SHEDS, RURAL (Farm) SHEDS, GARAGES, SEA CONTAINERS

(Class 10a type Construction)

This publications intention is to provide general information only. Exemption from requiring a Building Permit does not exempt compliance with the Building Code of Australia (BCA), Australian Standards, Local Laws, Planning (Development) Approvals and Conditions, Governing Legislation and Statutory Provisions.

Note: The applicant/builder is responsible for obtaining all necessary approvals, consents, and licenses required by law.

Shed - Class 10a - A shed is a simple, non-habitable, single-story structure typically constructed for storage or as a workspace. Commonly a standalone building, separate from the main dwelling or other structures. An exemption exists for sheds from the Building Permit approval process, only through meeting all specific criteria listed below.

Building Regulations 2012 - Schedule 4 - cl.2(1)

A Building Permit exemption exists for the construction, erection, assembly, or placement of a free-standing Class 10a building (garden shed, deck, gazebo etc.) that —

(a) is no more than 2.4 m in height; and

(b) is not located in wind region C or D as defined in AS 1170.2; and

(c) covers an area not exceeding 10 m2.

Rural (Farm) Shed - Class 10a - Farm shed means a single storey Class 10a, building located on land primarily used for farming, that is:

- used in connection with farming; or
- used primarily to store one or more farm vehicles, or a combination of both; and
- is occupied neither frequently nor for extended periods by people; and
- in which the total number of persons accommodated at any time does not exceed 2; and
- with a total floor area of not more than 500 m2.

Garage (Private) - Class 10a - For the purposes of Volume 2 of the BCA, garage means a structure or enclosed space associated with a Class 1 building, or any separate single storey structure associated with another building which contains not more than 3 vehicle spaces.

Sea-Containers - Class 10a - Are large re-sealable or reusable intermodal freight or cargo containers of standardised dimensions that are made of weathering steel and originally manufactured for unitised bulk freight handling with standardised equipment to carry goods on a maritime vessel.

Sea containers serve a wide array of purposes, offering versatile applications, commonly utilised for temporary furniture storage during home relocations, storing building materials on construction sites, and can even function as prefabricated buildings. However, it's essential to be aware that specific legislative requirements apply to the use of sea containers, and in most cases, obtaining building approval is mandatory.

General Information and Checklist Requirements for Building Approval

Sea containers can be repurposed as structures for commercial or residential use but require extensive considerations and modifications to ensure safety and suitability for habitation or commercial use. While shipping containers offer a potentially cost-effective and sustainable option for building structures, converting them into habitable or commercial buildings requires careful planning, engineering expertise, and attention to detail to ensure they meet all safety, functionality, and legislative requirements.

Before contemplating the use of sea containers for these purposes, it is advisable to get in touch with the Shire of Denmark Development Services team.

The following uses of sea containers are exempt from requiring building permits:

1. Temporary placement on-site (within lot boundaries) for a duration of up to one month.
2. Usage in conjunction with the construction, operation, or maintenance of mining operations.
3. Utilisation in connection with the exploration and exploitation of petroleum resources.
4. Involvement with an industrial processing plant.
5. Temporary offices or sheds associated with approved building work under which there is an active building permit and development approval.

BUILDING ACT 2011 FEES, BUILDING SERVICES LEVY and BCITF PAYMENTS

BA2 - Uncertified application for a building permit (s.16(1))

- The fee is 0.32% of the estimated value of the building work, but not less than $110.00.

Building Services Levy - Building Permit Application Levy

- The levy is 0.137% of the estimated value, but not less than $61.65.

Building Construction Industry Training Fund (BCITF) - For all work $20,000 and above in total value

- The BCITF Levy is calculated at 0.2% of the total value of construction for all works with an estimated value of more than $20,000.

Payment is required to be made prior to issuing of the building permit and any construction works commencing.

Note: An application for building permit must be signed by the builder. Buildings with an estimated constructed value greater than $20,000 must be constructed by a registered builder OR an owner-builder with a current approval from the Building Services Board.

This document is intended as a guide only to assist applicants. For any further information please contact the Shire of Denmark. Please note, additional information may be requested upon assessment of your application.

