

## Sheet 07: Building Application for Proposed Class 10 Building

This document is a guide to provide information on requirements for lodging an application for building work to construct a Class 10 building (eg. garage, shed, carport or pergola).

### Definition of a Class 10 Building

The *National Construction Code* defines a Class 10 *building* as a non habitable building being a private garage, carport, shed. Building Newsflash Number 453 issued in November 2010 has also clarified that domestic patios, verandas, shade structures, decks and similar structures should be classified as Class 10a buildings provided they are not fully enclosed or provided with opening partitions or doors or windows or sashes or the like that can enclose the area (where such rooms are enclosed they should be classed as, and comply with requirements for, Class 1a buildings)

### Factors Affecting a Building Application

**Siting Requirements:** In the absence of any requirements within Council's [Planning Scheme](#), the *Queensland Development Code* regulates siting requirements for single detached dwellings and Class 10 type structures. Refer to Information Sheet 'Siting Requirements'.

**Planning Scheme:** The [planning scheme](#) has 'alternative provisions' which provide siting size and boundary setbacks for Class 10a structures which vary from the *Queensland Development Code*. This is set out based on the zone of the land. Where such provisions exist, then those provisions override the *Queensland Development Code*. Refer to the [planning scheme](#) which applies over your property for any alternative provisions. Council's Duty Planner is available to assist you.

**Wind Category Rating:** The building work is required to be designed to comply with the wind rating of the property. The Livingstone Shire Council area is deemed to be cyclonic-prone. To find out the wind rating of your property contact either your nominated RPEQ Engineer or the authority nominated to assess the application.

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

### To Lodge the Application

The application may be lodged via:

- Council's on line application service on Council's website (refer to Council's Information Sheet 02)
- In person at Council's Customer Service office at 25 Normanby Street, Yeppoon or
- In person at Council's Customer Service office at the Library, Hill Street, Emu Park

### Documentation Required to Support a Building Application

<p><b>General / Fee</b></p> <ol style="list-style-type: none"> <li>1.1 Application DA Form 2</li> <li>1.2 If builder is a registered builder, provide QBSA receipt if work value &gt;\$3,300</li> <li>1.3 If owner-builder project, obtain Owner Builder number if project value is greater than \$11,000</li> <li>1.4 QLeave receipt details if work value &gt;\$150,000</li> <li>1.5 The fee as per Council's current Schedule of Fees</li> </ol> <p><b>Floor Plans (min scale 1:100 – 1 set)</b></p> <ol style="list-style-type: none"> <li>2.1 Floor plan – full dimensions</li> <li>2.2 Elevation and section plans – full dimensions</li> <li>2.3 <b>For Shed/Garage/Carport:</b> Design details (either engineer specifications and/or bracing, timber schedule, tiedown details (Note: engineer to provide Form 15)</li> <li>2.4 Floor level of building above adjacent finished ground level</li> </ol>	<ol style="list-style-type: none"> <li>2.5 <b>For Pergola:</b> timber schedule and tiedown details. If connected to a building, connection details.</li> </ol> <p><b>Site Plan (min scale 1:100 – 1 set)</b></p> <ol style="list-style-type: none"> <li>3.1 Full outline of property</li> <li>3.2 Location of ALL existing buildings and <b>clearly identify</b> the new building structure</li> <li>3.3 North point</li> <li>3.4 Road frontages to be identified</li> <li>3.5 Distance of all buildings from the boundaries</li> <li>3.6 Location of sewer / method of roof stormwater discharge on the site.</li> <li>3.7 Details of any site works that must be carried out as part of or for the development.</li> </ol> <p><b>Other Documentation</b></p> <ol style="list-style-type: none"> <li>4.1 If timber trusses to be installed, 1 copy of timber truss layout / tiedown (not applicable for a pergola)</li> </ol>
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