

Outbuildings (including sheds)

What is an 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.

Will I need a development (planning) application?

Outbuildings on a residential property will require a development (planning) application where it is not specifically exempt from requiring approval, or it does not meet the requirements of the *R-Codes*, the City's *Residential Development Local Planning Policy*, or structure plan (if applicable).

Generally, an outbuilding to a single house or grouped dwelling will not require a development (planning) application when:

- The size is less than 10m² and abuts no more than two boundaries (excluding street boundaries);
- It is not located within the street setback area;
- The wall height does not exceed 2.4 metres;
- The ridge height does not exceed 4.2 metres;
- It does not reduce the amount of open space required;
- The area of all outbuildings does not exceed 60m² or 10% of the total site area; and
- All other requirements of the *R-Codes* and/or the *Residential Development Local Planning Policy* are met.

Generally, outbuildings on a residential lot will require a development (planning) application where:

- They are located within the street setback area;
- They are visible from the street and not of a material or finish that matches the main dwelling;
- The setback is less than 1 metre (outbuilding length is less than 9 metres) or 1.5 metres (outbuilding length is greater than 9 metres) to a side boundary if the outbuilding is greater than 10m²;
- The area of all outbuildings is greater than 60m² or 10% of the total site area; or

- The wall height is greater than 2.4 metres and ridge height is greater than 4.2 metres from natural ground level.

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

All outbuildings to multiple dwellings, commercial developments or caravan parks will require a development (planning) application.

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 a development (planning) application?

Generally, the following information will be required as part of a development (planning) application for an outbuilding on a residential site:

- Completed and signed Application for Development Approval form;
- Completed and signed MRS Form 1 Application form;
- Completed checklist – Development (Planning) Application checklist – Outbuilding;
- Site plan and building elevations. Refer to the outbuilding checklist for information required on the plans;
- A covering letter providing details of the proposed development and written justification addressing any aspects of the development that require the City to undertake a performance assessment against the *R-Codes*, City policy or structure plan; and
- Payment of the development application fee in accordance with the City's Schedule of Fees and Charges.

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

It is also recommended that you speak to your neighbours that may be impacted by the outbuilding and have them sign the plans as a way of their consent to its development.

Where can I view the R-Codes, structure plans and local planning policies?

The *R-Codes* are available for viewing at any of the City's Libraries or online at the Department of Planning, Lands and Heritage at dplh.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 an application for a building permit?

A building permit is required when the outbuilding is built from masonry.

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

- The structure is freestanding;
- The structure is no more than 10m²;
- The structure is no more than 2.4 metres in height, and
- The structure is installed as per the manufacturer recommendations.

How do I apply for a building permit?

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 in accordance with the City'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 in accordance with the City's Schedule of Fees and Charges.

Applications for a building permit are to be submitted with payment of the application fee.

Application forms, building application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

Further information

Copies of the *R-Codes* are available for viewing at the City's Customer Service Centre, Libraries or online via the Department of Planning, Lands and Heritage website at dplh.wa.gov.au

For further information please visit the City's website at joondalup.wa.gov.au, visit the City's Customer Service Centre, contact the City's Building Services on **9400 4961** or Planning Services on **9400 4100** or email info@joondalup.wa.gov.au