

SHED (OUTBUILDING) FACTSHEET

DEVELOPMENT APPLICATION & PLANNING GUIDANCE

What is an outbuilding?

An outbuilding is a detached structure on a property that is not used for living in and is not attached to a house.

Common examples include:

- Sheds
- Workshops
- Detached garages
- Other enclosed storage buildings

It does not include:

- Sea containers
- Demountable buildings
- Tiny homes

Outbuildings are generally used for storage, hobbies, or similar non-residential purposes.

For information on demountable buildings including skid mounted transportable units, single men's quarters, dongas and lightweight pre-fab buildings, please refer to Shire's *LUP12 – Demountable Buildings Policy*: [lup-12-demountable-buildings-policy](#)

For sea containers and relocatable storage units, please refer to the Shire's *LUP 13 – Relocatable Storage Units*: [lup-13-relocatable-storage-units](#)

Do I need Development Approval for a shed (outbuilding)?

Development Approval may be required depending on the size, height, location and zoning of the property.

Before you begin, check the zone of your property via:

1. [PlanWA](#) Select 'See Land Enquiry Report' in the left hand column. Under 'Local Planning Scheme (LPS)', the local zoning for your property will be available.
2. Contacting Shire's planning department to confirm your zoning at 9761 0800 or btshire@bridgetown.wa.gov.au

Development Approval is **not** required for the following if **all of the criteria is met**:

Residential Zones

If your property is zoned Residential R12.5 or R20 (Bridgetown townsite)	Exempt Shed (no development approval)	Larger Shed or multiple sheds
Maximum floor area	10sqm	The combined area of all sheds on your property (existing and proposed) must not exceed 60sqm or 10% of the lot area, whichever is less.
Maximum wall height (from natural ground level)	2.7m	2.4m
Maximum overall height (from natural ground level)	No maximum	4.2m
Location	Behind the house and outside the front and side street setback areas	Behind the house and outside the front and side street setback areas
Boundary Walls	Maximum two shed walls on a lot boundary	Per Table 2a under the R-Codes on page 52: R-Codes Volume 1 2024 Mar2024
Other Requirements	Maximum one exempt shed. Must not reduce required open space as defined under the R-Codes on page 24: R-Codes Volume 1 2024 Mar2024	Must not reduce required open space as defined under the R-Codes on page 24: R-Codes Volume 1 2024 Mar2024

All Other Zones

Zone	Maximum Floor Area	Maximum Wall Height (from natural ground level)	Maximum Apex Height (from natural ground level)	Location (lot boundary setbacks or building envelope) Restrictions
Scheme – TPS3				
Residential Development	120sqm	3m	4m	Front & Rear: 7.5m Sides: 4m
Special Residential	120sqm	3m	4m	Front & Rear: 12m Sides: 4m
Special Rural	120sqm	3m	4m	All boundaries: 20m
Rural	120sqm	3m	4m	All boundaries: 15m 7.5m minimum can be considered upon application
Scheme – TPS4				
Commercial	All sheds in commercial zones need development approval			Nil Setbacks
Industrial	All sheds in industrial zones need development approval			All boundaries: 9m
Special Use No.1 (Bridgetown Gardens)	120sqm	3m	4m	Front & rear: 10m Sides: 5m No setback relaxations permitted
Special Residential No. 1 (4 Seasons)	120sqm	3m	4m	Front & rear: 12m Sides: 4m
Special Residential No. 2 (Highlands)	120sqm	3m	4m	Front & rear: 12m Sides: 4m
Special Rural***	120sqm	3m	4m	Either a building envelope applies to the lot, or the following setback requirements apply: Front to Hwy: 30m Front to other roads: 25m Side & rear: 20m (non retic water) or 10m (retic water avail)
Rural 1	No restriction on floor area and heights			Front to Hwy: 50m Front to other roads: 30m Side & Rear: 20m
Rural 2	No restriction on floor area and heights			Front to Hwy: 50m Front to major roads: 30m Front to other roads: 20m Side & rear: 20m
Rural 3	No restriction on floor area and heights			Front to Hwy: 50m Front to major roads: 30m Front to other roads: 20m Side & rear: 20m

Can I build a bigger shed?

