

OUTBUILDINGS ON RESIDENTIAL PROPERTIES

Outbuilding:

Is an enclosed non habitable structure that is required to meet the requirements of the Building Code of Australia and is detached from any dwelling. This information only relates to outbuildings on residential properties (ie: It does not relate to an outbuilding in a caravan park, short stay accommodation development or on a commercial or industrial property etc)

Approval:

To obtain a Building Licence, applicants must submit two sets of the following plans to the City's Building Services Section:

- Site plan at a minimum scale of 1:200 showing the distance the proposed structure will be setback from the lot boundaries and any other buildings on the lot. A copy of the site plan is to be endorsed by the Water Corporation to confirm the provision of reticulated sewerage and water to the site.
- Floor plan, section and elevations at a minimum scale of 1:100 showing all dimensions.
- Construction details showing materials to be used and their respective sizes, spans and spacings.
- Connection details to existing structures and the method of anchorage to the supporting ground (eg footing details).

NB: If the outbuilding is to be constructed in an un-sewered area, the location of the septic tanks must be shown on the site plan.

Plans are to be submitted with a completed Building Licence Application form (available at the City's Administration Office).

Exemption from Approval:

A "minor" outbuilding less than 10m² in area, having a height of not more than 2.1m above the existing ground level and a floor level of not more than 300mm above the existing ground level generally does not require a Building Licence providing it complies with the setbacks below. Only one such "minor" outbuilding is permitted on a lot without a Building Licence and the maximum aggregate area of outbuildings on a lot indicated below must be maintained.

Fees:

A minimum fee of \$125.00 is payable upon submission of a Building Licence Application, consisting of \$85.00 application fee and \$40.00 Builder's Registration Board levy.

Additional fees are payable when the estimated value of the proposed construction exceeds \$12,000.

Setbacks:

Setbacks are determined by the Residential Design Codes of Western Australia and the zoning of the land. Generally, the setbacks for an outbuilding are as follows:

- A nil setback may be permitted subject to the wall location, height and length does not exceed that specified by the Acceptable Criteria of the R-Codes and provided the walls are colorbond or other acceptable finish to the satisfaction of the City. Otherwise an outbuilding with a wall length less than 9m and wall height less than 3.5 metres requires a 1 metre setback and where greater than this a minimum setback of 1.5m or more as specified by the R-Codes.

- For properties zoned R15 to R25 (Inclusive), a 6m setback from the primary street front boundary of the property.
- 1.5m setback to any secondary street frontage of a property provided the wall materials are Colorbond or match the materials of the house; otherwise a 3m setback is required.
- The roof of an outbuilding may be located 500mm from a side or rear boundary.
- 1.2 metres from a septic tank and aerobic treatment unit, (ATU - Including the dispersal field), and 1.8m from a leach drain or soak well associated with an effluent disposal system.

Notes

- Residential areas have various density zones. Different setback requirements to the above setbacks may apply to some zones.
- Walls for an outbuilding finished in zincalume, unpainted fibre cement or similar are limited to 2.4m in height and the apex of the roof limited to 3.0m in height.
- For lots less than 600m² in area, walls for an outbuilding with a coloured finish may be up to 2.4m in height and a roof with a coloured finish may be up to 4.2m in height.
- For lots greater than 600m² in area, walls for an outbuilding with a coloured finish may be up to 3.0m in height and the apex of a roof with a coloured finish may be up to 4.2m in height.
- For lots having a density code of R2.5 or lower, a maximum wall height of 4m and a maximum roof height of 5m to the apex may be considered where the amenity of adjoining owners is not undermined. External finishes and height in this instance are at the discretion of the City.
- For lots greater than 600m² in area, the aggregate floor area of outbuildings is 60m² plus 2.5m² for every 100m² of lot area in excess of 600m².
- For lots less than 600m² in area, the aggregate floor area of outbuildings is 10% of the area of the Lot.
- The City may approve an outbuilding with reduced setbacks, taller roof/wall heights and/or greater floor areas. Applications for reduced setbacks, greater wall/roof heights and/or greater floor areas will generally be subject to consultation with adjoining property owners and the submission of an RCodes Approval Application Form and \$100.00 fee.

For further information, please contact the City's Building Services Section on 9550 3749.