

Outbuildings

What is an Outbuilding?

An outbuilding is defined as an enclosed non-habitable structure, including sheds, detached from any building, which are required to meet the standards of the *Building Codes of Australia* (BCA).

The *Residential Design Codes* (R-Codes) also apply to the construction of outbuildings. The R-Codes contain two sets of provisions, one set of deemed to comply (acceptable development) standards, and one set of performance based standards.

Maximum size

The total combined size of all outbuildings on a lot must not exceed 60 m² on a residential lot. However, on smaller lots, outbuildings may not exceed 10 percent of the total site area ie: 500m² – 50m².

Outbuildings less than 10m² and less than 2.4 metres high do not require a building permit but may still require planning approval.

Setbacks

A setback is the horizontal distance between the wall of a building and the lot boundary. Setbacks are measured at right angles to the lot boundary.

- Setbacks will be assessed in accordance with the *Residential Design Codes* (R-Codes).
- The minimum setback to the wall is one metre, for outbuildings with a wall up to nine metres in length and 1.5 metres for a wall that exceeds nine metres. A greater setback may be required if the wall height of the outbuilding exceeds 3.5 metres.
- For sites with a residential density of R20, the minimum setback to a secondary street is 1.5 metres.

Height

The maximum wall height is not to exceed 2.4 metres and 4.2 metres to the top of the roof as measured from natural ground level.

Site Cover

You may not cover more than a fixed proportion of your lot with roofed areas, for example, in areas coded R20, a total of 50 percent of the site should be kept as 'open space'. Please consult with the City to discuss site coverage limitations.

Building Application Requirements

An application for a building permit requires the following information:

- Completed building permit application form BA1 or BA2.
- Site Plan – two copies to a scale not less than 1:200, indicating:
 - site boundaries
 - existing and proposed levels
 - all existing structures, and
 - the location of the proposed structure and distances to the boundaries.
- Construction details showing materials to be used, their respective sizes, spacing and spans.
- Engineer's details may be required depending on the materials used and their configuration.

Planning Approval

Applications, which do not satisfy the relevant acceptable development standards of the R-Codes (for example the size, height, or setbacks of your proposed outbuilding), can be assessed under the performance criteria. An application for assessment against the performance criteria does not guarantee the approval of your proposal.

You may also require planning approval for your outbuilding if it is to be located on a strata lot.

Please refer to the City's Planning Application Checklist available at the City's Customer Service Centres or via the City's website at joondalup.wa.gov.au for further information on submission requirements.

Please note penalty fees apply where a development has occurred without the necessary approvals.

Fees

Please refer to *Building Services Schedule of Fees* and *Planning Services Schedule of Fees* available via the City's website or provided upon request from one of the City's Customer Service Centres.

Further information

For further information, please contact the City's Building Services on **9400 4961** or Planning Services on **9400 4460**.

Alternatively, information is provided via the City's Customer Service Centres or via the City's website at joondalup.wa.gov.au

You may visit the Joondalup library to view a copy of the BCA.

Information regarding the R-Codes may be viewed via the Department of Planning website at planning.wa.gov.au or purchased from the State Law Publisher – Western Australia at slp.wa.gov.au