

BUILDING INFORMATION SHEET:

Outbuildings & Sheds (Class 10a)

A Breath of Fresh Air

Definition

Outbuildings are defined as *enclosed non-habitable structures that are detached from any dwelling*. Traditionally the term outbuilding comprises of backyard sheds and workshops.

Outbuildings are exempt from requiring development approval where they comply with the deemed-to-comply provisions of the [Residential Design Codes \(R-Codes\)](#) for Residential Zones only.

For zones other than Residential please confirm with the Shire's Planning Department as to whether a development approval is required.

Frequently Asked Questions

When is a Building Permit required for an outbuilding/shed?

Outbuildings/sheds are only exempt from requiring a Building Permit when they are freestanding have a floor area of 10m² or less and is no more than 2.4m in height.

Please note, if you are not sure whether a permit is required you should check with the Shire of Harvey's Building Department.

Can I build an outbuilding as an owner's builder?

Yes, owner builders are permitted to construct an outbuilding/shed. If the value of construction is over \$20,000 you will need to apply to the Building & Energy Division of the [Department of Mines, Industry Regulation and Safety](#) for an Owner Builder certificate. A Building permit cannot be issued on works valued over \$20,000 unless an Owner Builder certificate has been received or a registered builder has been contracted to do the work.

Please refer to the Building and Energy Division - Department of Mines, Industry Regulation and Safety website by clicking [here](#) which outlines when a registered builder is required.

Who is required to submit the application?

Either the Builder or Owner can submit the application.

What is the difference between a Certified Application (BA1) & Uncertified Application (BA2)?

BA1

Requires a Certificate of Design Compliance (BA3) to be completed by a Private Building Surveyor as part of the building permit application.

BA2

An application is submitted to the Shire of Harvey for assessment. A BA3 will be issued by the Shire's Building Surveyor as part of the building permit.

What is the maximum size and height of an outbuilding I can have?

Residential Zones

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- 120m² with a wall height of 3m and 4.5m to the apex of roof subject to compliance with other density requirements of the R-Codes eg. Open Space. Refer to Column 6 of Table 1 of the R-Codes.

Special Residential and Special Rural Zones

- The aggregate floor area of all outbuildings not attached to the dwelling does not exceed a maximum floor space of 10% of the total site area.

Please note, notwithstanding the above should the wall height may be increased subject to Development approval and compliance with the Local Planning Policy 4.1.18 – Outbuilding by clicking [here](#).

General & Intensive Farming Zones

Please contact the Shire's Planning Department in relation outbuildings in these zones.

How long will my application take to process?

Providing that all documentation is submitted upfront and no additional information is required:

- Certified Applications – Within 10 working days of the day of lodgement.
- Uncertified Applications – Within 25 working days of the day of lodgement.

If additional information is requested of the applicant, they will be given 21 calendar days to provide the information so the application can be determination.

What are the required setbacks for an outbuilding?

Residential

- Outbuildings are not generally permitted to be located within the front setback area (front yard) of a residential property. The distance they are permitted from the front property boundary is determined by the minimum primary street setback, details listed under column 7 of Table 1 of the R-Codes for the density coding of your land. An application to vary the R-Codes will need to be submitted for assessment.
- On corner properties, an outbuilding must be located a minimum of 1.5m from the secondary street boundary.
- Side and Rear setback as per Table 2a of the R-Codes, and are calculated using the on wall length and wall height.
- The fire separation requirements detailed under Clause 3.7.1.5 of the National Construction Code Series 2019 – Building Code of Australia (Volume 2 – Amendment 1) must be applied to all Class 10a buildings on residential allotments. This documentation is available on the website link by clicking [here](#). Please contact the Shire's Building department for any further questions on this.

Special Residential and Special Rural Zones

Sheds within these zones are required to be within the approved Building Envelope for the Lot. If you are unsure of your Building Envelope, please contact the Shire's Planning department.

General & Intensive Farming Zones

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Outbuildings are required to be setback a minimum of 20 metres from all property boundaries. To vary this requirements, a Development Application will need to be approved by the Shire prior to the assessment of the building permit application.

What plans and specifications do I need to submit with an Uncertified application for a Building Permit?

Along with a completed form 'Application for Building Permit-Uncertified' (Form BA2), one copy of the following plans and details are required:

- A full site plan clearly showing the location of the outbuilding in relation to the property boundaries and existing buildings on the property. This site plan is to be drawn to a minimum scale of 1:200 and must show the finished floor level relative to the house floor level and demonstrating the location of the outbuilding in relation to the property boundaries and any existing buildings.
- Floor plan and elevations of the proposed outbuilding to a scale of not less than 1:100.
- Construction details that nominate the materials to be used including their dimensions and fixing methods.
- Structural certification of the design is required for all steel structures and may also be required for other methods as required. Advice should be sought from the Shire's Building Department prior to submitting an application.
- Payment of the Building Fees for the application.

If value exceed \$20,000 the following is also required:

- Registered Builder or Owner Builder details.
- Construction Training Fund Form with payment of additional fees.

What plans and specifications do I need to submit with a Certified application for a Building Permit?

Along with a completed Application for Building Permit-Uncertified (Form BA1), one copy of the following plans and details are required:

- A copy of the Certificate of Design Compliance (BA3) issued by the Private Building Surveyor.
- All documents listed on the BA3.
- Payment of the Building Fees for the application.

If value exceed \$20,000 the following is also required:

- Registered Builder or Owner Builder details.
- Construction Training Fund Form with payment of additional fees.

What are the fees for a Building Permit application?

For applications fees please refer to the '[Building Schedule of Fees and Charges](#)' on The Shire's website.

This information sheet is provided as generalised information. While the Shire aims to keep the content of this document current and accurate, the Shire accepts no responsibility or warranties for actions based on the information provided. The Shire of Harvey encourages you to seek professional advice before acting on any information contained in this document. Please contact the Shire of Harvey if you have any questions.

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