

## INFORMATION SHEET

# OUTBUILDINGS (SHEDS)

### WHAT IS AN OUTBUILDING?



Essentially, it's a personal storage/workshop shed, and can also include a farm shed. It does not include a shed for commercial or industrial purposes.

The Residential Design Codes defines an outbuilding as "an enclosed non-habitable structure that is detached from any dwelling".

You are not permitted to live in an outbuilding.

### DEVELOPMENT APPROVAL (DA) REQUIREMENTS

Development Approval (DA) from the Shire is not required for an outbuilding if it meets the all of the criteria for the relevant zone, in the Shire's Local Planning Policy 'SDev CP091 - Exempted Development and Land Use', summarised below.

| ZONE  | EXEMPTION CRITERIA  |
|---|---|
| <p><b>'Residential' zone (other than Bushland Development Area)</b></p> | <ul style="list-style-type: none"> <li>• Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy;</li> <li>• Maximum outbuilding floor area - 80m<sup>2</sup> in aggregate or 10% in aggregate of the site area (whichever is the lessor);</li> <li>• A maximum wall height of 3m;</li> <li>• A maximum ridge height of 4.2m as per the Residential Design Codes;</li> <li>• Located behind the street setback;</li> <li>• A nil setback to the side and/or the rear boundary setback and 1m setback to a secondary street boundary is permitted for a maximum wall length of 9m; and</li> </ul> <p>All other 'deemed to comply' requirements of the R-Codes being met (check that you will still be able to achieve the required 'open space' on the lot).</p> |
| <p><b>'Residential' zone - Bushland Development Area</b></p>            | <ul style="list-style-type: none"> <li>• Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy;</li> <li>• Maximum outbuilding floor area - 80m<sup>2</sup> in aggregate or 10% in aggregate of the site area (whichever is the lessor);</li> <li>• A maximum wall height of 3.5m;</li> <li>• A maximum ridge height of 4.4m;</li> <li>• A minimum setback of 2m to the side and the rear for Burekup;</li> <li>• A minimum setback of 2m to the side and 10m to the rear in Eaton;</li> <li>• Patios must be constructed in accordance with the above listed criteria however are not subject to a maximum aggregate floor area.</li> </ul>  |

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|  | <ul style="list-style-type: none"> <li>All other 'deemed to comply' requirements of the R-Codes being met.</li> <li>All Stormwater including roof run off disposal is to be contained on site.</li> </ul>  |
| <b>'Small Holding' zone</b>                                  | <ul style="list-style-type: none"> <li>Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy.</li> <li>Maximum floor area – 300m<sup>2</sup> in aggregate where the lot size is less than 3ha.</li> <li>Maximum floor area – 400m<sup>2</sup> in aggregate where the lot size is larger than 3ha.</li> <li>A maximum wall height of 5m.</li> <li>Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation.</li> <li>A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS.</li> <li>All Stormwater including roof run off disposal is to be contained on site.</li> </ul> |
| <b>'General Farming' zone rural shed or farm outbuilding</b> | <ul style="list-style-type: none"> <li>Buildings to be clustered with the farmhouse and other outbuildings, if there are existing buildings on the lot.</li> <li>Compliant with the relevant setbacks for the zone.</li> </ul>   |

**NOTE: If you can't meet the above criteria you will need to apply for a DA. The following Planning Forms & Fees are on the Shire's website:**

- Form I10 – Application Form and Checklist – Commence Development (Planning Approval)**
- Schedule of Planning Fees**
- Consent Objection Form – Adjoining Owners**



Despite the above exemptions, approval under the Greater Bunbury Region Scheme (GBRS) may be required if the land is affected by the Floodplain Management Policy 2017, and/or the Strategic Minerals and Basic Raw Materials Resource Policy, and/or the land abuts a Region Scheme Reservation under the GBRS.

You will also need to check with the Shire's Building Services division to see if you need a Building Permit. Development Approval is not a Building Permit.

## IS AND OUTBUILDING BEFORE A HOUSE ALLOWED?

Not in a 'Residential' zone.

On a 'Small Holding' zoned lot, you will need Development Approval to build an outbuilding before a house, and certain criteria apply. The requirements are detailed in Local Planning Policy '**SDev CP030 – Construction of Outbuildings in the Small Holding Zone prior to completion of a dwelling**'.

On a 'Small Holding' or 'General Farming' zoned lot, if you can also meet the requirements in Local Planning Policy '**SDev CP104 – Caravans as Temporary Accommodation**', you may be able to get approval from the Shire to stay in a caravan in the shed for up to 12 months while you build the house. Conditions apply.

## OTHER USEFUL INFORMATION





The Shire has a number of helpful Information Sheets which will give you additional information including:

- Development Approval – DA Application Guide
- Residential Design Codes and Variations
- Building Envelopes & Building Exclusion Areas

The following Council policies may also assist you:

- Local Planning Policy CP104 – Caravans as Temporary Accommodation
- Local Planning Policy CP030 – Construction of Outbuildings in the Small Holding Zone prior to completion of a dwelling'

Please contact the Shire's Planning or Building departments on 9724 0000, or email [planning@dardanup.wa.gov.au](mailto:planning@dardanup.wa.gov.au) if you required more information.

| LODGING AN APPLICATION FOR DEVELOPMENT APPROVAL   | PAYMENT  |
|---|--|
| <p><b>ONLINE</b><br/>Applications may be emailed to:<br/><a href="mailto:records@dardanup.wa.gov.au">records@dardanup.wa.gov.au</a><br/>Documents in PDF format</p> |  Upon receipt of your completed application, Shire officers will contact you for payment.              |
| <p><b>BY POST</b><br/>Applications may be posted to: PO Box 7016,<br/>Eaton WA 6232</p>   |  Cheques payable to:<br>Shire of Dardanup<br>PO Box 7016, Eaton WA 6232                               |
| <p><b>IN PERSON</b><br/>Applications may be submitted to the Shire of Dardanup offices</p>  |  Payment can be made via cheque, cash or EFTPOS at reception.   |
| <p><b>Need more information or help?</b></p>  |  Call 9724 0000 or email <a href="mailto:planning@dardanup.wa.gov.au">planning@dardanup.wa.gov.au</a> |