

General Building Guidelines for Single Residential Properties

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BUILDING APPROVALS

The following types of building work undertaken on a residential property will require a [building permit](#):

- Dwelling/Dual Occupancy (Class 1 habitable)**
 - any habitable single dwelling or dual occupancy buildings
- Decks, Balconies, Verandahs, Awnings and the like**
 - more than 10m² in area after the building work is completed (e.g. 3.1m x 3.2m); or
 - more than 2.4m high; or
 - with a mean height of more than 2.1m; or
 - longer than 5m along any side; or
 - for a deck that is roofed or higher than 1m above the deck's natural ground surface*.
- Garages, Sheds, Carports, Shipping Containers and the like**
 - more than 10m² in area after the building work is completed; or
 - more than 2.4m high; or
 - with a mean height of more than 2.1m; or
 - longer than 5m along any side.
- Fences and Screens**
 - exceeding 2m in height above natural ground surface*; or
 - where part of a swimming pool safety barrier
- Retaining Walls**
 - has a surcharge loading over the zone of influence for the wall;
 - the total height of the wall and of the fill or cut retained by the wall is more than 1m above the natural ground surface*; or
 - the wall is closer than 1.5m to a building or another retaining wall.
- Swimming Pools and Spas**
 - A swimming pool or spa as defined under the Queensland *Building Act 1975*.

For any other building work, you should consult a building professional for advice regarding the necessity for building permit.

*natural ground surface – finished surface level when the lot was created on the plan of survey.

TOWN PLANNING APPROVALS

Where a planning approval is required, this must be obtained before a building permit can be issued and may include alternate siting provisions.

Examples of where a planning application may be triggered include:

- If the site is located within a Character zone or on a Character listed property;
- If the site is affected by a Development Constraint Overlay;
- If the building or structure does not comply with the design criteria detailed in the Residential Code or the conditions of a Development Permit.

Further planning related information regarding planning scheme zones and development constraint overlays can be obtained from Council's [Ipswich Planning website](#).

BUILDING LOCATION ENVELOPE (BLE) ③

If the property is subject to a Building Location Envelope (BLE), contact Council's Planning and Regulatory Services Department on (07) 3810 6888 to determine the extent of work that is permissible within and outside of the BLE.

AMENITY AND AESTHETICS REFERRAL PROVISIONS

In addition to design and siting provisions, the Amenity and Aesthetics Referral Provisions 2019 apply to particular Class 1 and 10 buildings and structures. Where identified within the provisions, a referral agency response from Council will be required before a building permit can be issued.

Referral items include:

- Demolition or removal of a building or structure;
- Relocation of a building or structure;
- Class 10 buildings or structures exceeding certain dimensions;
- Carports within the prescribed road boundary setback;
- Certain Class 1 and 10 buildings on vacant land;
- Transportable building and structures; and
- Fences and retaining walls.

For further information refer to the [Amenity and Aesthetics Referral Provision 2019](#) and the following Implementation Guidelines:

- [Transportable Buildings \(Shipping Containers, Train Carriages, Demountable Buildings and the like\)](#)
- [Oversized Class 10 Buildings and Structures](#)
- [Demolition, Removal or Relocation of a Building](#)

REFERRAL AGENCY ASSESSMENT FOR SITING VARIATION

For single residential properties, a [Siting Variation](#) is required where the proposal does not meet the prescribed design and siting criteria within the Queensland Development Code (QDC), Mandatory Part (MP) 1.1 or 1.2, except where a separate or concurrent planning approval has been granted for the development.

