

SHED AND OUTBUILDING INFORMATION

Outbuilding

An outbuilding is defined as an enclosed non-habitable structure that is detached from any dwelling such as shed, free standing garage, sea container, which is required to meet the standards of the Building Codes of Australia (BCA).

Approval:

A building permit is always required for outbuildings greater than 10m².

Outbuildings that are less than 10m² in floor area and not more than 2.4m in height do not require a building permit but may still require planning approval.

Note:

- The Residential Design Codes of Western Australia (R-Codes) also apply to the construction of outbuildings.
- Setbacks, height, maximum size, site cover etc. are determined by R-Codes and applicable local planning policy based on the zoning of the land.
Development approval should be obtained prior to submitting a building permit application.

Fees:

Please refer to the fee schedule - *All fees are payable at the time of lodging the application*

Checklist:

1. Forms, Supporting Documents & Fees Payable

- BA2 form** - Application for Building Permit Uncertified or **BA1 form** - Application for Building Permit Certified
- Certificate of Design Compliance** (for certified application only)
- Owner builder** certificate from the Building Commission if estimated value of building work is over \$20,000
- BA20 or BA20A Form** Consent from adjoining owner where proposed works may encroach or adversely affect neighbouring properties and adjoining land
- Water Corporation approval** for serviced lots is the responsibility of the builder and is to be obtained prior to commencement of works <https://www.watercorporation.com.au/moving-buying-and-building>
- Development Approval** - Provide proof of development approval e.g. Planning Approval, Planning Assessment, Pro-Forma Statement on Planning, or completion of relevant planning assessment sheet.

2. Plans

General note: Two (2) complete sets of plans, details and specifications must be submitted with your application. All plans and details must be legible, drawn to scale and include the Lot address and owner details.

- Site Plan (minimum scale 1:200)**
 - Clearly indicate all property boundaries, boundary dimensions and existing buildings
 - Clearly indicate the distance from the existing buildings and property boundaries to the proposed building

- Existing ground level and proposed finished floor and ground levels relative to nominated datum point or AHD (where applicable)
- Location of existing sewer and stormwater drains and/or easements
- Locations and heights of stabilised embankments e.g. retaining wall(s)
- Height and extent of any proposed earthworks
- North point

Floor Plan (scale 1:100)

- All dimensions of the proposed building(s)
- Location of windows and doors showing their sizes
- Ridge, valley, eaves line and downpipe locations
- Means of stormwater disposal (soakwells / spoon drains)

Elevations (scale 1:100)

- Location and dimensions of doors and windows (including direction of opening) e.g. fixed, sliding & awning
- Height of ceiling
- Roof pitch
- Types of materials used

Cross Sectional View (scale 1:100)

- Finished ground level
- Type of floor structure eg. concrete slab or earth
- Wall frame details
- Roof frame details
- All member sizes and spacings (posts, beam, rafters and battens)

3. Construction Details (where applicable)

Footings and Slab

- Footing dimensions
- Reinforcement and waterproof membrane size and location
- Slab thickness.

Steel

- All member sizes and spacings (posts, beam, rafters and battens)
- Any steel structure is to be certified by structure engineer. Signed original copy of documentations to be submitted.

Masonry

- Brick piers (spacing's as per engineer or BCA)
- Brick piers either side of opening single leaf walls
- Pier tie down details
- Lintel sizes over openings.

Timber

Roof

- Prefabricated roof trusses require certification from manufacturer
- Timber sizes and spacing for rafters, battens, collar ties and ridge beams

Wall

- If prefabricated wall frame certification required
- Timber size for top & bottom plate, wall studs and spacing
- Framing hold down details
- Bracing details
- Lintel sizes over openings.

Notwithstanding the above, it is at the discretion of the Building Surveyor assessing the plans as to whether more details will be required to be submitted in order to achieve the performance requirements relating to the relevant parts of the National Construction Code and the Western Australia Building Act 2011.

Disclaimer: This information checklist is produced by the Shire of Irwin in good faith and is correct at the date of publication. The Shire of Irwin accepts no responsibility for any ramifications or repercussions in providing this information. The material contained in this document is intended to provide general information to assist the understanding of requirements and regulations.