

Patios, Sheds and Carports



Last Updated 01 July 2023

REGIONAL COUNCIL



Council's preferred method of lodgement is via email to:
mailbox@lvrc.qld.gov.au

Please supply email addresses for applicant/owner or builder where possible.

PATIOS, SHEDS & CARPORTS (Class 10a)

A Class 10a building is a non-habitable building being a private garage, carport, shed, patio or the like.

SETBACKS

Setback requirements are described in the Queensland Development Code MP1.1 or MP1.2 but they can vary in the planning scheme depending on the zoning of the property. Information regarding boundary setbacks can be obtained through Lockyer Valley Regional Council's Planning Section on 1300 005 872.

PLANS

A copy of plans to include site plan; contour plan; dimensioned floor plans with window and door sizes, all external elevations, typical sections showing construction methods, tie-down, wall bracing, footing/slab design etc. All structural details to be certified by a Registered Professional Engineer of Queensland and Form 15 submitted.

Site plan is to clearly show the boundaries of the site; all existing buildings; location of proposed buildings with

distances from boundaries; any easements; location of septic tank and disposal area if applicable

Contour plan to indicate relative levels of the site; the floor level of the building; any excavation works and retaining walls. The contour plan is required regardless of the slope, but with larger allotments only in the vicinity of the work. The plan must be suitable for the purpose of Council assessing storm water run-off, suitability of effluent disposal systems and the likelihood of slope stability requirements.

DO PLANS HAVE TO BE CERTIFIED BY AN ENGINEER?

Footings, structural steel and reinforced concrete portions of building work all need the design certified by a Registered Professional Engineer of Queensland. Also any works outside the scope of AS1684 need to be certified by an Engineer.

For more information call **1300 005 872** or visit www.lockyervalley.qld.gov.au

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APPLICATION REQUIREMENTS

1. **Complete DA Form 2 - Building Work Details**
2. **Applicable Fees**
3. **Copy of QBCC Confirmation of Insurance or Copy of Owner Builder Permit**
4. **Receipt of payment of Q-Leave Portable Long Service Levy**
(If value of work is \$150 000 or more)
5. **One (1) Copy of:**
 - Site Plan, Floor Plan & Elevations
 - Contour Plan
 - Structural Plans
 - Footing Design
 - Engineers Certificate (Form 15)
6. **A Letter stating method of Termite Protection** (if applicable)
7. **Plumbing Permit if applicable**
(Location of any fixtures to be shown on Floor Plan)

2023-24 FEES AND CHARGES

Contact Council or refer to Council's website to verify your fee calculation

FURTHER INFORMATION

For Water and Sewer Connections
Contact Qld Urban Utilities
13 26 57

For Driveway Access or work on the Footpath
Contact Infrastructure Section
1300 005 872

For Plumbing & Drainage Applications
Contact Plumbing Section
1300 005 872

For a Planning Application
Contact Planning Section
1300 005 872

FREQUENTLY ASKED QUESTIONS

How long before the permit will expire?

Class 10 structures (e.g. patios, sheds, carports) will expire two (2) years after the approval date on the decision notice.

Can I build over infrastructure (sewer, water, storm water)?

Building works located close to infrastructure may require a Build Over Or Near Queensland Urban Utilities Infrastructure Approval. Engineer's drawings (RPEQ) and a form 15 may be required showing piers to the slab or footings founded below the zone of influence on sewer main. A fee may be applicable with this application. Contact Queensland Urban Utilities on 13 26 57 for further information.

Can I do the work myself or do I need a builder?

Building works can be carried out by a registered builder or an Owner Builder. Where the value of work is \$11,000 or more, Owner Builders will be required to provide proof of the Owner Builder's Permit.

www.qbcc.qld.gov.au/home-building-owners/owner-building/overview

Will there be any additional fees?

Additional fees may be required if Town Planning or Plumbing and Drainage requirements need to be met for the approval. Additional fees will apply for re-inspections (if required) and if the Building Permit has lapsed prior to a final inspection being carried out.

What inspections will need to be carried out and what is the process?

Required inspections are noted on the decision notice, which is issued upon approval of the permit. Council will require at least two working days' notice when booking inspections. Please note: Council's Building Application Number will need to be quoted when booking inspections.

Can we live in a caravan or shed?

Temporary permits may be allowed under certain circumstances to live in a shed for a short period of time whilst a dwelling is being constructed. A building permit will be required. An information pack is available on the Lockyer Valley Regional Council Website (www.lockyervalley.gov.qld.au). To live in a caravan temporarily contact Council's Environmental Health Section.