

Shed or Garage

What is a shed or garage?

A shed is an enclosed non-habitable structure that is detached from any dwelling. A garage is any roofed structure, other than a carport, designed to accommodate one or more motor vehicles.

What can I build?

Sheds are not permitted to be located within the front setback area (front yard) of the property.

Generally in a residential zone, a shed or garage is required to be set back as follows:

- 1m from a side and rear boundary where the length is less than 14m.
- 1.5m from a side or rear boundary where the length is over 14m.
- 1.5m from a secondary street boundary regardless of the length.

The required setback may increase depending on the height of the structure.

If the property is located in areas other than residential zones or if there is a development envelope on the property, you will need to consult with the City's Planning Services on 9394 5000.

Do I need a Building Permit?

The *Building Regulations 2012* states that construction, erection, assembly or placement of a freestanding outbuilding with a floor area of 10m² or less and an overall height of no more than 2.4m does not require a Building Permit. You will require a Building Permit for all other outbuildings.

How long does it take to get a Building Permit?

The *Building Act 2011* sets time frames in which the City has to assess and determine an application for a Building Permit. The applicable timeframe depends on whether the building application is Uncertified or Certified.

It is important that you are aware of allowed time frames prior to lodging your application and that your application documentation is complete.

Should further information be required by the City in order to assess the building application, the applicant may be given up to 21 calendar days in which to

provide the outstanding information. If the information is not received within the 21 days, the application may be refused unless mutual consent has been granted for a further 21 days.

Uncertified Building Applications

An Uncertified Building Application can be submitted for Class 10 structures such as a shed or garage.

The City has up to 25 business days from the date of lodgment to assess the application and issue a Building Permit. The required Certificate of Design Compliance will be issued by the City as part of the application process.

Certified Building Applications

A Certified Building Application can be submitted for all Class of structures.

Prior to lodging a Certified Building Application to the City, a private Building Surveying Practitioner would need to be engaged to issue a Certificate of Design Compliance.

The City has up to 10 business days from the date of lodgment to assess the application and issue a Building Permit.

How long until my permit expires?

A Building Permit is valid for two years from the date on which it was granted.

If more time is required to complete the building works, you can apply for an extension of time of up to a further six months by making a formal application and paying the prescribed fee.

What happens when I have completed my building works?

The nominated builder on the Building Permit must submit a Notice of Completion BA7 form to the City within seven days of completing the prescribed building works.

Building Application Checklist - Shed or Garage

Minimum Information Required	Yes/No
<p>A completed BA1 (certified) or BA2 (uncertified) application form</p> <ul style="list-style-type: none"> • Include all owner's details, construction materials and costings • Signed by Builder • Applicant's contact details • These application forms are available from the City's website www.armadale.wa.gov.au or from the front counter at the City's Administration Office • If your project value is greater than \$20 000 you will be required to hold a valid Builders Registration or an Owner Builder Licence at the time of application for a building permit. 	
<p>Certificate of Design Compliance (certified application only)</p> <ul style="list-style-type: none"> • Must be issued by a registered Building Surveying Practitioner • Include all documentation as referenced on the Certificate of Design Compliance 	
<p>Payment of Fees</p> <ul style="list-style-type: none"> • Refer to the City's 'Building Services Fees and Charges' information sheet at www.armadale.wa.gov.au – also available from the front counter at the City's Administration Office 	
<p>Building Construction Industry Training Fund (BCITF) levy payment form</p> <ul style="list-style-type: none"> • Required for building works with a value greater than \$20,000 • Must be completed in full and signed • Refer to the City's 'Building Fees and Charges' information sheet at www.armadale.wa.gov.au – also available from the front counter at the City's Administration Office 	
<p>Site plan drawn to scale (1:200) showing</p> <ul style="list-style-type: none"> • Location and dimensions of the proposed shed or garage • Location of all existing structures on the property • Measurement from the boundaries to the proposed outbuilding • Location of septic tanks and leach drains (if applicable) 	
<p>Construction details drawn to scale (1:100) showing</p> <ul style="list-style-type: none"> • Detailed floor plan and elevations • Cross-section details 	
<p>Structural Engineer's certification</p>	
<p>Bushfire Attack Level assessment (if applicable)</p>	

This information sheet is intended as a guide only. The City disclaims any liability for any damages sustained by a person acting on the basis of this information.

For further information contact **Building Services** on **9394 5000**.