

FACT SHEET

Domestic Outbuildings (Garages and Sheds)



What is a domestic outbuilding?

A domestic outbuilding is the term given to a non-habitable structure such as a private garage, carport or shed. These are known as class 10a buildings under the National Construction Code (Building Code of Australia).

Do I need a Building Approval?

Yes, irrespective of whether Council approval is required, almost all domestic outbuildings require building approval. Building approval can be obtained from a private building certifier.

Do I need a Council planning approval?

In most instances domestic outbuildings are accepted development under the planning scheme and will not require approval. However, the building must comply with all of the applicable acceptable outcomes of the Dual Occupancy and Dwelling House Code of the [Logan Planning Scheme 2015](#), otherwise it will require a development permit (development application to be lodged with Council).

The Dual Occupancy and Dwelling House Code contains all of the requirements from the planning scheme that apply to Dual Occupancy (Auxiliary Units), Dwelling Houses and domestic outbuildings. Domestic outbuildings that do not comply with all of the applicable acceptable outcomes of the Dual Occupancy and Dwelling House Code will require a development application. The Dual Occupancy (Auxiliary Unit) and Dwelling House Assessment Checklist has been prepared to ensure that all relevant matters are covered and your application is ready to be lodged with Council.

When deciding what design to build on a property it is important to be aware of the location of infrastructure such as water and sewer mains. There are provisions within the [Queensland Development Code Part 1.4 – Building Over or Near Relevant Infrastructure](#) which may require the building to be setback from the infrastructure or for the foundation to be built to a higher construction standard. Council can provide advice in relation to any “build near infrastructure” queries.

What are the size restrictions for domestic outbuildings?

In most cases the [Queensland Development Code](#) will determine the allowable size of a domestic outbuilding. However, where located in the Acreage precinct or Small acreage precinct of the Low density residential zone, Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone, a maximum floor area of 150m² is permitted. Where the floor area exceeds 150m² but is not more than 300m², the table below sets out the minimum side and rear boundary setbacks that are to be achieved for the development to proceed without approval from Council.

Zone	Minimum side and rear boundary clearance
Emerging community zone, Low density residential zone (Acreage precinct), Low density residential zone (Small acreage precinct), Rural residential zone	6 metres
Environmental management and conservation zone, Rural zone	20 metres

If the proposed floor area of your domestic outbuilding is not greater than 300m² and complies with all other applicable acceptable outcomes from the Dual Occupancy and Dwelling House Code, development approval is not required from Council. If your domestic outbuilding exceeds 300m² of floor area or is greater than 150m² but does not provide the minimum side and rear boundary setbacks set out above, a development application is required to be lodged with Council.

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How do I obtain a development permit?

If the domestic outbuilding is not accepted development, a development permit is required before the activity can be carried out. To obtain a development permit for a domestic outbuilding, a development application for Building Works assessable against the Planning Scheme needs to be lodged with Council electronically (online), in person, via post or via email. For more information on application lodgement methods and requirements (such as application forms and relevant supporting information e.g. plans) visit Council's [website](#).

How much will it cost?

Fees for development applications vary depending on the type and scale of development, the category of assessment and other factors. These fees are set by resolution of Council and can be identified via:

- The [Register of Cost Recovery Fees and Schedule of Commercial and Other Charges](#) published on Council's website;
- The [Logan PD Hub](#), which includes a Development Fees Estimator; or
- By emailing dafeerequest@logan.qld.gov.au

If the development application is lodged electronically (online), payment is not required up front and Council will issue a Notice of Account which identifies the required fees for payment.

Payment can be made [online](#) via credit card or BPay (savings or cheque account), in person via credit card, cheque or cash or by post (via cheque).

Further information

For further information:

- visit Council's [Planning & Development webpage](#);
- contact Council using the details provided in the footer of this Fact Sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).