

INFORMATION SHEET

OUTBUILDINGS

WHAT IS AN OUTBUILDING?



An outbuilding is defined by the Residential Design Codes (R-Codes) as:
“An enclosed non-habitable structure that is detached from any dwelling”.
Based on this definition, an **outbuilding requires a dwelling**. Outbuildings are also known informally as sheds, barns and workshops, with varying design, size and construction materials.

PURPOSE OF OUTBUILDING

A shed structure is not an outbuilding if it's proposed on a lot without a **dwelling**. A land use must then be identified in the proposal consistent with the purpose of the structure.

For example, an outbuilding with no approved dwelling on a property would be best described as **'warehouse/storage'**, as defined within the [Shire of Dardanup Town Planning Scheme No.9](#).

Such use is not permitted in several zones within the Shire of Dardanup Town Planning Scheme No.9 as it is typically a form of development not consistent with amenity expectations within the various localities of the zones.

DO OUTBUILDINGS REQUIRE APPROVAL?

In a residential setting, outbuildings are assessed against the R-Codes and Local Planning Scheme No.9.

The *Planning (Local Planning Schemes) Regulations 2015* also allows the preparation of local planning policies to **exempt outbuildings** from the requirement of planning approval.

In the Shire of Dardanup, Local Planning Policy [SDEV CP091 - Exempted Development and Land Use](#) has been prepared to enable outbuildings of a certain form (size, height) to be exempt from the requirement of planning approval in various zones within the Shire. This policy also includes exemptions for other forms of development.

IF I HAVE APPROVAL GRANTED FOR A HOUSE AND AN OUTBUILDING IN THE SMALL HOLDING ZONE, CAN I BUILD MY OUTBUILDING FIRST?

A shed cannot be characterised as an outbuilding if there is no association with habitable dwelling on the same lot. The Shire, however, recognizes that an outbuilding may be part of a development proposal that includes a dwelling, with the outbuilding intended to be constructed first, to store materials/equipment/belongings of the landowner.

The Shire has prepared the ability for this to occur under [SDEV CP030 -Local Planning Policy-Construction of Buildings in the Small Holding Zone Prior to Completion of a Dwelling](#). However there are strict criteria in place in order for a landowner to benefit from the policy, please contact a Shire Planning Officer to discuss further.

LODGING AN APPLICATION	PAYMENT
ONLINE Applications may be emailed to: records@dardanup.wa.gov.au Documents in PDF format.	 Upon receipt of your completed application, Shire officers will contact you for payment.
BY POST Applications may be posted to: PO Box 7016, Eaton WA 6232.	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
IN PERSON Applications may be submitted to the Shire of Dardanup offices.	 Payment can be made via cheque, cash or EFTPOS at reception.
Need more information or help?	 Call (08) 9724 0000 or email planning@dardanup.wa.gov.au