

# OUTBUILDINGS

## DEFINITION:-

**Outbuildings:** A non-habitable, roofed building or structure enclosed on more than half of its perimeter. Does not apply to open type carports, patios or pergolas.

**Approvals:** A Building Licence is required for Outbuildings larger than 10m<sup>2</sup> in area.

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 Outbuilding will be setback from the lot boundaries and any other buildings on the lot;
- Floor plan and elevations at a minimum scale of 1:100, showing all dimensions;
- Construction details showing materials to be used and their respective sizes, spans, spacings, footing and flooring details. **Note:** where spans exceed 6.0 metres, plans are to be signed in ink by a Structural Engineer.

Plans to be submitted with a completed Building Licence Application Form (available at the Council Administration Office or the City's website, [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)).

## Building Application Fee Structure

<i>Building Licence Application Fee</i>	<b>0.35% x 10/11 of construction value (GST inclusive). Minimum Fee of \$85.00</b>
<i>Builders Registration Board Disputes Levy Fee</i>	<b>Fee \$41.50 – must be paid with all Building Licence Applications.</b>
<i>Building and Construction Industry Training Levy Fund</i>	<b>Applicable for Building Works valued above \$20,000 (GST inclusive).</b>
<i>Codes Variation Application Fee</i>	<b>Minimum \$139.00 or 0.32% of estimated cost</b>

## INCOMPLETE APPLICATIONS AND/OR APPLICATIONS NOT ACCOMPANIED BY FEES WILL NOT BE PROCESSED

### Notes

- The setbacks for Outbuildings are determined in accordance with the Residential Design Codes 2002.
- An Outbuilding with a wall length greater than 9.00 metres is generally required to be located 1.50 metres from a side or rear boundary, otherwise an Outbuilding may be located 1.00 metre from a side or rear boundary.
- An outbuilding may be located no closer than the building line from a street boundary to which the site has its main frontage and 1.50 metres from any other street boundary to which the site has a frontage, ie Secondary Street. Where possible, outbuilding should be screened from the street aspect. Where possible the material and finishes of the outbuilding should complement the main dwelling.
- The City may approve an Outbuilding with a reduced setback on a Residential property, subject to a Codes Variation application.
- Setbacks for Outbuildings within "Special Rural & Rural Zones will differ from the above, please contact the Approval Services Section for further information.

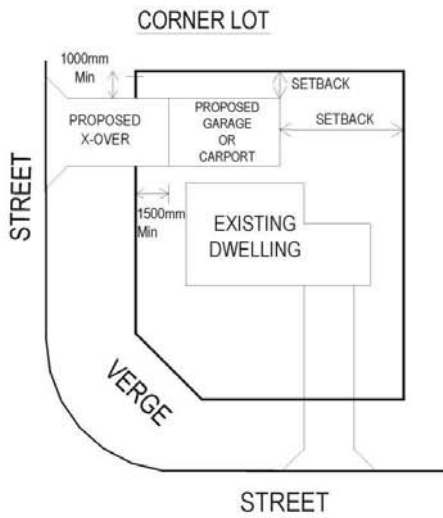
### Notes:

- **Applications for Outbuildings exceeding 60m<sup>2</sup> in area or 10% in aggregate of the site area, whichever is the lesser are required to have a formal Development Approval issued before a Building Licence can be issued.**
- Applications for reduced setbacks generally will be subject to consultation with adjoining property owners.
- The wall of an outbuilding may generally be a wall height of 2.4m and ridge height of 4.2m.
- Where possible the material and finishes of the outbuilding should complement the main dwelling.

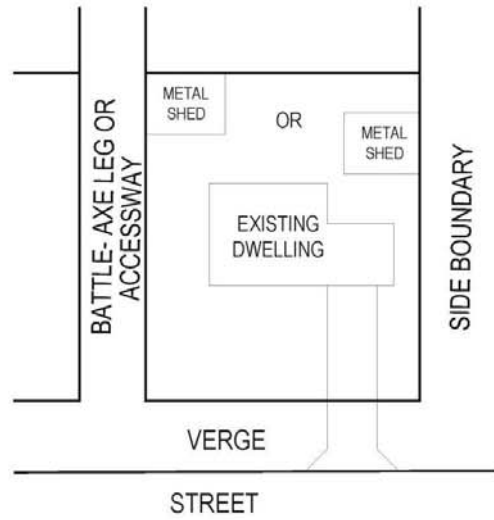
*Disclaimer: This information sheet is produced by the City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as at July 2011.*

**SITE PLAN**

TO BE DRAWN AT SCALE 1 : 200

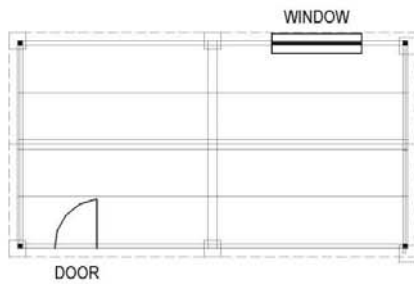


LOT ADJOINING BATTLE-AXE LEG OR ACCESSWAY



**FLOOR PLAN**

TO BE DRAWN AT SCALE 1 : 100  
& DIMENSIONED



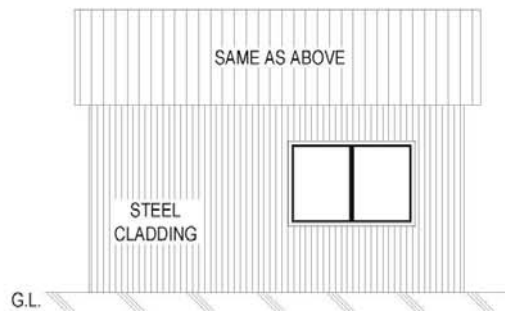
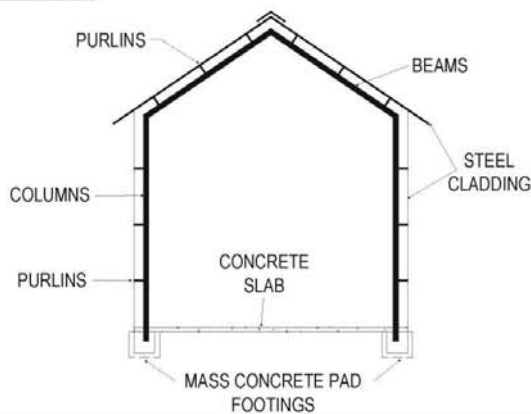
**NOTE :-** STEEL STRUCTURES MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND THE STRUCTURAL ENGINEERS DETAILS.

**ELEVATIONS**

TO BE DRAWN AT SCALE 1 : 100



**SECTION**



City of  
Wanneroo

OUT BUILDING INFORMATION