

## WEIPA TOWN AUTHORITY POLICY

# Sheds and Carports in Residential Areas

**Policy Number:** WTA – P – P01  
**Version:** 2.0

**Date Adopted:** 31/03/08  
**Review Date:** 14/4/2011

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### Intent

The intent of this policy is to provide good residential design that promotes the efficient use of a lot and an acceptable amenity to residents in relation to sheds and carports

### Scope

This policy applies to sheds carports and swimming pools in residential and higher density residential areas (e.g. 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.

### Compliance

Compliance with this policy can be met by either complying with the performance criteria or the acceptable solutions. If compliance is to be achieved via the performance criteria, an application is to be lodged and approval gained via the Weipa Town Authority (further information is included in element 6).

### Definitions

The following definitions have been provided to assist in the interpretation of this policy.

*Building:* A fixed structure that is wholly or partly enclosed by walls and a roof (e.g. Dwelling house, shed).

*Carport:* Means a class 10a building, other than a garage or shed, providing covered vehicular parking. Note – also refer to open carport.

*Class 10:* a non-habitable building or structure being a private garage, carport, shed or the like

*Floor area:* For an enclosed space means the area including the outside wall and for unclosed spaces, the area measured along a line 600mm in from the perimeter of the roof.

*Height:* The height of a building or structure for any purpose of determining its setback from a boundary means the vertical distance between the outermost projection and the ground.



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*Open carport:* Open carport means a carport –

- (a) that does not have roller doors installed; and
- (b) two sides or more open, and a side is considered open where the roof covering adjacent to that side is not less than 500mm from another building or a side or rear boundary; and
- (c) not less than one-third of its perimeter open.

*Outermost projection:* Any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.

*Principal road frontage:* The road frontage nominated by the Weipa Town Authority. This is usually the road frontage where legal access to the lot is permitted.

*Property boundary:* the perimeter of a lot as shown on the applicable registered plan. The property boundary does not include a reference to roads, fences or the like.

*Road frontage:* the frontage of an allotment that is adjacent to a designated road.

*Structure:* Includes any building work that is not enclosed by walls and includes a

- carport and open carport.
- patio/shade sail.
- deck above 1m in height.
- swimming pool (aboveground or belowground) that is capable of containing greater than 300mm of water.
- fence, flagpole, mast, antenna or the like over 2m in height. measured from ground level to its highest point.

*Setback:* Setback means the shortest distance measured horizontally from the outermost projection to the property boundary. In the case of swimming pools it is measured from the waters edge.

## Procedure

### 1. Road frontage setbacks

#### 1.1 Performance Criteria P1

The location of buildings and structures facilities and acceptable streetscape, appropriate for-

- a) the bulk of the building/structure; and
- b) the road frontage setback of neighbouring buildings/structures; and
- c) the outlook and views of neighbouring residents; and
- d) nuisance and safety to the public.

#### 1.2 Acceptable solution A1

- a) The minimum setback of all buildings and structures to a principal road frontage is to be 6m to the outermost projection.
- b) The minimum setback of all buildings and structures to a secondary road frontage is to be 3m to the outermost projection, excluding portions of buildings that incorporate roller door or similar vehicle access



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- c) Excluding Golf Links Estate, open carports are to have a minimum principal road frontage setback of 3m measured to the outermost projection provided the maximum width of the open carport is less than 50% of the road frontage or 7m whichever is the lesser.

## 2. Side and rear boundary setbacks

### 2.1 Performance Criteria P2

Buildings and structures-

- provide adequate daylight and ventilation to habitable rooms;- and
- allow adequate daylight and ventilation to habitable rooms of buildings on adjoining lots.
- do not adversely impact on the amenity and privacy of residents on adjoining lots.

### 2.2 Acceptable Solution A2

- a) For class 10 buildings and structures (non habitable buildings and structures such as garage, shed, carport, open carport or the like) the side and rear boundary clearance that is not a road frontage, is to be 1.5m.

Note: Class 10 buildings and structures may be exempt from acceptable solution A2 (a) provided the total length of all buildings or parts built within 1.5m are less than 9m in length or 50% of the boundary length whichever is the lesser (refer to figure 1).

