

# Outbuildings

## What is an Outbuilding?

An Outbuilding is an enclosed structure that is not habitable and not attached to a dwelling.

## Do outbuildings require development or building approval?

Outbuildings are assessed against the Residential Design Codes (R-Codes) and City of Stirling Local Planning Scheme No. 3 (LPS3). Where an outbuilding is in compliance with the requirements of the R-Codes and LPS3, development approval is not required. Any variations to the R-Codes of LPS3 and associated policies require development approval.

However if the outbuilding is proposed to a lot within the Heritage Protection Area development approval required regardless if the development is in strict accordance with the requirements of LPS3, Policies and the R-Codes.

For class 10a buildings, being sheds, carports, patios and the like, the Building Regulations Schedule 4 provides an exemption from requiring a building permit for:

*Construction, erection, assembly or placement of a **freestanding class 10a** building that-*

- A) Has a floor area not exceeding 10m<sup>2</sup>; **and***
- B) Is no more than 2.4m in height; **and***
- C) Is not located in wind region C or D as defined in AS1170.2.*

## How far from the side boundary can I build an outbuilding?

The setback of the outbuilding from the boundary depends on the length and height of the wall. Generally, the longer and higher the wall the greater the setback from the boundary is required to be. Please refer to Table 2A and 2B of the R-Codes which specifies the required setbacks for walls.

However if the wall does not exceed a length of 9m and a height of 3.5m a setback of 1m is acceptable.

## Can I build a wall on the boundary?

Depending on the land zoning where the outbuilding is proposed, you may be permitted to construct a boundary wall. The length and height of boundary walls are specified in Clause 5.1.3 Lot boundary setback of the R-Codes.

## **What is the permitted height for an outbuilding?**

The R-Codes specify that Outbuilding's are permitted to have a wall height of 2.4m and a height of 4.2m to the top of the pitched roof.

## **If I build an outbuilding, how much open space do I need to provide?**

Any outbuildings will reduce the amount of open space on a lot. The amount of open space required for each dwelling is specified in Column 6 of Table 1 in the R-Codes. The amount of open space differs depending on your residential coding.

## **Can I put an outbuilding anywhere on my property?**

No, an outbuilding is not permitted to be located within the street frontage areas. For example if your lot is zoned R20 the outbuilding must be setback a minimum of 6m from the front lot boundary. If your lot is zoned R30 the outbuilding must be setback a minimum of 4m from the front lot boundary.

## **How many outbuildings can I have on my lot?**

There is no limit on the number of outbuildings. However the floor area is capped at a maximum of 60m<sup>2</sup> or 10% of the site area (whichever is the lesser). For example if your lot is 500m<sup>2</sup> in area this means you are permitted to have outbuildings which total a floor area not exceeding 50m<sup>2</sup> in area (i.e. two outbuildings of 25m<sup>2</sup> each or 5 outbuildings of 10m<sup>2</sup> each).

## **Are there any specific guidelines that apply?**

Within the City, there are Design Guideline Policies that apply to certain lots. Please call the City on 9205 8555 to confirm if any of these Policies apply to your lot.

## **I live in a heritage area, do outbuildings need to match the existing dwelling?**

Any outbuildings located within the City's Heritage Protection Area must be in strict accordance with the requirements set out within Policy 3.1 – [Character Retention Guidelines Mt Lawley, Menora and Inglewood](#).

## **Do I need my neighbour's approval?**

Neighbour's approval is not required to lodge an application. The City will assess the application and if required advertise the proposal to affected neighbours.

If you have a strata-titled lot you may require a separate approval under the Strata-Titles Act. Please contact Landgate on 9273 7373 for further information in regards to Strata Titles.

### **How long does the development application process take?**

The City has 60 days in which to determine the application or 90 days if the application requires advertising. However simpler applications such as outbuildings normally have a quicker turnaround time.

### **How much does an application cost?**

Please refer to the Planning Fees and Charges on the City's [website](#).

