

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 enclosed 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 does not meet the requirements of the R-Codes, the City's *Residential Development Local Planning Policy* (RDLPP), *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP), or structure plan (if applicable).

Generally, for a single house or grouped dwelling a development (planning) application is not required for your outbuilding if it complies with the following:

- For small outbuildings (less than 10m²):
 - Has no more than two boundary walls (a boundary wall is where the wall is setback closer than 600mm from a boundary).
 - Is not located within the street setback required for your R-Code density (see table below).
 - The wall and roof ridge height does not exceed 2.7m from natural ground level.
 - Does not reduce open space and outdoor living area requirements for your R-Code density (see table below).
- For large outbuildings (greater than 10m²) or multiple outbuildings (two or more outbuildings where the combined size is greater than 10m²):
 - The area of all outbuildings does not exceed 60m² or 10 percent in aggregate of the site area, whichever is lesser.
 - Set back from a side and/or rear property boundary a minimum of 1m where the length is no more than 14m, otherwise 1.5m. A boundary wall (where the wall is set back closer than 600mm from a boundary) may be considered where it meets the requirements of the

- R-Codes, RDLPP or HOALPP (as applicable).
- Does not exceed a wall height of 2.4m and a roof ridge height of 4.2m from natural ground level.
- Is not located within the street setback required for your R-Code density (see table below).
- Does not reduce open space and outdoor living area requirements for your R-Code density (see table below).
- All other requirements of the R-Codes, RDLPP and/or HOALPP are met (as applicable).

Additional requirements may apply if:

- The outbuilding is visible from the street. In these instances, the outbuilding is required to be a consistent style with the existing house, and compatible with the area.
- For higher dual density properties, the outbuilding is reducing the landscaping area for the property to less than 20 percent of the site area or removing trees.
- The property is within a structure plan area.

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

How do I find out my R-Code density, if I am in a structure plan area or a Housing Opportunity Area (HOA)?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, if it has a dual density code (i.e. located within a HOA), lot area, 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, a development (planning) application requires application forms, building plans, a cover letter and application fee. Please refer to the Development (Planning) Application Checklist: Residential (Outbuilding) for the specific requirements for an outbuilding application and how to lodge an application, available on the City's website 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.

Will I need 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 2.4m in height.
- The structure is installed as per the manufacturer recommendations.

How do I make an application for a building permit?

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

Further information

For further information visit joondalup.wa.gov.au, email info@joondalup.wa.gov.au or call **9400 4000**.

Visit the Customer Care desk during office hours
Monday - Friday, 8.30am - 5.00pm.

R-Code Density	Minimum outdoor living area	Minimum open space	Minimum street setback
R20	30m ²	50%	Street the house faces: 6m Other streets (corner property): 1.5m
R20/25*	30m ²	50%	Street the house faces: 4m Other streets (corner property): 2m
R20/30*	24m ²	45%	Street the house faces: 4m Other streets (corner property): 2m
R20/40*	20m ²	45%	Street the house faces: 4m Other streets (corner property): 2m
R20/60*	16m ²	40%	Street the house faces: 2m Other streets (corner property): 2m

*For properties with a dual-density code (e.g., R20/40) the requirements only apply if the property is developed at the higher density (e.g., R40). If your property has not been built to the higher density, refer to R20 requirements.

**A boundary wall (where the wall is setback closer than 600mm to a side or rear boundary) may be permitted where it is behind the street setback and meets the length and height requirements of the R-Codes, RDLPP or HOALPP (as applicable).