



OUTBUILDINGS IN RESIDENTIAL AREAS

What is an outbuilding?

An 'outbuilding' is an enclosed non-habitable structure that is detached from any dwelling. This includes structures used as garages if they are not attached to a dwelling.

What sort of outbuilding can I build without planning approval?

Residential Design Codes Volume 1 (R Codes) provide Deemed-to-Comply standards for outbuildings. Where a proposal meets all the Deemed-to-Comply standards of the R Codes, it is generally exempt from the requirement for development (planning) approval.

The City also provides additional exemptions from requiring development approval under the City's Local Planning Policy: Planning Exemptions.

There are three standards which can be followed to be exempt from requiring development approval. These exemptions cannot be combined, the development must satisfy the standards of standards 1, 2 or 3, below, in their entirety.

1. Local Planning Policy: Planning Exemptions

Outbuildings that:

- Are not located within the primary or secondary street setback of a dwelling;
- Are not used for vehicle parking, or are shipping containers;
- Are located on a property that is a Single House or Grouped Dwelling;
- Are located on a property that is not Heritage Listed;
- Have an area of no more than 30 square metres;
- Have a total height of no more than 3.5 metres above natural ground level; and
- Do not result in departures to the Deemed-to-Comply standards of the R Codes – Volume 1 as follows:
 - Part B: Outdoor Living Area, Open Space, and Boundary Wall Length
 - Part C: Open Space, Site Cover, Solar Access and Ventilation and Boundary Wall Length

Note: Where considered under the Planning Exemptions Policy, boundary walls of outbuildings are included in the overall boundary wall length.

2. R Codes – Volume 1 Part B – Deemed to Comply Standards

Small Outbuildings:

- (i) no more than one outbuilding per dwelling site;
- (ii) has no more than two boundary walls*;
- (iii) does not exceed 10 square metres in area;
- (iv) does not exceed a wall height of 2.7 metres;
- (v) not located within the primary or secondary street setback area; and
- (vi) does not reduce open space and outdoor living area requirements in Table B of the R Codes.

OR

Large and multiple outbuildings:

- (i) individually or collectively does not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser;
- (ii) set back in accordance with Table 2a (of the R Codes);
- (iii) does not exceed a wall height of 2.4 metres;
- (iv) does not exceed a ridge height of 4.2 metres;
- (v) not located within the primary or secondary street setback area; and



(vi) does not reduce the open space and outdoor living area requirements in Table B of the R Codes.

Note: For an exemption under R Codes – Volume 1 Part B – Small Outbuilding, the boundary walls of a Deemed-to-Comply outbuilding do not contribute to 'Boundary Wall' length. If assessed as a large or multiple outbuilding, the Deemed-to-Comply standard does not allow for the structures to be located on the Boundary

3. R Codes – Volume 1 Part C – Deemed to Comply Standards

Any outbuilding:

- (i) individually or collectively does not exceed 60 square metres per site;
- (ii) is not located within the primary or secondary street setback area;
- (iii) does not exceed a wall height of 3 metres*;
- (iv) does not exceed a ridge height of 4.2 metres;
- (v) is set back or built up to lot boundaries in accordance with Lot Boundary Setbacks, Boundary Wall deemed-to-comply standards of the R-Codes Volume 1 – Part C;
- (vi) does not exceed the maximum allowable site cover;
- (vii) does not reduce the minimum required primary garden area;
- (viii) does not reduce the minimum soft landscaping required; and
- (ix) does not reduce the minimum tree requirement and associated deep soil area.

* *Where the outbuilding is designed to be of a compatible colour and material as the dwelling, the wall height can increase to 3.5 metres.*

Note: If the outbuilding is to be used for the parking of vehicles, additional requirements of the R Codes may apply.

How far from the side boundary can I build an outbuilding?

Under The R Codes – Volume 1 Part B, large outbuildings are required to be setback from lot boundaries in accordance with Table 2a of the R Codes.

