



Planning Information Sheet

PS12 – Outbuildings/Sheds

November 2010

An outbuilding is any enclosed non-habitable structure that is detached from any dwelling and includes but is not limited to a shed, garage, or the like, provided that it is not substantially connected to the main dwelling and is ancillary to the primary authorised use of the property. They are also classified as a Class 10a (non-habitable) structure under the Building Code of Australia. However, it is important to note that sheds used for commercial or industrial purposes are not classified as outbuildings. This information sheet will help guide you through the process.

Is planning approval required?

In most instances outbuildings are generally exempt from requiring planning approval and will only require a building licence. However, where an outbuilding does not comply with Local Planning Scheme No. 1, the Residential Design Codes or any relevant local planning policies then planning approval may be required. To ensure that you comply with the relevant requirements you will need to check whether the height, floor area and setbacks of the outbuilding you propose to build complies with the development standards which apply to your property.

To determine the outbuilding requirements for your property, you will first need to determine the zoning of your land to identify which development standards apply. The zoning of a property is obtained by referring to the Scheme maps that are available from the Shire of Augusta-Margaret River website (www.amrsc.wa.gov.au). The requirements for each zone are outlined below;

Residential land

Outbuildings on 'Residential' lots must comply with the following provisions of the R Codes;

- A minimum one metre setback from side and rear boundaries (note that in some instances a greater setback may be required);
- A maximum wall height of 2.4 metres with a maximum roof/ridge height of 4.2 metres;
- A maximum total floor area of not more than 60m²; and
- Must not be habitable.
- The outbuilding must also comply with any other relevant R Code provisions including setbacks and overshadowing.

Rural Residential*

Outbuildings on Rural Residential zoned should comply with the following requirements;

- A maximum floor area of 80m²
- The height of the outbuilding is restricted to 3.5m (this height may be varied subject to obtaining planning approval);
- The outbuilding/s should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Non-reflective materials and colours are required to protect the rural amenity of the locality;
- The outbuilding must be located in the building envelope if one applies;
- Setbacks from watercourses must be at least 30m unless determined otherwise by Council; and
- If there is no building envelope any outbuilding must be setback from the front or rear boundary a minimum of 30m and 10m from any side boundary.

General and Priority Agriculture

Outbuildings on Rural Residential zoned should comply with the following requirements;

- The height of the outbuilding is restricted to 3.5m (this height may be varied subject to obtaining planning approval);
- The outbuilding/s should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Non-reflective materials and colours are required to protect the rural amenity of the locality;
- The outbuilding must be located in the building envelope if one applies;
- Any outbuilding must be setback at least 60m from any lot boundary along Caves Road, Bussell Hwy and Brockman Hwy or 30m from any other road. The outbuilding must also be setback 20m from any side or rear boundary.

(For outbuilding proposals in any other zones not specified on this Information Sheet, please contact the Shire's Planning Department to establish the relevant design and development requirements.)

Local Planning Policies are also developed to help guide the discretionary decisions of Council. The relevant policies must be identified and the development proposal must be justified against the provisions of any relevant policies. To check that you have covered all policy requirements please check the current list of policies on Council's website when you are preparing your application. Two relevant policies are PE.2 - Setbacks for Development on Rural and Special Rural Zoned Land and PE 23 – Outbuildings.

How do I apply for planning approval?

You will need to complete a planning application form and the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for any variations from the Scheme and/or any relevant Policy. The application will not be accepted if this information is not attached.

Is there anything else?

It is important to note that planning approval is also required for any outbuilding that is located on a Heritage listed property or within any Special Control Area. These areas include Flinders Bay, Molloy Island, Gnarabup and the Ten Mile Brook Water Catchment Area. Furthermore, any outbuilding that does not comply with an Outline Development Plan or Structure Plan may also require planning approval. If you are unsure of the development standards which apply to your property or you need any assistance when preparing your application, you can contact the Planning Services Department at the Shire of Augusta-Margaret River on (08) 9780 5228.

All outbuildings also require a building license. Further information regarding a building license can be obtained from Council's Building Department on (08) 9780 5255.

Please be aware that it is illegal to use an outbuilding for habitable purposes unless approved by Council. Penalties may apply if an outbuilding is used either as ancillary accommodation or for short term accommodation without the approval of Council.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.