

Building Work Under The Planning Scheme

This information sheet provides a summary of planning scheme requirements for certain types of building work in the Somerset region. For information regarding building approval processes please refer to the [building information](http://www.somerset.qld.gov.au/building) section of Council's website (<http://www.somerset.qld.gov.au/building>).

The circumstances in which building work may require a planning approval under the *Somerset Region Planning Scheme Version Two* are identified in Part 5 - Table 5.7.1, Table 5.10.2, Table 5.10.7 and Table 5.10.11. Table 5.7.1 specifically identifies the requirements for *domestic outbuildings* and *outbuildings*, which are defined below, while the other tables apply to all other building work.

Domestic outbuilding means a non-habitable class 10a building that is-

- (a) a shed, garage or carport; and
- (b) ancillary to a residential use carried out on the premises where the building is.

Note: For the purposes of the *Somerset Region Planning Scheme Version Two*, a class 10a building can only be a *domestic outbuilding* were it is ancillary to a residential use on the same premises

Outbuilding means a class 10a building, as defined in the Building Code of Australia.

Note: For the purposes of the *Somerset Region Planning Scheme Version Two*, a class 10a building on vacant land, or which will be used for a non-domestic purpose (e.g. farm shed, hay shed) is an outbuilding.

What is the category of development and assessment for a domestic outbuilding?

Table 1

Zone	Accepted development subject to requirements*	Code Assessment	Impact Assessment
All zones	✓	✓	

* Accepted development subject to requirements becomes code assessable where specific planning scheme criteria aren't met.

When does a domestic outbuilding need a planning approval?

Under the *Somerset Regional Planning Scheme Version Two*, *domestic outbuildings* will generally not require a planning approval provided that they comply with specific criteria identified in the Dwelling house code (Table 8.3.6.3). Below is a summary of the circumstances where a *domestic outbuilding* would require a planning approval:

- where its height will exceed two storeys and 8.5m above ground level; or
- where it will be on land in the General residential zone and the proposed *domestic outbuilding* will take the total site cover over 50%; or
- where it will be on land in the Park residential precinct of the General residential zone or the Rural residential zone and the proposed *domestic outbuilding* will take the total site cover over 20%; or

- where it will be on land in the Park residential precinct of the General residential zone, Rural residential zone or Emerging community zone and it will be setback less than 10m from the street frontage; or
- where it will be on land in the Rural zone and will be setback less than 15m from the street frontage or any side boundary; or
- where on land in any zone, other than the Rural zone, and the *gross floor area* of all *domestic outbuildings* on the site will be greater than 70% of the *gross floor area* of the *dwelling house*; or
- where it will be on land in the Centre zone, Emerging community zone, General residential zone, Rural residential zone or Township zone and there will be more than two *domestic outbuildings* on the *premises*.

What is the category of development and assessment for an outbuilding?

Table 2

Zone	Accepted development	Accepted development subject to requirements*	Code Assessment	Impact Assessment
General residential (Table 6.2.4.3.A)			✓	
Emerging community (Table 6.2.3.3)			✓	
Rural (Table 6.2.9.3)			✓	
Rural residential (Table 6.2.8.3)			✓	
Township (Table 6.2.10.1)			✓	
All others	✓			

* Accepted development does not require planning approval under any circumstance.

When does an outbuilding need a planning approval?

A class 10a building on vacant land will require a planning approval only if it will be located on land in the General residential zone, Emerging community zone, Rural zone, Rural residential zone or Township zone. The relevant criteria an application must demonstrate compliance with can be found in the tables identified in brackets in the zone column of Table 2 above.

When does other building work need a planning approval?

Table 3

Zone	Accepted development	Accepted development subject to requirements*	Code Assessment	Impact Assessment
Air transport (Table 7.2.2.3)			✓	
Flood hazard (Table 7.2.7.3.A)		✓	✓	
Local heritage (Table 7.2.11.3)			✓	✓^
All others	✓			

* Accepted development does not require planning approval under any circumstance.

~ Accepted development subject to requirements becomes code assessable where specific planning scheme criteria are not met.

^ Only where it will involve the demolition (including partial), relocation or removal of a Local heritage place

Outside of the circumstances identified above, building work will only need building approval. Below is a summary of the circumstances where a planning approval will need to be obtained under the *Somerset Region Planning Scheme Version Two*:

- where it will be located within the Kilcoy non-directional beacon buffer, Mt Glorious Airservices Tower buffer, RAAF Amberley Air Base Building height restriction area, RAAF Amberley Air Base 20-25 ANEF contour or the RAAF Amberley Air Base Operational airspace – wildlife attraction restriction area identified on the **Air transport overlay map OM002**; or
- where it is not a swimming pool, carport, patio or verandah AND it will be located on a site located in an Extreme, High, Significant, Low or Potential flood hazard area on the **Flood hazard overlay maps OM007a-g** AND it will not comply with the acceptable outcomes of the Flood hazard overlay code (Table 7.2.7.3.A); or

- where it will be located on, or a site adjoining, a Local heritage place identified on the **Local Heritage register overlay maps OM011a-d**.

Note – To see whether an overlay affects the land where the building work is proposed you can do a property search on Council's eServices, consult the planning scheme maps on Council's website or phone (07) 5424 4000.

What are the application fees?

If a planning approval is required, the current application fee for building work assessable under the planning scheme is \$1,051.00 and for building work assessable under the planning scheme (siting variation only) is \$297.00.

What forms will be required?

If your building work requires a planning approval, your application will need the following forms:

- DA form 1- Development application details
- DA form 2- Building work details (Parts 4 – 6 only)

A link to the forms is available from Council's website.

What other approvals will I need?

Buildings exceeding 10m² in size will also require a building approval, and a plumbing and drainage approval should fixtures such as hand basins and toilets be included. Further information about the building approval process can be found on the [building information](http://www.somerset.qld.gov.au/building) section of Council's website (<http://www.somerset.qld.gov.au/building>). Further information concerning the plumbing approval process can be found on the [plumbing information](http://www.somerset.qld.gov.au/plumbing) section of Council's website (<http://www.somerset.qld.gov.au/plumbing>).

Administrative terms used in this information sheet

Words which appear in italics are administrative terms, and have a specific meaning as defined in Table SC1.2.2 of the planning scheme.

Need more information?

For information, including the full details of the planning scheme codes and the administrative definitions, please refer to the *Somerset Region Planning Scheme Version Two* on Council's website. The *Somerset Region Planning User Guide* and the *Making an application* information sheet also provide additional information which may assist you. Alternatively, contact Council on (07) 5424 4000 or email your enquiry to mail@somerset.qld.gov.au.