### **What information is required for a Development Application?**

1. Completed Planning Application Form
  - Signed by each owner of the property
2. Planning Application Fee
  - Please refer to the fee schedule to determine the relevant fee.
3. Certificate of Title (within 6 months)
4. Site Plan – one copy – Scale 1:200 showing:
  - North Point
  - Lot boundaries
  - Existing dwelling and other structures on the lot
  - Location of the proposed Outbuilding in relation to the lot boundaries and the existing dwelling
  - Any changes to the existing ground level / floor level

Refer to the example at the end of this document.

5. Floor Plans – one copy – Scale 1:100 showing:
  - Proposed layout of the outbuilding

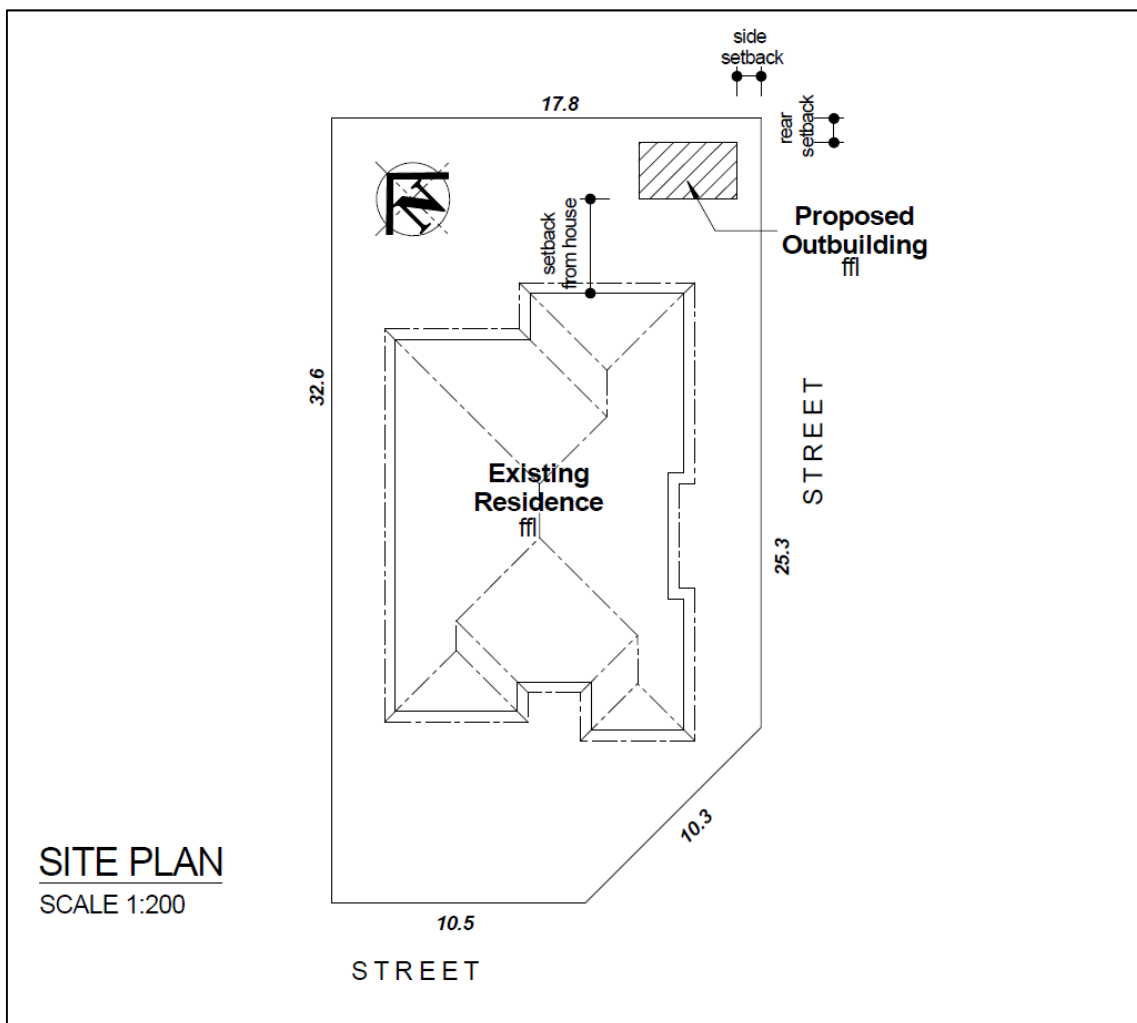
Refer to the example at the end of this document.

