

Scenic Rim Planning Scheme 2020

Domestic Sheds (class 10a structure) - June 2023

What is a domestic shed?

The Building Code of Australia defines a class 10a structure as a private garage, carport or shed. For the purposes of the *Scenic Rim Planning Scheme 2020* (planning scheme), they generally fall under the definition of a *Dwelling house* as 'domestic outbuildings'.

What about farm sheds and industrial sheds?

The Dwelling House Code (section 9.3.5) only relates to sheds associated with a *Dwelling house*. Other commercial and rural sheds will fall under different land use definitions under the planning scheme (e.g. a shed associated with Rural activities such as a *Cropping* use. Refer to **Schedule 1 - Use Definitions**).

What level of assessment is required?

In general, provided that all assessment criteria are met, *Dwelling houses* and associated class 10a structures are **Accepted subject to requirements** under the planning scheme in the below zones:

- Emerging Community Zone – If obtaining access from a *constructed road*;
- Limited Development Zone – Historical Subdivision Precinct – If obtaining access from a *constructed road* and the lot is a minimum of 2ha; or where located in Harrisville and obtaining access from a *constructed road* and the lot is a minimum of 4000m²;
- Low Density Residential Zone (where no precinct applies);
- Low Density Residential Zone – Mountain Residential Precinct;

- Low-medium Density Residential Zone;
- Minor Tourism Zone;
- Rural Residential Zone (where no precinct applies);
- Rural Residential Zone – Rural Residential A Precinct;
- Rural Zone (where no precinct applies) – If obtaining access from a *constructed road*;
- Rural Zone – Rural Escarpment Protection Precinct – If obtaining access from a *constructed road*;
- Rural Zone – Tamborine Mountain Rural Precinct – If obtaining access from a *constructed road*;
- Township Zone (where no precinct applies); and
- Township Zone - Township Residential Precinct.



Figure 1 - Domestic Shed

Is council planning approval required?

No - if **Accepted development** and all acceptable outcomes can be met. Please refer to the acceptable outcomes in the acceptable outcomes for class 10a structures table overleaf.

Yes - if **Accepted development** and it does not meet the acceptable outcomes. Then:

- where located in a *residential zone*, Council becomes a referral agency to the building application; or
- where in non-*residential zones*, a Material Change of Use application for **Code assessable development** is required and it is only assessed against the specific outcomes that are not met.

Yes - In other zones not listed in this factsheet, the level of assessment will be for that of a *Dwelling house*.

For detailed information on the category of assessment for a *Dwelling house* (including a *domestic outbuilding*) in each zone, please refer to section **5.5 Categories of Development and Assessment - Material Change of Use** of the planning scheme.

What if an Overlay applies to my property?

An Overlay in the planning scheme may influence whether planning approval is required for a class 10a structure. For example, an Overlay may increase the category of assessment from **Accepted development** to **Code or Impact assessable development**.

The best way to check whether a property is affected by an Overlay, is to view the mapping at ePlan and Mapping or talk to one of our planners. If your property is affected by an Overlay, please refer to section **5.10 Categories of Development and Assessment - Overlays** which will help determine whether the Overlay means planning approval is required.

Dwelling House Code - What is the intent of the code?

The Dwelling House Code is found at **section 9.3.5** of the planning scheme and contains performance outcomes to ensure class 10a structures:

- are designed and sited to protect the amenity of adjoining premises and the streetscape;
- are of a scale and built form consistent with the surrounding area;
- have an attractive built form that positively contributes to the streetscape.

Building approval

Planning approval should not be confused with building approval. Class 10a structures require a Development Permit for Building Works. The approval should be issued by a Building Certifier under the *Building Act 1975*. Before a Development Permit can be issued, the development must comply with any planning requirements.

Acceptable outcomes for class 10a structures

Class 10a structures associated with a *Dwelling house* are assessed against section **9.3.5 Dwelling House Code**. The acceptable outcomes of the code seek to ensure class 10a structures reflect a desirable scale, amenity and minimise impacts. The acceptable outcomes listed below apply to class 10a structures.

1. Setbacks comply with the following table:

Zone	Street Frontage Minimum Distances Measured in Metres (m)
Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	6m
Rural Residential Zone Rural Zone	10m

Zone	Secondary frontage of corner lot	
Low Density Residential Zone Low-medium Density Residential Zone Minor Tourism Zone Township Zone Limited Development Zone	3m	
Rural Residential Zone Rural Zone	10m	
Zone	Side and Rear Boundary Minimum Distances Measured in Metres (m)	
	Building Height	Setback
Low Density Residential Zone	Up to 4.5m	1.5m
Low-medium Density Residential Zone Minor Tourism Zone	For that part between 4.5m – 7.5m	2m
Township Zone	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
Zone	Side and Rear Boundary Minimum Distances Measured in Metres (m)	
	Building Height	Setback
Limited Development Zone Rural Residential Zone	Up to 4.5m	3m
	For that part between 4.5m – 7.5m	5m
	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
Rural Zone	N/A	6

2. Development complies with the following:

A <i>dwelling house</i> obtains access from a <i>constructed road</i> .
A minimum of 1 covered car parking space is provided on-site.
<p><i>Domestic outbuildings:</i></p> <ol style="list-style-type: none"> have a combined total gross floor area of <i>domestic outbuildings</i> within a residential zone that does not exceed: <ol style="list-style-type: none"> 55m² on a lot 600m² or smaller; or 110m² on a lot greater than 600m² and up to 2000m²; or 200m² on a lot greater than 2000m²; and the gross floor area of any dwellings on the site; and are a single storey* structure; and have a <i>building height</i> that does not exceed the building height of any residence on the premises.

***Note** - A mezzanine is regarded as a story in that part of the building in which it is situated if its floor area is more than 200m² or more than 1/3 of the floor area of the room, whichever is the lesser.

Related information

The *Dwelling Houses and Secondary Dwellings* fact sheet can be found here: [Fact Sheets – Scenic Rim Regional Council](#)

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call 07 5540 5111 or email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The planning scheme and mapping is available [eplan and mapping](#) on Council's website [Scenic Rim Planning Scheme 2020 – Scenic Rim Regional Council](#)

Hard copies of the planning scheme and mapping are also available for viewing at Council's Customer Service Centres.