

SHEDS & GARAGES



Introduction

Sheds and garages are BUILDINGS used for the storage of vehicles or equipment on residential properties.

This information sheet explains the requirements for the approval and general requirements relating to sheds and garages.

Definitions

A **Shed** (called outbuilding under the R-Codes) is an enclosed non-habitable structure that is detached from a dwelling.

A **Garage** is a non-habitable building, designed to accommodate one or more motor vehicles, attached to a residential property.

Information and Advice

The Western Australian Building Act 2011 requires that a Building Permit be taken out for a building, prior to commencing any work on site. The Building Code of Australia (**BCA**), the Residential Design Codes and the Local Planning Scheme set out the minimum requirements applicable to the location and construction of sheds and garages.

Is a Building Permit required for a shed or a garage?

Yes. A Building Permit approval is required for all sheds and garages.

Who submits the application?

Either the property owner or the party contracted to construct the shed or garage must submit the application.

What plans and specifications do I need to submit with my application for a Building Permit?

One copy of the following plans and details are required:

- Floor plans and elevations of the shed or garage are to be submitted, to a scale of not less than 1:100;
- A full site plan is to be submitted, showing the location of the shed or garage, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200 and must show the finished floor level relative to the boundary levels and the TBM;
- Structural details of all materials and fixings of the building are to be shown on the plans.

What materials must be used to construct a shed or garage?

A shed or garage is to be constructed to withstand Region C, Terrain Category 2 cyclonic conditions and, as such, a durable material must be used. Generally, for a shed or garage to comply with the structural requirements for cyclonic conditions, the walls are normally brick, steel or timber framed construction and the roof is generally timber or steel frame with a steel sheet roof.

Roller Doors must also be certified as being suitable for this wind loading.

Do I need a Structural Engineers design for the shed or garage?

Yes. You will need to have the design of the shed or garage checked and certified by a professional Structural Engineer. The Engineer needs to state on the drawings that the building has been designed to withstand Region C, Terrain Category 2 cyclonic wind conditions.

What is the maximum size of shed or garage that I can locate on my property?

The maximum sizes are as follows:

- The maximum area of a shed or garage permitted on a residential property is 10% of the area of the property, or 60 m² whichever is the lesser. The total aggregate of all Sheds and other buildings must comply with the required open space limits for the zone;
- The maximum wall height, without planning approval, is 3.2 metres;
- The maximum ridge height, without planning approval, is 5.0 metres.
- Heights are measured from natural ground level and includes the height of pad/floor.

***Note** – the height and area of sheds and garages may be increased in certain circumstances. Please contact Shire's Planning Service for more information, if you choose to increase the above sizes.*

How far from the boundary of a property can I build a shed or garage?

Sheds

- The shed must be located no closer to the boundary facing the primary street than the house itself;
- If you have a corner property, the shed must be located a minimum of 1.5 metres from the secondary street boundary;
- The shed is to be located 1 metre from the side or rear boundary, if the length of the wall is 9 metres or less;
- The shed is to be located 1.5 metres from the side or rear boundary, if the length of the wall is more than 9 metres.

***Note** – The amount of open space required on a lot is regulated by the Residential Design Codes and may mean that the construction of the Garage / Shed may need Planning Consent for a variation to the requirements. The Shires Planning Staff will be able to advise you of these requirements. Please contact Shire's Planning Service for more information on 9191 3456.*

Can I build the shed or garage as an Owner Builder?

Yes but subject to the value of the building works being less than \$20,000. If the value of the works exceed this amount then an Owner/Builder permit will first need to be obtained from the Building Services Board administered through the WA Building Commission.

Fees

- Refer to Shire of Broome website's 'Building Fee's & Charges' Link.

Fines and Penalties

Failure to obtain a Building Permit for a shed or a garage is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Permit. The maximum penalty for this offence is \$100,000. The Shire may also serve a Notice on the owner or builder to remove the structure. If you object to the local government's order you may have a right of review to the State Administrative Tribunal.

Additional Information

For detailed advice about sheds or garages, please call the Shire of Broome Building Services on 9191 3456.

Requirement Checklist Notes

- A Building Permit is required before commencing any work;
- A Building Permit is required for all sheds and garages;
- A Practising Structural Engineer's certified detail is required for all sheds and garages, relative to Region C, Terrain Category 2 cyclonic wind conditions;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing the existing and proposed levels relative to the FFL, heights and setbacks of the proposed building.
- Floor plans and elevations of the building, drawn to a scale of 1:100 minimum, are to be submitted with the Building Permit Application.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.