

Sheds, Free Standing Garages & Outbuildings

What is a Shed/Free standing garage/ Outbuilding?

An enclosed, free standing, non-habitable structure that is detached from a dwelling. Generally used for storage of domestic items such as gardening/ hobby equipment, vehicles, etc.

Is a permit required for all sheds?

A free standing shed less than 10m² in area and not exceeding 2.4m in height generally does not require a Building Permit providing it complies with the setbacks below. Only one such minor structure is permitted on a lot without a Building Permit.

How do I get a building permit for a shed?

To obtain a Building Permit, applicants must either submit to Council's Building Services Section an "Application for Building Permit – Uncertified" or an "Application for Building Permit – Certified". Please refer to the "How Do I get a Building Permit" information brochure for further information on the different types of applications.

Applications are preferred to be submitted electronically. On the City of Mandurah website click the "I want to" button, then the "Building Lodgements" link. Alternatively, a hard copy application may be submitted for those without access to electronic documents.

What documents need to be submitted with my Building Application?

Applicants must submit one set of plans and will generally include:

- A site plan at a minimum scale of 1:200 showing the distance the proposed structure will be setback from the lot boundaries and all other buildings on the property (including pools and retaining walls). Existing and proposed ground levels should also be provided.
- A floor plan, section and elevations at a minimum scale of 1:100 showing all dimensions.
- Construction details showing materials to be used and their respective sizes, spans and spacing.
- Connection details to existing structures and the method of anchorage to the supporting ground (eg footing details).
- If submitting a "certified" application, a copy of the Certificate of Design Compliance issued by your Building Surveying Contractor including all reference documents.

Note: other specific information may be required following assessment of your plans by the Building Surveyor.

What fees need to be paid?

Refer to scheduled fee information for amount to be paid on submission.

What are the general planning requirements?

The setbacks of sheds from property boundaries are determined by:

- City's Town Planning Scheme,
- Residential Design Codes (R-Codes) of Western Australia
- Local Planning Policies
- Detailed Area Plans

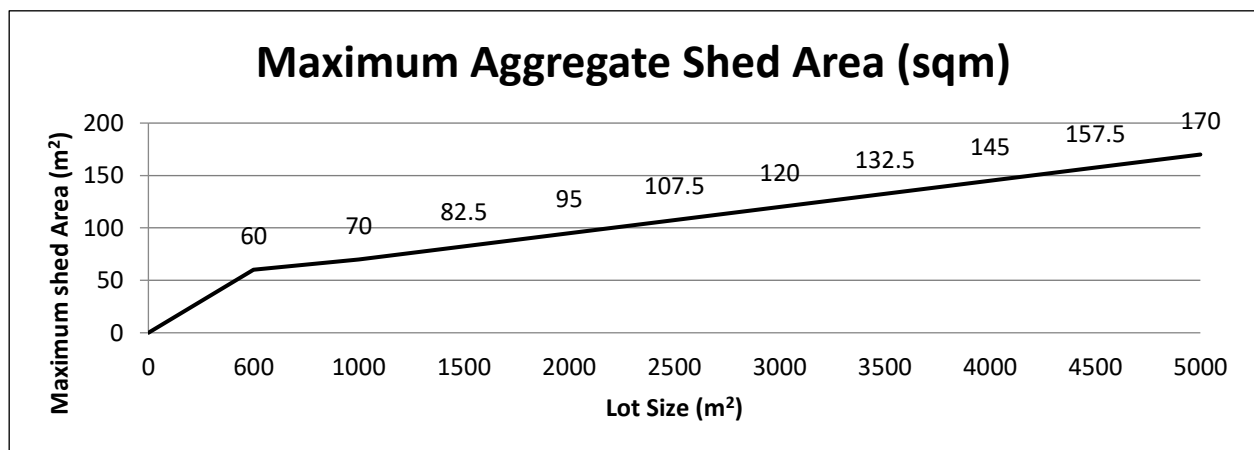
You need to confirm the zoning of your property which can be found on the City's Online Mapping facility, located under the "Find It" tab on the City's website.

It is recommended that you contact the City's Building Services team to confirm the setbacks applicable to your proposal.

How big can my shed be?

Lots under 600m² in area may have sheds/outbuildings with an aggregate (combined) floor area up to 10% of the area of the lot (eg a 500m² lot may have shed/outbuildings with an aggregate area of 50m²).

Lots greater than 600m² may have sheds/outbuildings with an aggregate (combined) floor area up to 60m² plus an additional 2.5m² for every 100m² of lot area greater than 600m² (eg a 800m² lot may have shed/outbuildings with an aggregate area of 65m²). See the graph below for approximate sizes.



Walls of a shed/outbuilding are generally limited to 3.0m in height. Where the walls are finished in zincalume, unpainted fibre cement or similar; shed walls are limited to 2.4m in height.

The roof for a shed/outbuilding is generally limited to 4.2m in height.

Important Notes:

Residential areas have various density zones. Different setback requirements to the above setbacks may apply to some zones.

Minimum open space needs to be considered for shed/outbuilding proposals in some zones.



Sheds are generally not permitted on vacant residential lots.

Applications for reduced setbacks or oversize sheds will generally be subject to consultation with adjoining property owners and the submission of a Development Approval Application form and payment of required fee.

Where an application is submitted that proposes any variation to the City's Town Planning Scheme, the Residential Design Codes or Local Planning Policy, an application for Development Approval will also be required to be submitted and approval obtained before the building application is able to be determined. Submission of these applications does not guarantee that your application will be approved. Different and additional fees apply to these development applications.

For further information, please contact Building Services on 9550 3777

