjoining allotments; or
- (e) Overcrowd the allotment; or
- (f) Restrict off-street parking for the allotment; or
- (g) Obstruct access for normal building maintenance.