

Outbuildings (sheds)

What is an outbuilding?

The Residential Design Codes define an outbuilding as:

‘An unenclosed non-habitable structure that is detached from any dwelling.’ This includes sheds and garages detached from the main dwelling.

Will I need a development (planning) application?

Generally, development approval will be required for outbuildings on a residential property where they are:

- Located within the street setback
- Visible from the street and not of a material or finish that matches the main dwelling
- Setback less than 1.0m (outbuilding length is less than 9.0m) or 1.5m (outbuilding length is greater than 9.0m) to a side or rear lot boundary. In some instances, an outbuilding may be built to a property boundary where the outbuilding length is not greater than 9.0m and there are no structures built to the boundary
- Collectively the area of outbuilding(s) on a property is greater than 60m² or 10 percent of the total site area
- The wall height is greater than 2.4m and ridge height of 4.2m from natural ground level.

Should your dwelling be located within a structure plan area, additional requirements may apply.

All outbuildings to commercial developments or caravan parks will require development approval.

How can I find out if I am in a structure plan area or access information on my property?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, lot sizes, dimensions and recent aerial imagery. Access Online Maps on the City's website at joondalup.wa.gov.au

How do I make an application for development approval?

If your proposal does not meet the above requirements or any other requirements of the Residential Design Codes, and/or the development provisions of a local structure plan or the City's *Residential Development Local Planning Policy*, you may lodge a development application to seek that the City exercise its discretion. It is strongly recommended that

you submit comments and signed plans from the owner(s) and occupier(s) of adjoining property(ies) if your proposed development has the potential to impact on that (those) property(ies).

Application forms and development application checklists are available on the City's website at joondalup.wa.gov.au

Where can I view the Residential Design Codes, structure plans and local planning policies?

The Residential Design Codes are available for viewing at any of the City's libraries or online at planning.wa.gov.au

Structure Plans and Local Planning Policies are available online at joondalup.wa.gov.au These documents are available in alternative formats upon request.

Will I need a building permit?

A building permit is not required when the outbuilding complies with all of the following:

- The structure is freestanding; and
- The structure is no more than 10m²; and
- The structure is no more than 2.4m in height.

How do I make an application for building permit?

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

Certified building permit applications must be accompanied with a Certificate of Design Compliance.

Please refer to the City's Uncertified Building Application Checklist – Outbuilding (Class 10a) for information required to be provided with the Building Permit Application (BA2 form).

What fees will apply?

Please refer to Building Services Schedule of Fees and Planning Services Schedule of Fees available online or provided upon request from one of the City's Customer Services Centre.

For further information please contact the City's Building Services on **9400 4961** or Planning Services on **9400 4100** or email info@joondalup.wa.gov.au