The table above does not represent the maximum size and/or height you can build. It simply identifies when a Development Application is not required.

If your proposed shed is larger or taller than the exemption limits, you will need to submit a Development Application. The Shire will assess your proposal against the planning framework and determine whether it can be approved.

Can I build a shed closer to my boundary than the setbacks listed in the above table?

If your proposed shed does not meet the exemption setback requirements, you will need to submit a Development Application (DA).

The Shire will assess your proposal against the planning framework and determine whether it can be approved.

Can I build my shed before I build my house?

A shed can be built before a house in some circumstances, but this depends on the zoning of your property.

For vacant residential zoned properties, a shed before a house is generally not supported.

For non-residential zoned properties, a shed may be considered before other development, subject to complying with the planning framework.

This information relates to planning requirements only. Separate building permit requirements and Environmental Health requirements may also apply.

Can I build or convert an existing shed to use as a dwelling?

This type of proposal can be considered dependent on the zoning, however it may require a Development Application to be assessed against planning requirements.



DEVELOPMENT APPLICATION CHECKLIST

SHEDS (OUTBUILDINGS), GARAGES & CARPORTS

This checklist is applicable to outbuildings (sheds), garages and carports seeking development approval. All development applications must be accompanied by a completed checklist. Incomplete applications will not be accepted and will be returned to the applicant with a list of outstanding items.

Please note that further information may be requested after a full assessment is completed. All correspondence will be directed to the applicant.

What information do I need?

Information	When it is required	Submitted (please tick)
Development Application Form	Always	
Payment of Relevant Development Application Fees	Always	
Current copy of the property's Certificate of Title (no older than 6 months old)	Always	
Site Feature Survey	Only required where there is a proposed change in natural ground levels greater than 0.5m and within 1m of lot boundaries.	
Site Plan drawn to scale	Always	
Floor Plan drawn to scale	Always	
Full set of elevation plans drawn to scale	Always	
Written statement identifying all design elements which do not satisfy the deemed-to-comply provisions of the Residential Design Codes (R-Codes) and Shire's planning framework, including written justification outlining how the proposal meets the design principles and objectives of the R-Codes and Shire's planning framework	Where development is located in a zone where the R-Codes apply (Residential R12.5 and Residential R20 properties)	

What information should I include on my plans?

To help us assess your application, please include the following plans and information.

Proposed Site Plan

Your site plan should show:

- Property boundaries, dimensions, a north point and scale (i.e 1:100)
- All existing buildings and the proposed shed, garage or carport.
- The distance between the shed, garage or carport and each property boundary (setbacks).
- Existing and proposed retaining walls, fences and other structures (if applicable).
- Existing and proposed ground levels where the land will be altered (if applicable).
- Driveways, crossovers and parking areas and pedestrian access (if applicable).
- Any buildings, structures or significant trees to be removed (if applicable).

Floor Plan

Your floor plan should show:

- Dimensions (length, width and floor area) of the shed, garage or carport
- For a shed, the intended layout and use of each area (for example, storage or workshop)
- For a shed, the location of external doors and windows

Elevations

Provide a scaled elevation for each side of the shed, garage or carport showing:

- Wall height in metres from the existing natural ground level and finished floor level
- Overall building height from the existing natural ground level and finished floor level (maximum ridge height)
- External appearance details including material and colours

Site Feature Survey (if required)

