



Queensland

Sheds are Class 10a (non-habitable) structures under the Building Code of Australia.

According to the Building Regulation 2006, you do not need building approval if your shed is

- no more than 10 square metres in area after building work is completed
- no more than 2.4 metres high (with an 'average mean height' of no more than 2.1 metres)
- no longer than 5 metres along any side

If your shed does not fulfill all of these requirements, you will need to lodge a building application and have it assessed by a building certifier.

To be approved, your shed will need to meet specific regulations relating to design and location. These are outlined in the Queensland Development Code. There are different regulations for properties that are 450 square metres or less in size (a small lot) and properties over 450 square metres.

Generally, garden sheds having a floor area less than 10 square metres or having any side less than 5 metres in length will not require development approval.

All garden sheds are to be located a minimum of 6 metres from any road boundary (i.e. front fence line). The side and/or rear boundary clearance is dependent upon a number of factors and should be discussed with officers of Council's Building Section.

- The shed must be securely fixed to a concrete slab, footing or similar.
- Should be clear of Council sewers and stormwater mains (Required distances stipulated by Local Authority).
- Roof water must be dispersed to a lawful discharge point without causing a nuisance to neighbours.