

Garage, Sheds, Carports, Pergolas

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Purpose of This Information Sheet

To provide information on requirements for lodging a building application to construct a Class 10 building (garage, shed, carport or pergola).

Definition – Class 10 Buildings

The Building Code of Australia defines a Class 10 *building* as a non-habitable building being a private garage, carport, shed, or the like. Where a shed is to be used for either commercial or industrial purposes, then it is a different class of building.

Matters to Note

Siting Requirements: The Goondiwindi Regional Council Planning Scheme regulates siting requirements for single detached dwellings and Class 10 type structures. Refer to either Council's website www.grc.qld.gov.au or a separate information sheet.

Important: A Planning Scheme may have 'alternative provisions' which provide boundary setbacks that conflict with the Queensland Development Code. Where such provisions exist, then those provisions override the Queensland Development Code. Check the Planning Scheme which has jurisdiction over your property for any alternative provisions relating to boundary setbacks. Goondiwindi Regional Council all Class 10a buildings to be set back 1.5m from side boundaries.

Other Applications Required: Refer to Information Sheet 'General – Building Development Applications' on this matter.

Websites for Forms/Other Information: See Information Sheet 'General – Building Development Applications'.

Wind Category Rating: The building work is required to be designed to comply with the wind rating of the property (Non-Cyclonic or Cyclonic). The building plans/documents must confirm the design standard. To confirm the wind rating of your property contact either your nominated RPEQ Engineer, Building Designer or the authority nominated to assess the application.

To Lodge the Application

The application may be lodged at any of the offices of the Goondiwindi Regional Council (located in Goondiwindi, Inglewood and Texas).

Documentation Required To Lodge a Building Application for Class 10 building

General 1.1 Application Form 2 (see website www.dip.qld.gov.au – under Planning and Development – Guide to Sustainable Planning Act) 1.2 If builder is a registered builder, provide QBCC receipt if work value >\$3,300 1.3 If owner-builder project, obtain Owner Builder number if project value is greater than \$11,100 1.4 PLSL receipt details if work value >\$80,000 Floor Plans (min scale 1:100 – 2 sets) 2.1 Floor plan – full dimensions 2.2 Elevation and section plans – full dimensions 2.3 For Shed/Garage/Carport: Design details (either engineer specifications and/or bracing, timber schedule, tie down details (Note: engineer to provide Form 15)) 2.4 For Pergola: timber schedule and tie down details. If connected to a building, connection details. 2.5 Floor level of building above adjacent finished ground level	Site Plan (min scale 1:100 – 2 sets) 3.1 Full outline of property 3.2 Location of ALL existing buildings and clearly identify the new building structure 3.3 North point 3.4 Road frontages to be identified 3.5 Distance of all buildings from the boundaries 3.6 Location of sewer / method of roof stormwater discharge on the site. 3.7 Location of the onsite sewage system disposal area and designated reserve disposal area. 3.8 Details of any site works that must be carried out as part of or for the development. Other Documentation 4.1 If timber trusses to be installed, 1 copy of timber truss layout / tie down (not applicable for a pergola, which is determined to be a non-weatherproof structure)
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