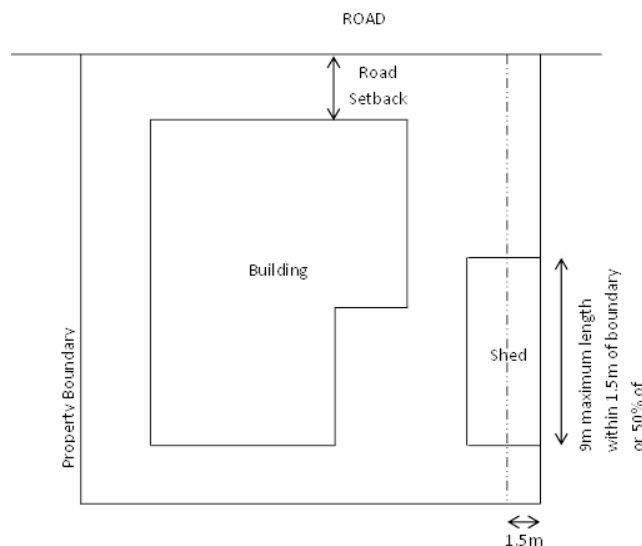


Figure 1: Class 10 buildings/structures allowed on boundary up to 9m in length or %50 of boundary length.

## 3. Site coverage

### 3.1 Performance Criteria P3

Adequate open space is provided for recreation, service facilities and landscaping

### 3.2 Acceptable Solution A3



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- a) The total floor area of sheds, carports and the like including awnings shall not exceed
  - i) 60m<sup>2</sup> per lot in high density areas (units, duplexes or the like) and 108m<sup>2</sup> per lot in other residential areas and
  - ii) 10% of the lot size.
- b) The maximum length of sheds, carports and the like is not to exceed
  - i) 12m and
  - ii) 9m for high density areas (units, duplexes or the like)

### 4. Building heights

#### 4.1 Performance Criteria P4

The height of a building or structures is not to unduly –

- a) overshadow adjoining houses and
- b) obstruct the outlook from adjoining lots.

#### 4.2 Acceptable Solution A4

- a) The maximum height of sheds, carports and the like is to be 3.5m measured to the eave and 4.5m to the apex.

### 5. Building maintenance allowance

#### 5.1 Performance Criteria P5

The location of a building or structure facilitates normal building maintenance.

#### 5.2 Acceptable Solution A5

A wall is either set back 750mm from the side or rear boundary or the wall is to be maintenance free such as unpainted masonry or prefinished steel.

### 6. Dispensation Process

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

#### 6.1 86-108msq or >60msq in high density areas and siting

WTA representative to assess application upon receipt of application and fee. The application is to include a scale site plan and a written submission from the owner clearly stating the proposed use of the shed or carport and how the applicable performance criteria have been met.

#### 6.2 >108msq or 10% of Site Area

Sheds or carports of these dimensions shall not be considered as ancillary to the house, therefore requiring a Material Change of Use application and will need to be referred to WTA Members for approval on a case by case basis. The Material Change of Use Application is to include the following

- a) Form 1 and 5 application forms which can be gained from WTA office
- b) a scale site plan showing all existing and proposed buildings/structures
- c) elevation plans showing scale of proposed development



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- d) a written submission clearly stating the proposed use of the shed or carport and how the applicable performance criteria have been met.

Upon receipt of application and fee WTA representative, Town Planner and WTA Members will assess and decide application.

Note that a Material Change of Use Approval does not allow construction to start and that construction can not start until an applicable building permit is gained.

### 7. Exercise of Discretion

7.1 In unusual or exceptional circumstances, shed or carport sizes greater than the “deemed to satisfy” provisions outlined in this Policy may be approved. These variations are to be decided on a performance basis which requires assessment against the applicable performance criteria and additional information as follows:

- 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) Whether there is another location on site for the building/structure
- g) Any other matter it considers relevant;

7.2 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
- b) Interfere with the privacy of an adjoining allotment
- c) Restrict the areas of the allotment suitable for landscaping
- d) Obstruct the outlook from adjoining allotments
- e) Overcrowd the allotment
- f) Restrict off-street parking for the allotment
- g) Obstruct access for normal building maintenance
- h) Interfere with WTA infrastructure

### Associated Documents

Advisory Development Plan for Weipa Local Government Area

Weipa Urban Design

Planning Policy Number 1 - Duplex Dwelling & Multiple Dwelling Design & Siting

Planning Policy Number 2 - Single Dwelling Design & Siting

WTA – P – B02 Residential 7 Commercial Property Access