

What is a Class 10a Building?

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

How do I Lodge a Development Application?

To lodge a properly made Development Application, you will need to provide:

- 1) Completion of [DA Form 2](#)
- 2) [Plans of Development](#) (including Site, Floor, Elevation Plans)
- 3) Payment of [Council Fee](#)
- 4) Details of QBCC Certification Licence and Insurance Receipt numbers
- 5) [Payment details of Portable Long Service Leave Levy](#) including amount, date and number (where works exceed \$150,000)
- 6) [Payment of Queensland Home Warranty Scheme Insurance](#) (where building work is over \$3,300) new work, and
- 7) Owner-builder Permit (if the owner is proposing to carry out the work and the work is valued at over \$11,000).

To avoid an Information Request or delays in the assessment of your application, you will also need to provide:

- 1) Building setbacks in accordance with the Mandatory Part(s) of the [Queensland Development Code \(QDC\)](#)
- 2) [Mine Shaft Search](#)
- 3) The design of wind velocity
- 4) Materials of cladding, lining and finishes
- 5) [Form 15 Design Certificate](#) by a Registered Professional Engineer of Queensland demonstrating that the foundation, footings, wall sheeting, ceiling heights, roof framing, bracing, tie-downs and building elements are compliant for a Class 10a building
- 6) Geological Soil Report (if applicable), and
- 7) Termite Declaration (specifying the method of termite resistant system to be used).

How can I Arrange an Inspection?

Council's Building Certifier is available between 8:30am – 4:30pm upon appointment. It is noted that most Development Permits include several free inspections however, if you exceed these then additional costs may apply dependent on your development's location.

When do I Receive the Building Final?

The builder for a project is required to give notice to the Building Certifier when the Building Work is completed so that a final building inspection can be carried out. The final inspection is required to ensure that all works carried out comply with the Development Permit. Upon completion of the final inspection and if all works are considered compliant, the Building Certifier will issue a building final.

It is only once the building final has been received for the Class 10a that the building may then be used.

The information collected on this form will be used by the Charters Towers Regional Council for the purpose of processing and assessment of your application/request. Your personal details will not be disclosed for a purpose outside of Council protocol, except where required by legislation (including the *Right to Information Act 2009* and *Information Privacy Act 2009*). This information will be stored on Council's database. The information collected will be retained as required by the *Public Records Act 2002*.