

Sheds, Garages and Workshops – (Outbuildings)



Prior to construction of any outbuilding, such as a shed, garage or workshop with a floor area exceeding 10m², and a height more than 2.4m (anything larger than the average garden shed), an application for building permit must be lodged with, and approved by Council's Building Services.

Outbuildings meeting with Council's Local Planning Policy for Domestic Outbuildings in regard to height, area and setbacks may be approved by Council's Building Services section. Outbuildings not meeting with Council's Policy or proposals for outbuilding or on "Canal" zoned properties must **first** receive Planning Approval.

In residential areas, outbuildings must generally be setback 0.5m from side and rear boundaries but may be permitted closer in some instances. Greater setbacks are required on larger properties (typically 20.0m on special rural zoned lots) and for outbuildings having a wall that exceeds 9.0m in length. Leach drains must be at least 1.8m away from any outbuilding and septic tanks at least 1.2m.

An application for building permit must include:

1. A completed building permit application form signed by the builder. (Form BA02 or BA01 from the following website <http://www.buildingcommission.wa.gov.au/forms-publications/forms/building-act> .
2. One Copy of a site plan, at a scale of not less than 1:200, indicating the location and setbacks of the proposed outbuilding, any existing buildings on site and the location of the septic system and leach drains if applicable.
3. One Copy of a floor plan indicating overall dimensions, spans, spacing's etc. at a scale of 1:100.
4. One Copy of a section detail drawing confirming the method of constructing the proposed building at a scale of 1:100. This detail will be required to be endorsed in ink by a professional engineer if the outbuilding is greater than 6.0m in span or when the Building Surveyor considers that the proposed details may not be structural adequate.
5. Payment of application fees. Building fees are calculated on construction value with a minimum Council fee of \$105.00 and a \$61.50 Builders' Registration Board Levy. Outbuildings exceeding \$20,000 in value must be constructed by a registered builder.

Outbuildings that can be classified by the Building Code of Australia as being a "Class 10" building (non habitable building, private garage, carport, shed or the like) and not attached to a class 1 structure (dwelling) or incidental structure are exempt from the requirement of obtaining a building permit under Schedule 4 of the Building Regulations 2012 when they are proposed to be erected on a property Zoned Rural by the Shire's Town Planning Scheme No 4.

For further information on outbuildings please contact

Council's Building Services on 9531 7605.