DWELLING SETBACKS ① ②

Road Boundary	Road boundary setback is 6m.										
Lots 450m² and over	For corner lots, the minimum secondary road frontage setback is 6m unless a nomination of road frontage including narrow lot concession applies (refer QDC MP 1.2, Table A1).										
Road Boundary	Road boundary setback is as outlined in the QDC MP1.1 Table A1, see below:										
Lots less than 450m²	<table border="1"> <thead> <tr> <th>Street Type</th> <th>Minimum frontage setback (m)</th> <th>Minimum side to corner street (m)</th> </tr> </thead> <tbody> <tr> <td>Access place/street</td> <td>3.0</td> <td>1.0</td> </tr> <tr> <td>Collector street</td> <td>4.0</td> <td>2.0</td> </tr> </tbody> </table>		Street Type	Minimum frontage setback (m)	Minimum side to corner street (m)	Access place/street	3.0	1.0	Collector street	4.0	2.0
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	For Street Type definitions refer to MP 1.1.										
Side and Rear Boundaries	The below boundary setbacks apply unless a narrow lot concession applies i.e. lots less than 15m wide (refer QDC MP1.1/1.2 Table A2).										
All lot sizes	<table border="1"> <thead> <tr> <th>Height</th> <th>Boundary Setback</th> </tr> </thead> <tbody> <tr> <td>4.5m or less</td> <td>1.5m</td> </tr> <tr> <td>Up to 7.5m</td> <td>2m</td> </tr> <tr> <td>Greater than 7.5m</td> <td>2m plus 0.5m for every 3m or part exceeding 7.5m</td> </tr> </tbody> </table>		Height	Boundary Setback	4.5m or less	1.5m	Up to 7.5m	2m	Greater than 7.5m	2m plus 0.5m for every 3m or part exceeding 7.5m	
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GARAGES, SHEDS AND CARPORTS

Road boundary setback as per Dwelling setbacks above. For a new dwelling, a minimum of two (2) car parks must be provided on site in accordance with QDC MP1.1/1.2, A8. This may require an increased setback distance to allow for minimum car park dimensions.

For **lots less than 450m²** the following additional provisions apply:

- Garage to be setback from the façade of the dwelling; and
- Garage door width to be the lesser of 6m or 50% of the road boundary width.

For **lots 450m² and over** an **Open Carport**, as defined within QDC MP1.1 and 1.2, is permitted to be constructed within the prescribed road boundary set back provided that it meets the criteria set out in MP1.2, A1(c) and A2, and where there is no alternative on-site location for the proposed carport.

NOTE: Amenity and Aesthetics approval is required if the proposal involves more than one carport within the prescribed road boundary setback OR the carport has a width in excess of 7.0m.

Side and rear boundary setbacks – carports, sheds, garages and the like are permitted to be built up to the side and rear property boundary, provided that:

- The maximum height of the building is not more than 4.5m and the mean height is not more than 3.5m; and
- The total **combined** length of all buildings within the prescribed boundary setbacks does not exceed 9m; and
- The building is at least 1.5m from the window of each habitable room in an existing building on an adjoining lot.

RETAINING WALLS, FENCES AND SCREENS

The following boundary setback provisions apply except for boundary truncations.

