

## Building Information Sheet BS04 – Sheds

July 2010

**Outbuilding** – An enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia (BCA) and is detached from any dwelling. (ref: WA Residential Design Codes). An outbuilding is considered as a Class 10 building in the BCA, being a *non habitable building or structure*.

**Garden Shed** - a garden shed is available as a flat pack DIY product, and vary in size up to about 4m span or width, up to 2.1m high, and do not have a structural frame or permanent floor.

The Shire of Augusta-Margaret River, in an endeavour to standardise procedures and in keeping with the current BCA, *Building Regulations 1989*, and the WA Residential Design Codes, requires a building license for outbuildings.

### What's required to obtain a building licence?

Two (2) copies of all information with a completed application form (available on the shire website)

#### Site plan to include:

- Site boundaries.
- The position of the proposed structure. The acceptable setback for this type of building is 1m from side and rear boundaries.
- Show the finished floor level of the shed relating to a datum point, and the levels on the lot.
- Residence and ALL other structures on the property (ie. Sheds, or pergolas, etc).
- The positions of septic tanks and leach drains if applicable.

#### Structural Information

How the structure is held down, held together, attached to other structures and braced or kept rigid. Types and colours of materials. Material sizes, spacing's and spans to be clearly shown. Provide the generic structural drawings supplied with the shed, or have your plans endorsed by a practising structural engineer.

#### Permitted total area of all outbuildings.

- Prescribed in the WA Residential Design Codes, and the Town Planning Scheme (TPS).
- Residential Zone - single outbuilding or aggregate of two up to 60m<sup>2</sup> in floor area.
- Rural Residential Zone - Refer to Planning and Development policy for Outbuildings.
- Rural Zones – Area not limited; required to comply with setbacks.

**Note:** If the proposal meets all of the TPS requirements, and Council policies, then a Planning approval is not required.

Garden sheds as defined above, generally do not require a building licence.

**Fees** Refer to information sheet for schedule of fees. Applications not accompanied by fees will not be processed.

For further information or to clarify any of the above please contact building services on 97805214