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What is an outbuilding?

An outbuilding is an enclosed non-habitable structure that is detached from any dwelling.

Do I need approval?

In accordance with Schedule 4 of the Building Regulations, a building permit is not required for an outbuilding which is not greater than 10m² in area and not greater than 2.4m in height.

A building permit is required for outbuildings greater than 10sqm in area or greater than 2.4m in height

Planning Approval (also referred to as a Development Application) is only exempt where it is in a Residential Zone. Where planning approval is required, it must be obtained prior to a building permit being issued.

What do I need to submit?

Certified Applications

- Completed [BA1 application form](#)
- Relevant fees (refer to page 2)
- Completed Certificate of Design Compliance and one copy of all referenced documents
- Street and Verge Bond Permit Application (refer to page 2)
- Development Approval (if required).

Uncertified Applications

- Completed [BA2 application form](#)
- Relevant fees (refer to page 2)
- 1 x copy of a site plan drawn at a minimum scale of 1:200, showing the distance the proposed outbuilding will be setback from the boundaries and any other structures on the property.
- 1 x copy of the floor plan and elevations at a minimum scale of 1:100, showing all dimensions
- 1 x copy of the construction details showing materials to be used, their respective sizes, spacing and spans, footing and flooring details.
- 1 x Structural Engineers details
- 1 x Bushfire Attack Level Report (if required)
- Street and Verge Bond Permit Application (refer to page 2)
- Development Application (if required).

What is the difference between certified and uncertified applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What are the requirements?

Outbuildings associated with a dwelling must comply with the standards for either a small outbuilding or the standards for large and multiple outbuildings.

Small outbuilding

- a) No more than one outbuilding per dwelling site;
- b) Has no more than two boundary walls;
- c) Does not exceed 10sqm in area
- d) Does not exceed a wall and ridge height of 2.7m
- e) Is not located within the primary or secondary street setback area; and
- f) Does not reduce the open space (site cover) or outdoor living area requirements

Large and multiple outbuildings

- a) Individually or collectively does not exceed 60sqm in area or 10 per cent in aggregate of the site area, whichever is the lesser. This means that multiple small outbuildings must comply with the requirements for large/multiple outbuildings;
- b) Has a side boundary setback of at least 1m where the wall length is 14m or less;
- c) Has a side boundary setback of at least 1.5m where the wall length is greater than 14m;
- d) Does not exceed a wall height of 2.4m;
- e) Does not exceed a ridge height of 4.2m;
- f) Is not located within the primary or secondary street setback area;
- g) Does not reduce the open space (site cover) or outdoor living area requirements

Please note: The requirements outlined above are general in nature and are applicable to most residential properties with R20 and R30 zonings. Setback requirements may vary for other zonings or where a Local Development Plan/Structure Plan exists. For site specific requirements, please contact the City.

Building Code requirements

Regardless of whether or not an outbuilding requires a building permit, they must achieve a 900mm separation between the outbuilding and the dwelling. This can be achieved by either separation between the boundary and the outbuilding or separation between the outbuilding and the dwelling.

All outbuildings must comply with the Building Code of Australia (Volume 2) for fire separation. This is generally achieved by providing a 900mm separation between either the outbuilding and the boundary or the outbuilding and the dwelling

If the existing dwelling on site was constructed under Bush Fire requirements and the proposed outbuilding is within 6m of this dwelling, the outbuilding will need to be assessed under the Bush Fire Requirements. A new Bushfire Attack Level report will be required and the outbuilding will need to comply with the outcome of this report.

Street and Verge Bond Permits

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee. If the construction value is over \$5000, an additional bond fee applies. For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond page](#) on the City's website.

Fees

To determine your application fees, please refer to please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

For further information, please contact the City's Building Services on 9405 5000.

Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.
2. 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 of July 2020 and prone to alteration without notification.



Did you know?

Save time and apply online! This application is available for lodgement via the City's website www.wanneroo.wa.gov.au