CHECKLIST

BUILDING PERMIT APPLICATION MINIMUM REQUIREMENTS

1.	**Form BA1 (Certified) or Form BA2 (Uncertified)** • Completed and signed Form BA1 – (Certified) or Form BA2 (Uncertified), to be signed by each owner of the land, unless exempt. • Accurate estimated value of building work (including GST) on the Building Permit Application Form *(Building Regulations 2012 Schedule 1, Clause 1, 2 and 3).* • Registered Builder's Details (if over $20k) – Builder must provide their registration number. • Builder's Details – Builder must sign the Building Permit Application Form.	☐
2.	**Construction Training Fund Levy Form (CTF)** • Completed Construction Training Fund Levy Form (CTF) if works exceed $20,000 or CTF receipt or proof of pre-payment.	☐
3.	**Building Permit Application Fee** • Building Permit Application Fee plus associated State levies must be paid at time of lodgement of the application (Refer to the Building Act Fees).	☐
4.	**Owner-Builder Approval / Certificate (if applicable)** • Owner-Builder Approval / Certificate from the Building Services Board (Department of Mines, Industry Regulation and Safety) if works exceed $20,000.	☐
5.	**Planning/Development Approval** • Planning Approval or written advice issued by the Shire of Denmark Planning Department for the proposed development (if applicable).	☐
6.	**This Completed Checklist – Outbuildings: Garage / Shed / Rural Shed etc.** • Completed Checklist for Outbuildings – Class 10a	☐
7.	**Site Plan (1:200 scale), including:** • Street names, lot number, and title reference to the site. • The size and shape of the site including property boundaries, their dimensions, and existing buildings and structures to be clearly shown. • Soil Classification. • Wind Rating. • Bushfire Attack Level (BAL) Report and Certificate (if outbuilding is within 6m of a dwelling) • A feature / contour survey of the property showing a datum point, contour lines (500mm intervals), spot levels and relative levels of the site. • The proposed finished floor level to the new outbuilding including ground levels to be shown. • Setback distances from the property boundaries to the proposed outbuilding and distance away from other existing buildings / structures on the property to be clearly indicated. • Height and extent of proposed earthworks - if applicable. • Existing sewer connections or septic system, stormwater drains or easement locations. • Location and sizes of stormwater drain / disposal system. • Location and heights of stabilised embankments or retaining wall/s – if applicable. • Clearly indicate the North point.	☐

8.	**Floor Plan (minimum scale 1:100), including:** • A complete floor plan and internal layout of the proposed outbuilding. • All dimensions of the proposed outbuilding. • Ridge, hip, valley, eaves line, guttering and down pipe locations. • Construction detail of the post, piers and roofs.	☐
9.	**Elevations (minimum scale 1:100)** • All elevations indicating walls and roofs. • Existing ground level at the wall and at the boundary, including proposed ground and finished floor levels. • Height of ceiling to the proposed outbuilding. • Sunken areas (where applicable). • Roof pitch. • Types of materials used.	☐
10.	**Cross Sectional View (minimum scale 1:50)** • One or more sections, transverse, longitudinal. • Finished ground level. • Type of floor structure e.g., concrete footing slab or frame. • Height of ceilings. • Roof frame details. • Wall frame details including bracing layout. • Truss design and layout (if applicable). • All proposed fixings, fixtures and hardware.	☐
11.	**Footing and / or Slab Details** • Concrete specifications. • Depth and type of footing including dimensions. • Reinforcement size and location. • Slab thickness. • Waterproof membrane information. • Tie down information (sea containers).	☐
12.	**Detailed Plans and Specifications** • Material schedule • Member lengths, dimensions, and type • Span lengths • Hardware and fixings • Connection details • Evidence of compliance with all relevant Australian Standards and the National Construction Code.	☐
	IF REQUESTED - STRUCTURAL ENGINEER PLANS AND DETAILS	
13.	**Structural Engineers Plans / Specifications and Construction Details** ONE set of Structural Engineers Plans, Specifications and Details • Must be designed, certified, and signed by a practising Structural Engineer	☐
14.	**Retaining Walls (if applicable)** • Sectional detail and specification of materials to be used. • Retaining walls exceeding 500mm in height must be designed, certified / signed by a registered Structural Engineer.	☐