

Class 10 Buildings and Structures

Non commercial sheds, garages, carports, residential pergolas and open covered areas, shade cloth structures, retaining walls and farm sheds.

Fees

Fees must be paid when application is made. (Fees below are current to 30/06/2021)

Garages, carports, sheds (other than 3 x 3 garden-type sheds), retaining walls, stables, bush houses, pergolas, shade structures and covered areas (open) and similar buildings.

Archive / lodgement fee	\$227
Building fee (Includes the assessment, approval and two inspections during construction)	\$456
Total fees:	\$683

Requirements for Building Applications

- Complete a development application Form 2 for a building application (one copy).
- Plans prepared in a professional manner showing author, QBCC licence number (if applicable), plan reference and page numbers, are required with all applications.
- Plans (drawn to scale) should include:
 - a site plan including slope/contours with cut and fill proposed,
 - floor plan, elevations, size and location of windows and doors,
 - footing or slab details,
 - bracing and tie down,
 - specify all materials to be used and be fully dimensioned as applicable.
- Engineer's design certification (Form 15) required for all steel frame structures and retaining walls. Multiple choice designs should be marked up to indicate which of the options is required or proposed.
- Siting requirements contained in the Somerset Region Planning Scheme, the *Building Regulation 2006*, the Building Code of Australia and the Queensland Development Code must be complied with in all respects.
- This includes considerations of issues such as:
 - Distances from road frontages in the Planning Scheme and the Building Regulation.
 - Distances from side and rear boundaries.
 - Exceeding the 9.0 metre maximum length of elevation when within the 1.5 metre side and rear boundary setback.
 - Fire separation requirements between dwellings, outbuildings and boundaries.
 - Percentage of site coverage.
 - The relative gross floor areas of the dwelling and the outbuildings.
 - Discharge of storm water from the building and the re-direction of overland water flow.
 - Support or retaining of building platform where cut or fill occurs.
 - Buildings are not over easements, storm water, septic or sewerage infrastructure.
 - Consideration of the location of the building and the roof drainage system to minimize any potential for impact to any structure or any anticipated cause of nuisance to neighbours.

Wind Rating

As Somerset region lies in the region B, designs specifying region A (i.e. on the Darling Downs above the range) are not suitable. The terms W33, W41 and W50 have been superseded by wind classifications N2, N3 and N4. The determination of the right wind classification for the proposed site should take into account building height, the terrain category, topographic classification and shielding classification in AS 1170.2-2011 or AS 4055-2012.

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Queensland Building and Construction Commission (QBCC)

- The registered builder must provide a QBCC 'Confirmation of Insurance' with the application if the value of works triggers the requirement.
- QBCC Insurance is not payable on farm sheds or for work carried out by an owner builder.
- Work on farm sheds up the value of \$27,500 may be carried out by the land owner without an owner builder number but works exceeding \$27,500 are required to be performed by a licensed contractor or an owner builder.

Planning Scheme Requirements

- The current Somerset planning scheme commenced on 1 March 2016.
- The erection of a Class 10 building (outbuilding) that is not an ancillary structure to an existing domestic use on the premises is code assessable i.e. requires a 'building works against the planning scheme', BWAPS, application (Forms 1 and 2 in part) prior to the issue of a building approval.
- In all zones except rural, the total maximum gross floor area of all domestic outbuildings is limited to 70% of the gross floor area of the dwelling house, and also a maximum of two domestic outbuildings, before requiring a BWAPS planning application.
- In the rural zone all domestic outbuildings are subject to the Dwelling House Code which has the following limitations before triggering a BWAPS planning application:
 - Does not exceed two storeys or 8.5 metres above ground level.
 - Has a minimum setback from the street frontage and any boundary of fifteen (15) metres? (Note: This over-ride the specific QDC site setback requirements. There is no separation distance from the dwelling specified in the new planning scheme.)
- Stables, kennels and roadside stalls are to comply with Planning Scheme requirements and may require prior separate approvals and/or licensing.

Farm Buildings / Workplaces

- Where buildings are used for workplaces involving manufacturing, processing or packaging produce and goods, they may require approval for the use under the Planning Scheme. The building may also be required to be classified as a commercial class seven or eight building as per the Building Code of Australia. In these cases, a planning approval and a building permit are both required and issues, including but not limited to, amenities for staff, fire safety provisions and disability provisions are required to be addressed within the approval processes.
- The important issue here is, 'when is a shed no longer a shed!', i.e. when does it change from a class 10 - shed to a class seven or eight industrial / commercial building or farm building? The short answer: When it has too many occupants / employees working within, too many vehicles being stored, is too big a building or contains hazardous materials or processes. This is a determination made under the Building Code of Australia by the building designer and building certifier approving the building.

No Building Approval Required

- The following are not required to obtain a building permit, but must still comply with siting and structural requirements. Note: Shade cloth is considered as roofed.
 - Lawn lockers (3m x 3m).
 - Non-roofed decks less than one metre above ground level and no greater than 10 sq met.
 - Genuine class 10 farm buildings, greater than 200m from all boundaries.

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NOTE: (If you wish to claim this provision to not obtain a building approval for a farm shed, it is requested that you obtain a verification of the claim in writing from the Council, using the Council prepared Statutory Declaration with the inclusion of a site plan indicating the proposed location and a statement about the proposed use. There is no charge for this exercise and it documents how the structure existed without a building approval.)

Inspections during construction are required.

- As per Council's fees and charges, two inspections are paid for as part of the building application. Additional inspections will attract additional payment.
- The Council building certifiers wish to perform the inspections that have been paid for and ensure that the works are located and prepared satisfactorily before concrete is poured.
- The stages of construction requiring inspections are listed in the approval decision notice but normally occur at the following stages:
 - bored piers or footings through fill material or adjacent to infrastructure, or
 - footings and slabs with reinforcing steel in place before concrete is poured, and
 - then finally at the completion of building works.
- If concrete block walls are to be core filled, or if internal cladding is to be applied, then additional inspection of framing to see bracing and tie down is required.
- Any fire-wall construction is to be inspected before concealment.
- An owner should check that the concreter has booked the inspections with Council, as many private certifiers do not perform these inspections like Council does. It is generally too late to find out if something is wrong with set-out or location when the concrete is poured. Council offers a more complete building inspection service on the applications brought to Council and hopefully predictable issues can be avoided.
- Inspection times are to be arranged with the Council's building department (07) 5424 4000. We request at least 24 hours notice be given when booking inspections. It is helpful to have the permit number, owner's name and site details ready when calling.

Disclaimer

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with current regulations, it is not intended as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

Persons making decisions with financial or legal implications must not rely upon this handout for the purpose of determining whether any particular facts or circumstances exist and the Somerset Regional Council (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance on this information.