



SHEDS AND GARAGES

Building Service Information Sheet

Document No: BS-0026

Introduction

Sheds and garages are freestanding outbuildings 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. For garden sheds, less than 10m² in area, please refer to the information sheet entitled "Garden Sheds".

Definitions

A **Shed** is a freestanding non-habitable outbuilding placed on a residential property;

A **Garage** is a freestanding non-habitable outbuilding, designed to accommodate one or more motor vehicles, 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 sheds and garages.

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

Yes. A Building Licence 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 Licence?

Two copies 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;
- 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 D, 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.

Do I need a Structural Engineer's 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 D, terrain category 2 cyclonic wind conditions.

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

That 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.

What is the maximum size 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, up to a maximum of 120m². This area is an aggregate of all outbuildings on the property;
- The maximum wall height, without special permission, is 2.7 metres;
- The maximum ridge height, without special permission, is 4.5 metres.

Note – the height and area of sheds and garages may be increased in certain circumstances. Please contact Council's Planning Services 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 9m 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 9m.

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

Garages

- The garage must be located no closer to the boundary facing the primary street than 4.5 metres. This can be reduced to 3 metres if the vehicles will be parked parallel to the street;
- If you have a corner property, the shed must be located a minimum of 1.5 metres from the secondary street boundary. (Note – this setback can be reduced to nil if a visual truncation can be maintained);
- The garage is to be located 1 metre from the side or rear boundary, if the length of the wall is 9m or less;
- The garage is to be located 1.5 metres from the side or rear boundary, if the length of the wall is more than 9m.

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

Can I build the shed or garage as an owner builder?

Yes, but you can only construct a building of this nature as an owner builder if the value of construction is \$20,000 or less. If the value exceeds this amount, a registered builder will need to be engaged to obtain the Building Licence and carry out the work.

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 shed or a garage 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 sheds or garages, please call the Shire of Roebourne Building Services on 9186 8555.

Requirement Checklist

Notes

- ❑ A Building Licence is required before commencing any work;
- ❑ A Building Licence is required for all sheds and garages;
- ❑ A Practising Structural Engineer's certified details are required for a sheds and garages, relative to region D, category 2 cyclonic wind conditions;
- ❑ 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 building;
- ❑ Floor plans and elevations of the building, drawn to a scale of 1:100 minimum, are to be submitted with the Building Licence 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 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.