

Building Information Sheet:

OUTBUILDINGS/SHEDS (Class 10a)

SAMPLE PLANS and DETAILS



An outbuilding (such as a shed) is an enclosed, non-habitable structure that is detached from any dwelling.

N.B. A freestanding (not attached to a dwelling) garden shed with a floor area of 10m² or less and not exceeding 2.4m in height generally does not require a building permit (provided it complies with setback requirements).

Planning Requirements

Maximum Size

Outbuildings shall comply with the Shire of Collie's Local Planning Policy LPP2.1 '*Outbuilding Control*' for maximum allowed floor area and height. Note: the floor area is required to be considered in aggregate for all onsite outbuildings. Patios, lean-to's and carports that are either stand alone or attached to an outbuilding are also to be included as part of the aggregate outbuilding floor area.

Refer to table 1 extract from the policy below for sizing, however you are encouraged to read the policy in full to ensure you are aware of all prescribed requirements.

Table 1 – Development Provisions According to Zone

| Provisions | Zone/Land Size | | | |
|------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------|----------------------|
| | Residential <1000m ² | Residential ≥1000m ² | Urban Development | Rural Residential |
| Max Aggregate Floor Area | 100m ² or 12% of site area whichever is less | 150 m ² or 12% of site area whichever is less ¹ | 250 m ² or 12% of site area whichever is less | 250 m ² |
| Max Wall Height | 3.5m | 3.5m | 6m | 6m |
| Max Ridge Height | 4.5m | 5m | 9m | 9m |
| Setbacks | As per Scheme and R-codes ² | | | |
| Zincalume | No | No | No | No |
| Building Approval for Class 1A Dwelling² | Yes | Yes | Yes | Yes |

Note 1 – An additional 40m² for a detached garage or carport is permitted provided that there is no garage incorporated under the main roof of the dwelling.

A maximum wall height of 3.5m also applies to all Outbuildings located on lots zoned 'Residential' and on all other zoned lots where the site area is less than 2,000m². For more information, please refer to *Local Planning Policy 2.1 – Outbuilding Control*, available on the Shire website or at the Shire offices.

Location / Boundary Setbacks

- Outbuildings are not permitted to be located within the front setback area (i.e. forward of the building line) of the property.
- Generally, in a residential zone, an outbuilding less than 9.0m in length is permitted to have a 1.0m setback from a side and rear boundary. An outbuilding over 9.0m in length is required to have a 1.5m setback. If you have a corner property, the shed or garage must be located a minimum of 1.5m from the secondary street boundary.
- The minimum open space requirements outlined in column 6, Table 1 of the Residential Design Codes must be maintained.

Building Permit Application Requirements

Note: An Application for building permit must be signed by the builder. Buildings with an estimated constructed value greater than \$20,000 must be constructed by a registered builder OR an owner-builder with approval from the Building Services Board.

- ☐ If a BA1 Application ('Application for Building Permit – Certified') is submitted in lieu of a BA2 Application ('Application for Building Permit – Uncertified') then the application must include a BA3 Certificate of Design Compliance (CDC) issued by a registered private Building Surveyor
- ☐ Site Plan (scale 1:200) showing ALL existing buildings and the proposed building; location and setback distances; property address; north arrow; natural ground level (NGL), finished floor level (FFL) must be shown;
- ☐ Minimum of two elevations and cross section (scale 1:100) showing overall building dimensions including ridge height, and materials;
- ☐ Construction details and specifications showing the materials and method of constructing the building (scale 1:50 min) certified/signed by a professional engineer.
- ☐ Bush Fire Prone Areas - Where an outbuilding is within 6.0m of a dwelling, the outbuilding design must meet AS3959 – Building in Bushfire Prone Areas

Payment of the application fees are calculated on the estimated construction value. A minimum fee of \$110.00 or 0.32% x value **PLUS** the Building Services Levy of \$61.65 minimum or 0.137% x value if greater than \$45,000. A Construction Training Fund levy is applicable and calculated at 0.20% x value if the value is greater than \$20,000.

This publication is intended as to provide general information only.

Exemption from requiring a Building Permit does not exempt compliance with the BCA, Local Laws, Local Planning Scheme (LPS) and Local Planning Policies. Please contact the Shire of Collie to ensure your proposed development is compliant.

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Enquiries

Enquiries may be made to the Shire of Collie staff at –

Phone: 08 9734 9000

Email: colshire@collie.wa.gov.au

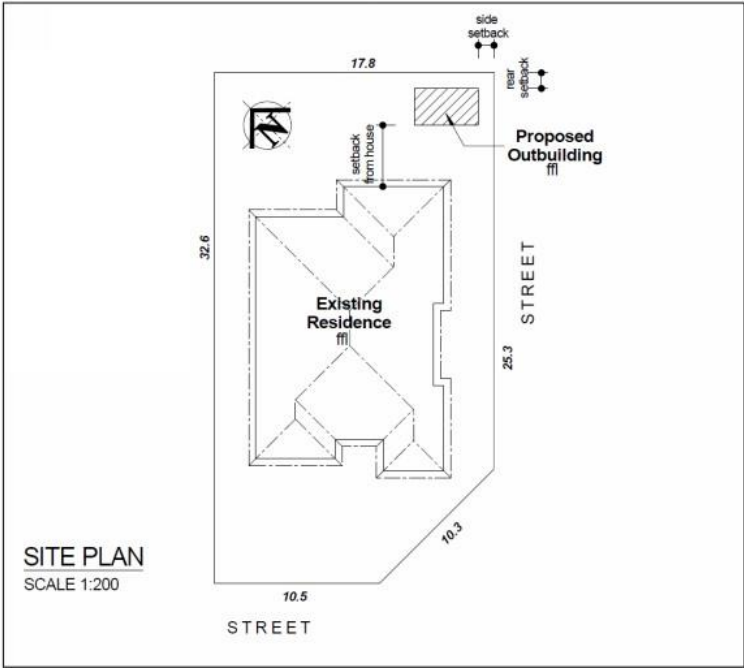
Website: www.collie.wa.gov.au

At the Shire offices between the hours of

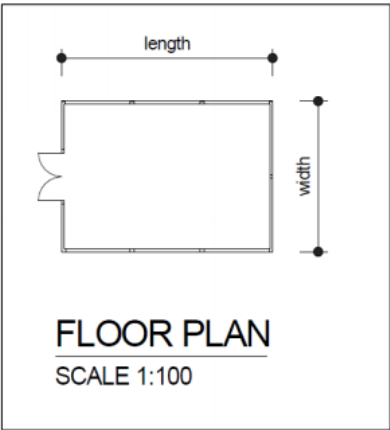
8.30am – 4.30pm, Monday to Friday.



Site Plan



Floor Plan



Elevations

