

# OUTBUILDINGS - SHEDS

DOCUMENT NO: BIS 005



## INTRODUCTION

Outbuildings are an enclosed freestanding non-habitable structure (garden sheds, workshops, sheds) that may be used for storage on residential properties.

## IS A BUILDING PERMIT REQUIRED FOR AN OUTBUILDING?

Yes. A Building Permit approval is required for all outbuildings regardless of size.

## WHO SUBMITS THE APPLICATION?

Either the property owner or the party contracted to construct the outbuilding submits the application.

## WHAT PLANS AND SPECIFICATIONS DO I NEED TO SUBMIT WITH MY APPLICATION FOR A BUILDING PERMIT?

The following plans and details are required:

- Floor plan and elevations of the outbuilding are to be submitted to a scale of not less than 1:100.
- A full site plan, showing the location of the proposed outbuilding, in relation to the property boundaries and all other existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200 – Refer to Appendix 1 for an example.
- Engineering drawings as certified by a Structural Engineer. The engineering drawings must include details of the design criteria to which the building has been designed, i.e., Wind region, importance level, terrain category.
- Technical Data Sheet for any proposed roller doors, confirming they are suitable for the region.

## WHAT DO I NEED TO CHECK IF THE OUTBUILDING IS TO BE FITTED WITH A ROLLER DOOR?

That the manufacturer/structural engineer is to certify that the roller door(s) and their fittings and supports comply with the domestic garage doors standard AS/NZS 4505 and can withstand the wind pressure loading.

## WHAT IS THE MAXIMUM SIZE OUTBUILDING THAT I CAN LOCATE ON MY PROPERTY?

Refer to the City's Planning Policy DP7 for details on the permitted size of an outbuilding. Variations to this policy may be sought by lodging an application for Development Approval with the City's Planning Team.

## HOW FAR FROM THE BOUNDARY OF A PROPERTY CAN I BUILD AN OUTBUILDING?

As a minimum under the National Construction Code an outbuilding is required to achieve a minimum 900mm setback between the eave line and the boundary or between the dwelling eave and the proposed outbuilding. Alternately a fire wall may be required. Please note however the minimum boundary setback from a Planning perspective is 1m, with anything less than this requiring Planning Approval.

## CAN I BUILD THE OUTBUILDING AS AN OWNER BUILDER?

Yes, however if the value of the work exceeds \$20,000 you will need to apply to the Building & Energy Division at the Department of Mines, Industry Regulation & Safety for an Owner Builders Licence prior to making application for Building approval. Alternately a registered builder will need to be engaged to obtain the Building Permit and carry out the work.

## WHAT IF I REQUIRE A CHANGE TO AN EXISTING OR AN ADDITIONAL CROSSOVER?

You will need to seek approval from the City's Technical Services Team. Please refer to the City's Crossover Policy TE.06.

## ADDITIONAL INFORMATION

If you would like additional information on outbuildings - sheds, please contact:

City of Karratha, Building Services

Ph: (08) 9186 8555

E-mail: [building.user@karratha.wa.gov.au](mailto:building.user@karratha.wa.gov.au)

Website: <https://karratha.wa.gov.au/building-and-land>

## 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 Karratha encourages you to seek professional advice before acting on any information contained within this document. Please contact the city of Karratha if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

## APPENDIX 1 – SAMPLE SITE PLAN

Your site plan should clearly indicate the location of the proposed outbuilding, its setbacks from the side boundary, setback to the eave or wall of the existing dwelling and the dimensions of the outbuilding.