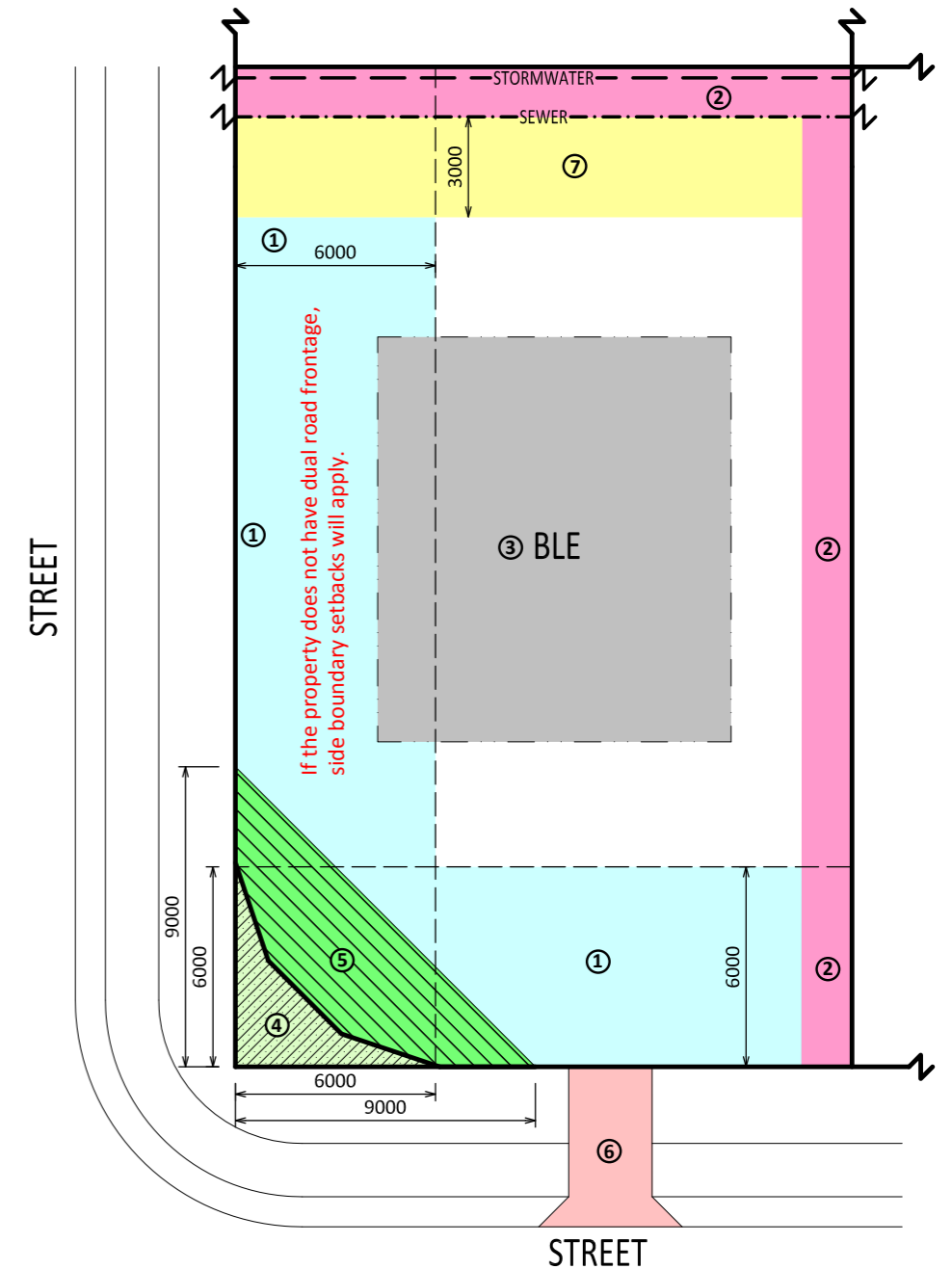
The height refers to the total height of any retaining wall, screen, fence or combination thereof from natural ground surface (i.e. the finished surface level when the lot was created on the plan of survey).

Height	Siting Requirements
2m or less	Up to boundary
Greater than 2m	Boundary Setbacks apply in accordance with dwelling setback criteria.

NOTE: Any retaining wall, screen, fence or combination thereof which **exceeds 2m**, regardless of where it is located, will require an Amenity and Aesthetics approval except where a siting variation is already required.

BOUNDARY TRUNCATIONS ④ ⑤

- Fences, screens, retaining walls and other structures built within the 6m x 6m corner truncation area are not more than 1m high.
- No building or structure over 2m high is built within a 9m x 9m corner truncation.



SITE COVER


The maximum area covered by all roofed buildings and structures roofed with impervious materials, does not exceed 50% of the total lot area.

RESIDENTIAL DRIVEWAYS ⑥

For locations and requirements refer to [Council Driveway](#) information on Council's website.

BUILD OVER OR NEAR RELEVANT INFRASTRUCTURE ⑦

Despite any boundary setback allowances noted in this guideline, building work proposed to be constructed within 3m of any relevant infrastructure will be required to comply with the QDC MP 1.4 – Building over or near relevant infrastructure. For further information refer to the [fact sheet](#) available from Council's [Building](#) webpage.



The information contained in this document is general in nature and users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be, relied upon as the ultimate and complete source of information on building requirements for a residential lot. For further information, please contact Council's Planning and Regulatory Services Department on (07) 3810 6888.