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Introduction

Garden Sheds are small free-standing outbuildings used for the storage of garden utensils, lawnmowers etc and are generally constructed with a steel or timber frame.

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

Definitions

A **garden shed** is a free-standing outbuilding less than 10m² in area and 2.7 metres in height, placed on a residential property.

Information and Advice

The Local Government (Miscellaneous Provisions) Act 1960 and the Building Regulations 1989 require that a Building Licence be taken out for a building, prior to commencing any work on site. The Building Code of Australia, the Residential Design Codes and the Town Planning Scheme set out the minimum requirements applicable to the location and construction of garden sheds.

Is a Building Licence required for a garden shed?

Yes. A Building Licence approval is required for all garden sheds.

Who submits the application?

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

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

Two copies of the following plans and details are required:

- Floor plans and elevations of the garden shed 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 garden shed, 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;
- 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 garden shed?

A garden shed is to be constructed to withstand region D, terrain category 2 cyclonic conditions and, as such, a durable material must be used. Generally, for garden sheds to comply with the structural requirements for cyclonic conditions, the frame is normally made from steel or timber construction.

Do I need a Structural Engineers design for the garden shed?

Yes.

What do I need to check if the shed is to be fitted with a roller door?

The manufacturer/structural engineer is to certify that the roller door(s) and their fitments and supports comply with the domestic garage doors standard AS/NZS 4505 and can withstand the wind pressure loading (including membrane action) for Region D, Terrain Category 2 Cyclonic Area in accordance with AS/NZS 1170.2-2002.

How far from the boundary of a property can I locate a garden shed?

- The garden shed must be located no closer to the boundary facing the street than the house itself;
- If you have a corner property, the garden shed must be located a minimum of 1.5 metres from the secondary street;
- The garden shed is to be located 1 metre from the side boundary;

Note – side setbacks may be reduced in certain circumstances. Please contact Council's Planning Services for more information, if you choose to reduce the above side boundary setbacks

Fees

Refer to the Development Services Fees and Charges Information Sheet for further information.

Fines and Penalties

Failure to obtain a Building Licence for a garden shed is an offence under the Local Government (Miscellaneous Provisions) Act 1960. The Shire may choose to prosecute for failure to obtain a Building Licence. The maximum penalty for this offence is \$5000. 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 garden sheds, please call the Shire of Roebourne Building Services on 9186 8569.

Requirement Checklist

Notes

- A Building Licence is required before commencing any work;
- A Building Licence is required for all garden sheds;
- A Practising Structural Engineer's certified detail is required for a garden shed;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Licence Application, showing heights and setbacks of the proposed garden shed.

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 Roebourne encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Roebourne if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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