

# Building Information Sheet: Sheds & Outbuildings

## Definition

Outbuildings are freestanding non-habitable buildings. Traditionally the term outbuilding comprises of backyard sheds, workshops, garages or freestanding outside laundries and toilets that are relatively small in area and relatively low in height. They do not include ancillary accommodation or other rooms that have frequent habitable use.

The National Construction Code (NCC) classifies non-habitable outbuildings as being of Class 10a.

Outbuilding and sheds are exempt from requiring development approval where they comply with the deemed-to-comply provisions of the Residential Design Codes.

## Frequently Asked Questions

### Is a Building Permit required for an outbuilding?

The Building Commission of WA has determined that Building Permits are not required where the risk of non-compliance with the building standards is low, however; a Building Permit is required for all outbuildings that are not otherwise exempted. Item 1 in Schedule 4 (cl.2) of the Building Regulation 2012 states that the construction, erection, assembly or placement of a freestanding Class 10a building that has a floor area of 10m<sup>2</sup> or less and is no more than 2.4m in height as being work for which a Building Permit is not required.

**If you are not sure whether a permit is required you should check with the City's Building Services Department.**

The City's Engineering Services Department should also be consulted prior to commencing any works to ensure that the works do not affect any existing drainage easements.

It should also be noted that; where a Building Permit is not required, the building or incidental structures must still comply with the building standards, local laws and planning policies that apply during the period of construction. If it is anticipated that standards may change during the construction period the owner can apply for a Building Permit to fix the standards to the date of application.

### Who submits the application?

Either the property owner or the Builder/Agent can submit the application.

### Can I build an outbuilding as an owner builder?

Yes, owner builders are permitted to construct outbuildings. If the value of construction is over \$20,000 you will need to apply to the Building Commission for an Owner Builder certificate. A Building permit cannot be issued on works valued over \$20,000 unless an Owner Builder certificate has been received or a registered builder has been contracted to do the work.

### How far from the boundary of a property can I locate an outbuilding?

- Outbuildings are not permitted to be located within the front setback area (front yard) of the property. The distance they are permitted from the front property boundary is determined by the minimum primary street setback, details listed under column 7 of Table 1 in the Residential Design Codes.
- If you have a corner property, an outbuilding must be located a minimum of 1.5m from the secondary street boundary.
- A nil setback to property boundaries may be permitted where stormwater run-off is contained within the lot and the aggregated boundary wall lengths meet Council policy.
- A nil setback to property boundaries can be approved to one boundary only. If the outbuilding is proposed in the corner of the lot it will need to have a minimum setback of 1metre from one of the boundaries.
- Where two boundary walls are proposed a development application will be required under Clause 5.4.3 of the Residential Design Codes.
- The fire separation requirements details under Clause 3.7.1.6 of the NCC must be applied to all Class 10a buildings on residential allotments.
- The minimum open space requirements outlined in column 6, Table 1 of the Residential Design Codes must be maintained.

### What is the maximum size and height of an outbuilding I can have?

- The maximum size and height of an outbuilding is determined by the Lot size outlined in SRS 239 – Local Planning Policy – Outbuildings, eg. for Lots up to 600m<sup>2</sup> in size the outbuilding can be a maximum of 10% of the site area, with a maximum wall height of 2.4m and a maximum ridge height of 4.2m.

### How long will my application take to process?

- Certified Applications – The City must process a certified application within 10 working days of it being lodged.
- Uncertified Applications – The City must process an uncertified application within 25 working days from being lodged. If additional information is required the applicant will be given 21 calendar days to provide the information. The City then has a further 25 working days in which to provide a determination.

## What plans and specifications do I need to submit with an uncertified application for a Building Permit?

Along with a completed Application for Building Permit-Uncertified (Form BA2), one copy of the following plans and details are required:

- A full site plan showing the location of the outbuilding in relation to the property boundaries and existing buildings on the property. This site plan is to be drawn to a minimum scale of 1:200 and must show the finished floor level relative to the house floor level and demonstrating the location of the outbuilding in relation to the property boundaries and any existing buildings.
- Floor plans and elevations of the proposed outbuilding to a scale of not less than 1:100.
- Construction details that nominate the materials to be used including their dimensions and fixing methods. Structural certification of the design may also be necessary and advice should be sought from the City's Building Services Department prior to submission.

## What are the fees for a permit application?

For application fees please refer to the "building fees schedule" on the City's website

### Disclaimer

*This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.*

**TYPICAL EXAMPLE OF A SITE PLAN AND ELEVATIONS TO BE SUBMITTED WITH AN APPLICATION**

