

# Is approval required for accepted building works?

Some buildings and structures may be considered accepted building works. Before you start construction, it is important to determine if your structure requires an approval.

Building work may require a building approval from a certifier and/or a planning approval from Council. The tables below help to identify if an approval is required for accepted building works. If all the criteria in Table 1 and Table 2 can be met, no building or planning approvals are required for your building project.

**Table 1 – Building work that is accepted development if relevant provisions complied with under Schedule 1 and 2 of the Building Regulations 2006.**

Building work	Criteria to be accepted building works
Animal keeping  <i>This refers to non-habitable structures, used for boarding, breeding or training of animals.</i>	Plan area, including overhang, is not more than 10m <sup>2</sup> and: <ul style="list-style-type: none"> <li>• is no higher than 2.4m</li> <li>• has a mean average height of no more than 2.1m; and</li> <li>• any side is no longer than 5m.</li> </ul>
Bali hut; thatched hut structure  <i>This excludes structures with a raised timber floor (deck).</i>	Plan area, including overhang, is no more than 10m <sup>2</sup> and: <ul style="list-style-type: none"> <li>• is no higher than 2.4m</li> <li>• has a mean average height of no more than 2.1m; and</li> <li>• any side is no longer than 5m.</li> </ul>
Communication structure, such as satellite dish, aerial, antenna)  <i>This refers to non-load bearing structures and excludes commercial telecommunication facilities.</i>	Structure is: <ul style="list-style-type: none"> <li>• attached to a building or structure and is no more than 3.5m above the building or structure; or</li> <li>• detached from any building or structure and is no more than 10m above the device's natural ground level; or</li> <li>• a satellite dish with a maximum diameter of 900mm.</li> </ul>
Cubby house	Structure is no higher than 3m above natural ground level.
Deck (unroofed only)	Structure is no higher than 1m above the natural ground surface and: <ul style="list-style-type: none"> <li>• plan area is no more than 10m<sup>2</sup> in area</li> <li>• any side is no longer than 5m.</li> </ul>
Fence	<ul style="list-style-type: none"> <li>• Fence has no retaining wall and is no higher than 2m above ground level; or</li> <li>• Retaining wall is associated with the new fence and wall height is no higher than 1m and the combined height of the fence and the wall is no higher than 2m;</li> </ul> and is not: <ul style="list-style-type: none"> <li>• used as a pool fence</li> <li>• located on a corner lot.</li> </ul>

<p><b>Flagpole</b></p> <p><i>This refers to non-load bearing structures.</i></p>	<p>Structure is:</p> <ul style="list-style-type: none"> <li>attached to a building or structure and no more than 3.5m above the building or structure; or</li> <li>detached from any building or structure and no more than 10m above natural ground level.</li> </ul>
<p><b>Garden shed or lawn locker</b></p>	<p>Plan areas, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m</li> <li>is a mean average height of no more than 2.1m; and</li> <li>any side is no longer than 5m.</li> </ul>
<p><b>Gatehouses or arches</b></p>	<p>Plan area, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m</li> <li>has a mean average height of no more than 2.1m</li> <li>any side is no longer than 5m</li> <li>meets all criteria in the Queensland Development Code.</li> </ul>
<p><b>Gazebo</b></p> <p><i>This excludes structures with a raised timber floor (deck).</i></p>	<p>Plan area, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m</li> <li>has a mean average height of no more than 2.1m; and</li> <li>any side is no longer than 5m.</li> </ul>
<p><b>Pergola (unroofed)</b></p> <p><i>This is defined as a non-weatherproof structure. It may have a covering of open weave porous material, such as shade cloth.</i></p>	<p>Plan area, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m</li> <li>has a mean average height of no more than 2.1m; and</li> <li>any side is no longer than 5m.</li> </ul>
<p><b>Pergola or patio (roofed)</b></p> <p><i>This excludes structures with a raised timber floor (deck).</i></p>	<p>Plan area, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m</li> <li>has a mean average height of no more than 2.1m; and</li> <li>any side is no longer than 5m.</li> </ul>
<p><b>Rainwater tank (existing dwelling)</b></p>	<p>Plan area, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m (including stand)</li> <li>has a mean average height of no more than 2.1m; and</li> <li>any side is no longer than 5m.</li> </ul>
<p><b>Retaining wall</b></p>	<p>Total height of the wall and the cut or fill is no more 1m above the natural ground surface of the wall and:</p> <ul style="list-style-type: none"> <li>the retaining wall is no closer than 1.5m to a building or another retaining wall; and</li> <li>there is no surcharge loading over the zone of influence for the wall (refer to the Building Regulation 2006 for definition).</li> </ul>
<p><b>Shade sail</b></p>	<p>Plan area, including overhang, is no more than 10m<sup>2</sup> and:</p> <ul style="list-style-type: none"> <li>is no higher than 2.4m</li> <li>has a mean average height of no more than 2.1m; and</li> <li>any side is no longer than 5m.</li> </ul>

Solar panels	Solar panels are installed on the roof of a building and the maximum height of solar panels on the roof is no more than 8.5m from natural ground level.
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### Table 2 – Other requirements of the Queensland Development Code and Redland City Plan under the Planning Act 2017.

Building work can be accepted development if it meets the following requirements of the Queensland Development Code and/or Redland City Plan.

It is the owner/applicant's responsibility to work through the following checklist to determine if other approvals are required from Council.

- Side, rear and front boundary setbacks and site cover meet the Queensland Development Code (QDC) of City Plan where an alternative provision applies.
- For garden sheds, lawn lockers, communication structures, patios, shade sails and bali huts, planning approval may be required if the structure or building is located within an overlay area identified in City Plan. To check what overlays apply to your property:
  - go to Red-e-map
  - select Redland City Plan
  - select 'Find' in toolbar to search for property by address
  - click the blue hyperlink (land no.) to locate property
  - select 'Report' in the toolbar and dropdown Overlays arrow.
- Proximity to underground infrastructure complies with the QDC MP1.4. You can find further information on Council's website by searching 'building over or near relevant infrastructure'.
- Structure is not located over or within an easement or covenanted area. Consent from the registered holder of the easement/covenant will be required.
- Structure is not located outside a designated building/development envelope (if applicable).
- Structure is located above the maximum flood and storm tide level.
- If your property is non-sewered, the following setbacks from disposal areas for all building works are recommended:
  - minimum of 2m for level land and downhill slopes (that is, where trenching is downhill from the structure)
  - minimum of 4m for up slopes (that is, where trenching is uphill from the structure)
  - Council will only allow a reduced setback distance if approved by an approved Engineer.

**IMPORTANT:** Irrespective of whether an approval is required, all building work is required to comply with relevant provisions of the Building Code of Australia, Queensland Development Code, Australian Standards, manufacturer's requirements, industry standards and the like.

## Council can help you determine what approvals are required:

- Visit Council's customer service centres
- Contact us by telephone of 07 3829 8999
- Contact us by email to [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au)

*Disclaimer: This fact sheet is intended to help people gain an understanding of City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of City Plan.*