The required setback of outbuildings depends on the length and height of the wall. Generally, the longer and higher the wall the greater the setback from the boundary is required to be. As a general guide, a setback of 1m – 1.5m is usually acceptable, depending on the distance from the existing dwelling and the size of existing development on site.

Under Part C, outbuildings are required to be setback from lot boundaries in accordance with Table 3.4a of the R Codes.

The required setback of outbuildings depends on the height of the wall. The higher the wall the greater the setback from the boundary is required to be. As a general guide, a setback of 1m is usually acceptable, depending on the distance from the existing dwelling and the size of existing development on site.

Can I build an outbuilding on the boundary of my property?

Yes, where exempted under the Local Planning Policy: Planning Exemptions, or 'Small Outbuilding' Deemed-to-Comply Standards of the R Codes – Volume 1 Part B, or Outbuilding Deemed-to-Comply standards of the R Codes – Volume 1 Part C, outlined above.

For the purposes of the Local Planning Policy: Planning Exemptions and R Codes -Volume 1 Part C, the length of boundary walls permitted on a site depends on the site's dimensions, street setbacks and residential density coding.



Do I need development approval?

If a proposed outbuilding is on the same lot as a single house or grouped dwelling and is fully compliant with the above standards of the R Codes **or** Local Planning Policy: Planning Exemptions, development approval is **not** required.

Development approval **is** required for outbuildings located on properties which are heritage protected or where the Deemed-to-Comply standards are not met.

Where development approval is required, written justification detailing how the development satisfies the relevant design principles of the R Codes and local housing objectives of the City's Built Form Policy (as applicable) is required to be submitted with the application.

An Urban Planner will consider this departure and whether the application is considered to meet the relevant design principles and local housing objectives, to determine whether the departure can be supported. Where departures are not considered to meet the design principles or local housing objectives, amended plans or reconsideration of the proposal will be required.

How long does the development application process take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

How long do I have to build my outbuilding?

Development approvals are valid for 2 years from the date of issue. The construction of the outbuilding is to be substantially commenced within this time.

What information is required for a Development Application?

Please refer to the relevant [Development Application Checklist](#). Please also see examples at the end of this information sheet of site plans and elevation plans which would need to be included in your development application.

Do I need building approval?

Applying for development approval and a building permit are two separate processes, both controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation.

For class 10a buildings, being sheds, outbuildings, carports, patios and the like, the Building Regulations Schedule 4 provides an exemption from requiring a building permit for:

Construction, erection, assembly or placement of a freestanding class 10a building that:

- has a floor area not exceeding 10 square metres; and
- is no more than 2.4 metres in height.

All buildings are also subject to compliance with the Building Codes of Australia, which includes fire separation requirements. Please contact the City's Building Services team on [9273 6000](tel:92736000) for further information relating Building Permits.



Do you have more questions?

The City can't confirm if a proposal would be supported unless a development application is lodged. The City is also unable to undertake formal assessments of proposals in the absence of a development application.

However, residents can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to residents on a proposed development and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: [9273 6000](tel:92736000)

