

What is a residential shed – Outbuilding?

The Residential Design Codes (R-Codes) is a State Planning document that applies development controls over all residential developments in Western Australia, including outbuildings.

The R-Codes define an outbuilding as:

‘An unenclosed non-habitable structure that is detached from any dwelling.’ This includes sheds and garages that are not attached to the main dwelling.

Can I build a shed before my house.

No. Sheds are not permitted on vacant residential land, unless there is an existing house or a house under construction,

The DPLH has prepared an Outbuilding Fact Sheet for residential areas to assist in interpreting the definition and treatment of outbuildings in planning documents and state the following:

- A shed structure is not an outbuilding if it is proposed on a lot without a dwelling.
- Outbuildings and sheds are not land uses in themselves; therefore, a land use needs to be established to determine whether it is permissible under the local planning scheme.
- Without a dwelling, a shed by itself takes on a warehouse / storage land use, which is not usually permitted in a residential zone.

What are the planning provisions for outbuilding (Shed) in a residential zone.

The applicable planning provisions in the R-Codes deemed to comply requirements are:

5.4.3 OUTBUILDINGS	Deemed to Comply requirements
<p>Outbuildings associated with a dwelling site address either:</p> <p>i. the standards for small outbuildings (A. Small outbuilding); or</p> <p>ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).</p>	
<p>Small Outbuilding</p>	<p>i. no more than one outbuilding per dwelling site.</p> <p>ii. has no more than two boundary walls.</p> <p>iii. does not exceed 10m² in area.</p> <p>iv. does not exceed a wall and ridge height of 2.7m.</p> <p>v. not located within the primary or secondary street setback area; and</p> <p>vi. does not reduce open space and outdoor living area requirements in Table 1.</p>
<p>Large and Multiple Outbuildings</p>	<p>i. individually or collectively does not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser.</p> <p>ii. set back in accordance with below (extract from R-Codes Table 2a);</p> <p>iii. does not exceed a wall height of 2.4m.</p> <p>iv. does not exceed a ridge height of 4.2m.</p> <p>v. not located within the primary or secondary street setback area; and</p> <p>vi. does not reduce the open space and outdoor living area requirements in Table 1.</p>

Setback Provisions	No major Openings	Wall Length (meters)					14 +
		9m or less	10	11	12	13	
	Wall Height						
	3.5m or less	1	1	1	1	1	Refer R-Codes
	4	1.1	1.5	1.5	1.5	1.5	
	4.5	1.1	1.5	1.5	1.5	1.5	
	5.0	Refer R-Codes					
	With major Openings	Wall Length (meters)					14 +
		9m or less	10	11	12	13	
	Wall Height						
3.5m or less	1.5	1	1	1	1	Refer R-Codes	
4	1.1	1.5	1.5	1.5	1.5		
4.5	1.1	1.5	1.5	1.5	1.5		
5.0	Refer R-Codes						

A full copy of the R-Codes is available on the Shire Website: www.coolgardie.wa.gov.au or Department of Planning, Lands and Heritage website at www.dplh.wa.gov.au.

Do I need Planning approval?

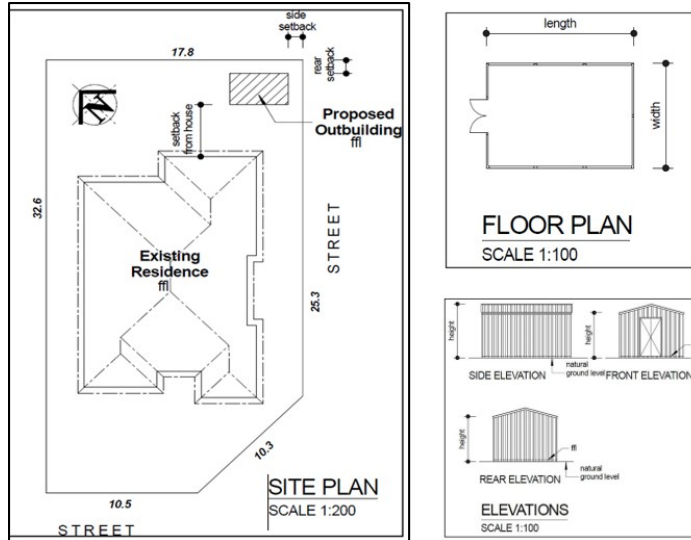
For a Shed or Outbuildings on a residential property planning approval is required as follows.

- NOT PERMITTED:** A Shed or outbuilding is proposed on a vacant lot with NO existing single house
- YES:** A Shed or outbuilding is results in a variation from the above provisions.
- YES:** A Shed or outbuildings is part of a grouped dwellings development or caravan parks will require a development (planning) application.
- YES:** A Shed or outbuildings is part of a commercial or industrial development.
- YES:** is a sea-container to be used as a shed.
- NO:** Where the site is (1) zoned residential, and (2) has an existing single house on the site and (3) the proposed shed / outbuilding complies with the above R-Codes size and setback provisions.

Planning Approval Requirements

- Completed Planning Application Form - Signed by each owner of the property. A copy can be downloaded from the Shire website.
- Completed checklist – Development (Planning) Application checklist – Outbuilding.
- Planning Application Fee payable
- Certificate of Title (issued within 6 months)
- Floor Plan – Scale 1:100
- Site Plan – Scale 1:100 or 1:200 showing:
 - North Point
 - Lot boundaries
 - Existing dwelling and other structures on the lot. Refer to the example below.

- 7) Elevation Plans – Scale 1:100 showing front, side and rear elevations showing height, natural ground levels, visually permeable panels and all dimensions. Refer to the example below.
- 8) Variations Report or letter detailing any aspects that do not comply with the R-Codes or Shire Policies.



Will I need a Building permit?

1. **YES:** A building permit is required when the shed/outbuilding i:-
 - a. built from masonry.
 - b. Is attached to a dwelling.
 - c. Is more than 10m².
 - d. Is more than 2.4metres in height,

2. **NO:** A building permit is not required when the outbuilding complies with all the following:
 - The structure is freestanding.
 - The structure is less than 10m²;
 - The structure is less than 2.4 meters in height, and
 - The structure is installed as per the manufacturer recommendations.

Building Permit Requirements?

Building permit application forms (certified or uncertified) are available from the Department of Mines, Industry Regulation and Safety (DMIRS)'s website at commerce.wa.gov.au/building-commission.

The following information will be required as part of an application for a building permit.

- Certified:
 - Completed and signed BA1 Application for Building Permit – Certified.
 - Completed and signed BA3 Certificate of Design Compliance.
 - Completed and signed Certified Building Application Checklist.
 - Payment of the building application fee - Shire's Schedule of Fees and Charges.

- Uncertified:
 - Completed and signed BA2 – Application for Building Permit – Uncertified.
 - Completed and signed Uncertified Building Application Checklist – Outbuilding i.e. Garage, Shed or similar (Class 10a).
 - Payment of the building application fee - Shire's Schedule of Fees and Charges.

Residential Sheds & Outbuildings

- Completed and signed Uncertified Building Application Checklist – Outbuilding i.e. Garage, Shed or similar (Class 10a).
- Payment of the building application fee - Shire's Schedule of Fees and Charges.

Site details

Information on your property, lot sizes, dimensions and recent aerial imagery is available from:-

- Shire's website – [public mapping](#)
- [Landgate Viewer Plus map](#)

Further information.

For further information please visit the Shire's website at www.coolgardie.wa.gov.au or visit the Shires Customer Service Counters at the Coolgardie and Kambalda Recreation Centre or by phoning the Development Services on 9080 2111 or email (planning@coolgardie.wa.gov.au)