6. Elevation Plans – one copy – Scale 1:100 showing:
  - Front, side and rear elevations showing, height, natural ground levels, finished floor levels of the outbuilding in relation to the existing dwelling.

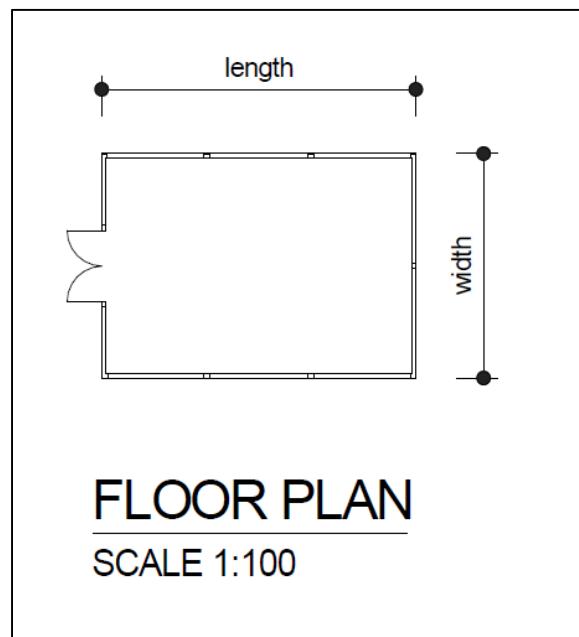
Refer to the example at the end of this document.

7. Additional Information (where applicable)
  - Written justification for variations to Deemed-to-comply requirements of the R-Codes
  - Materials and roof colour for properties within the Heritage Protection Area.

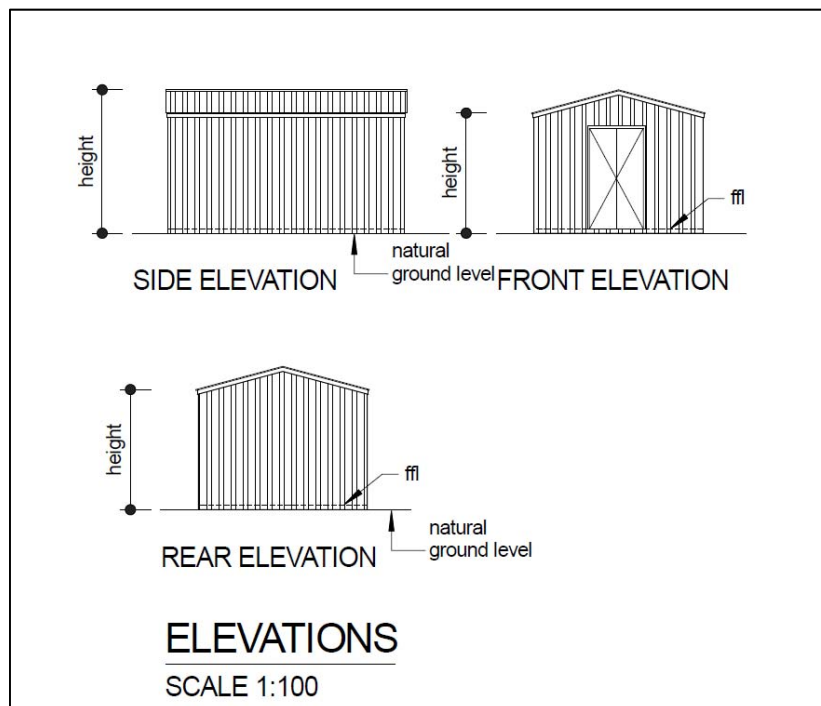
### Site Plan



## Floor Plan



## Elevations



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### Disclaimer:

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