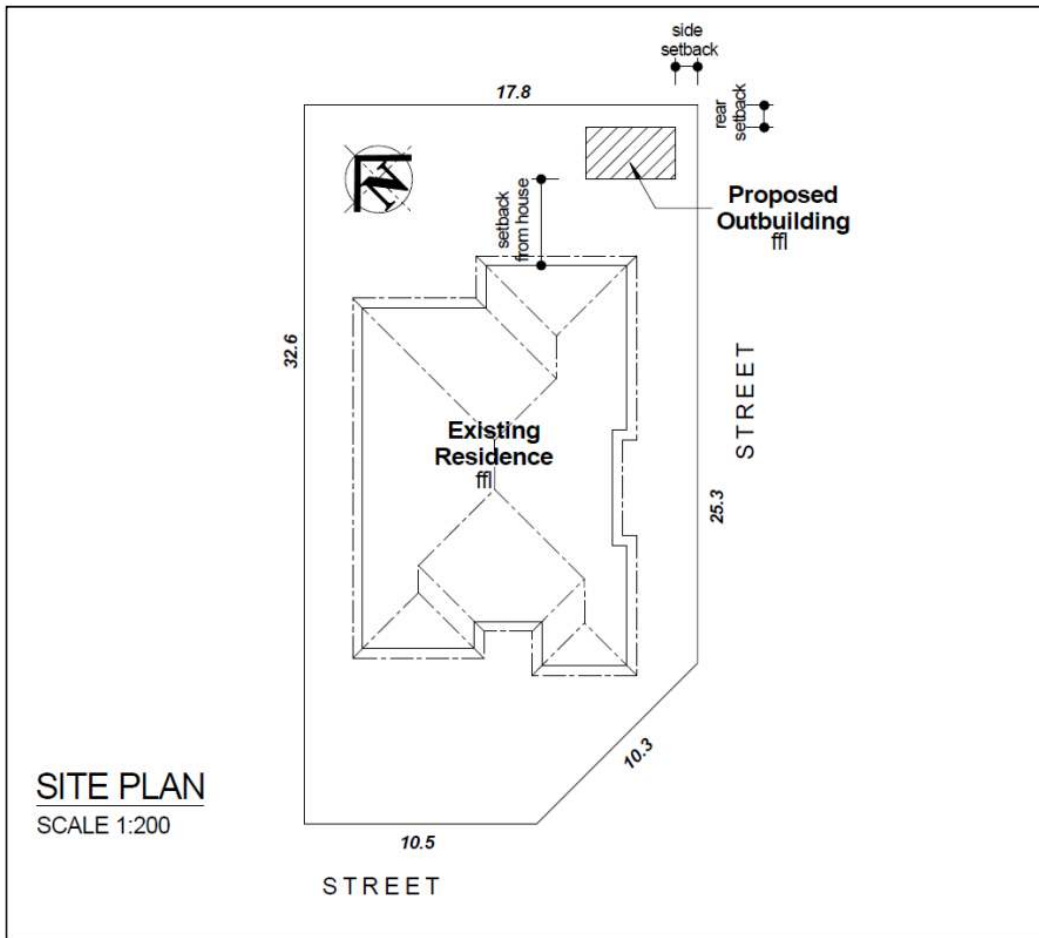
Email: mail@vincent.wa.gov.au

Address: [Main Administration Building, 244 Vincent Street, Leederville 6007, WA](#)

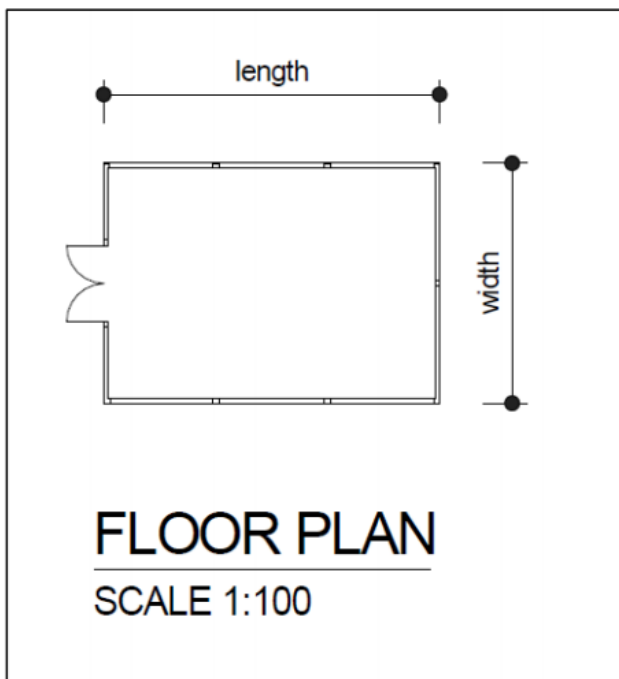
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This information sheet relates to residential properties assessed under the R Codes Volume 1 only.

SITE PLAN EXAMPLE:



FLOOR PLAN EXAMPLE:



ELEVATION PLAN EXAMPLE:

