

OUTBUILDINGS

Building Information Sheet



This information sheet is to be read in conjunction with the *Residential Design Codes*.

Outbuildings: are enclosed, non-habitable structures that are not attached to any dwelling and include sheds, rainwater tanks, sea containers (see separate information sheet) and garages.

General Requirements:

- Outbuildings on Residential properties are to comply with the Residential Design Codes.
- The *maximum* floor and wall heights refer to the distance measured from the natural ground level.
- On Residential properties the outbuilding shall not be used for habitable, commercial or industrial purposes, or any other use that would require the specific approval of Council.
- Outbuildings are to be set back from boundaries in accordance with the setbacks listed in the Residential Design Codes.

Plans, drawings and specifications for steel fabricated outbuildings submitted as part of an application for building permit approval are to be certified by a practicing Structural Engineer:

- (a) where masonry walls are used;
- (b) where the area of the building exceeds 60m²; and
- (c) where wall height exceeds 2.4m in height.

Prior to the issue of a building permit for the construction of a steel framed outbuilding the applicant is to provide Plans, drawings and specifications that have been certified by a practicing Structural Engineer. Such plans are to include the name, qualifications and certifying date of the certifying engineer.

Applicants are to be advised of this requirement via the Building Checklist Information Sheet.

Note: The Shire of Pingelly is located within an Earthquake Zone 2 and as such buildings are to be engineered designed to meet the requirements of the BCA and Australian Standard AS 1170.4 and AS 3700.

Note: Under the *Building Regulations 2011* applicants are required to obtain a building permit approval for the construction of outbuildings the General Agriculture Zone.

8.3 Building Permit – No requirement to submit

No building permit is required for:

- a) the erection of a single prefabricated garden shed not exceeding 10m² in area and 2.4m in height.

- b) the construction of an open (shade cloth roof) patio or pergola less than 20m² in area provided that setback requirements are met.

Applicants intending to erect or locate a single prefabricated garden shed not exceeding 10 m² in area and 2.4m in height or an open patio or pergola less than 20m² in area, are to submit a site plan of the property illustrating the location of the proposed building in relation to existing buildings, boundaries and septic tanks.

Staff are to ensure that the location of the proposed building comply with the setback provision outlined in the *Residential Design Codes*.

Definitions:

- **Outbuilding** is an enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.
- **Carport** is a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side and being without a door.
- **Garage** is any enclosed and roofed structure, other than a carport, designed to accommodate one or more motor vehicles.
- **Patio** is a roofed shade structure either attached to a dwelling or free standing and is required to be open on fifty percent of it's sides.
- **Pergola** is a light weight shade structure that does not have a solid roof. It may be attached to a dwelling or can be free standing.
- **Statutory Powers:** This policy has been prepared in conjunction with the requirements of the *Residential Design Codes of Western Australia 2015*, i.e. The performance criteria relative to outbuildings (Clause 5.4.3) states:
“*Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties.*”

Part 3 clause 3.1 of the *Residential Design Codes of Western Australian 2015* states that

Where:

- (a) planning approval is required under the **scheme**;
- (b) the proposed development requires the **decision-maker** to exercise its judgement in respect to the R-Codes; or
- (c) planning approval is required by clause 3.2.1; an application shall be made to the decision-maker on the appropriate form(s).

Within all “Residential” and “Rural Residential” zoned areas of the Shire and on Farming zoned lots with an area of 2ha or less except as otherwise stated, planning consent for all outbuildings is required. If planning consent is granted, building approval will be issued for outbuildings which are appurtenant to a dwelling, provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction, located behind any residence on-site and provided the proposed development complies with the following:

1. What Size Outbuilding can I Build In any “residential” or “rural residential” zone:

Any outbuilding pertaining to a dwelling in the above zones can go to a maximum outbuilding area of 60m² with delegated planning approval from the Chief Executive Officer.

When the total outbuilding area for a property is to exceed 60m², the planning application must be presented to Council for approval.

Distance from boundaries on any residential zoned lot:

- a. Garages, shed, pergolas and patios - brick construction
 - i. Attached to house - 1m from side boundaries. Eaves not closer than 750mm measured from the outer edge of the gutter.
 - ii. Detached from house - Must be 1.8m clear of house with either parapet wall on boundary or walls 1m from boundary with eaves 750mm clear of boundary.

- b. Garages, sheds, pergolas, and patios - steel framed construction - Detached from house only - Must be at the rear of the residence 1.8m clear of the residence, leach drains and septic tanks and 1.2m clear of side and rear boundaries.

- c. Carports - Columns of brick (350mm x 350mm) or steel may be erected on a boundary provided no more than 4 columns are used and roofing including guttering is at least 750mm clear of the boundary. Beams must be of steel within 750mm of a boundary and a dividing fence forming a side wall of the carport must not be higher than 1.8m. Timber framed carports must be sited 1.2m clear of boundaries.

8.5 Footpath Protection

Where a building permit is issued for the construction of a new building and site access for heavy traffic may be required, the landowner is to be made aware of the requirements concerning the adequate protection and care of the road verge (footpaths, trees, etc).

Where it is viewed necessary by the Chief Executive Officer a bond of \$500 may be required as part to safeguard the Shire of Pingelly's interests prior to the issue of a building permit for the work.