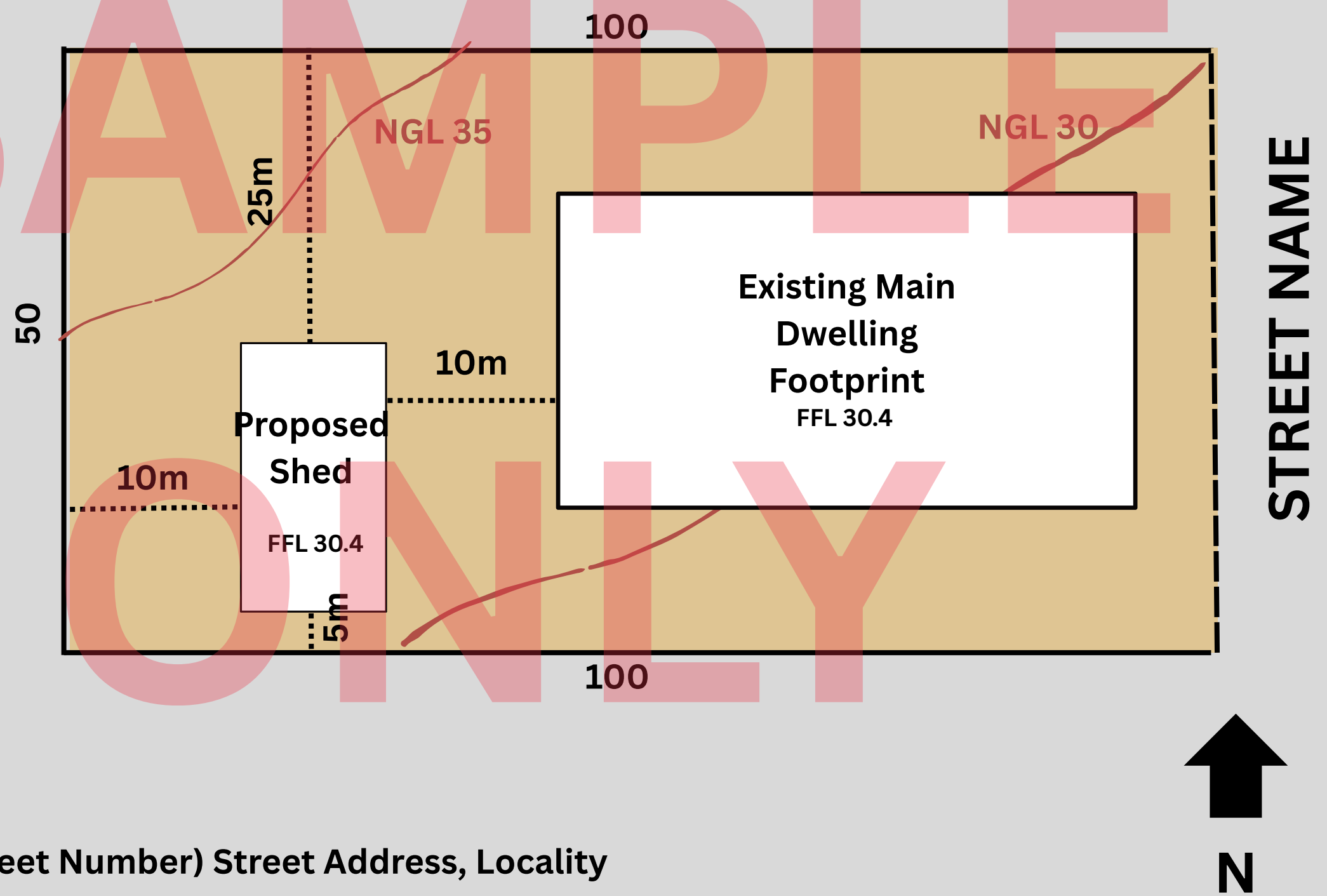
A site feature survey may be required where the site has significant slope or other site constraints as listed under the checklist.

It should be to scale (1:100 or 1:200) and should show:

- Existing ground levels and contours at 0.5m intervals
- Relevant spot levels
- Existing buildings, retaining walls and other structures
- Existing trees and relevant site features
- Adjacent property buildings (where relevant)

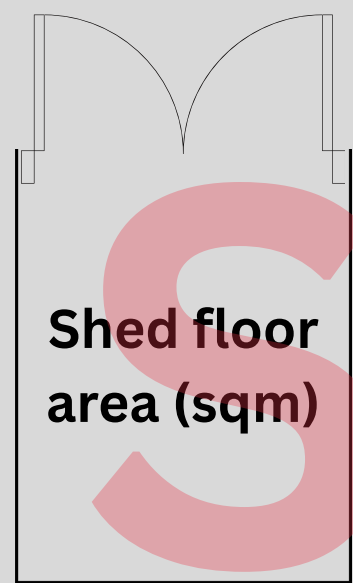
Acceptable Plan Examples

Site Plan 1:100



Examples Only: Plans are not to be used for application submission purposes

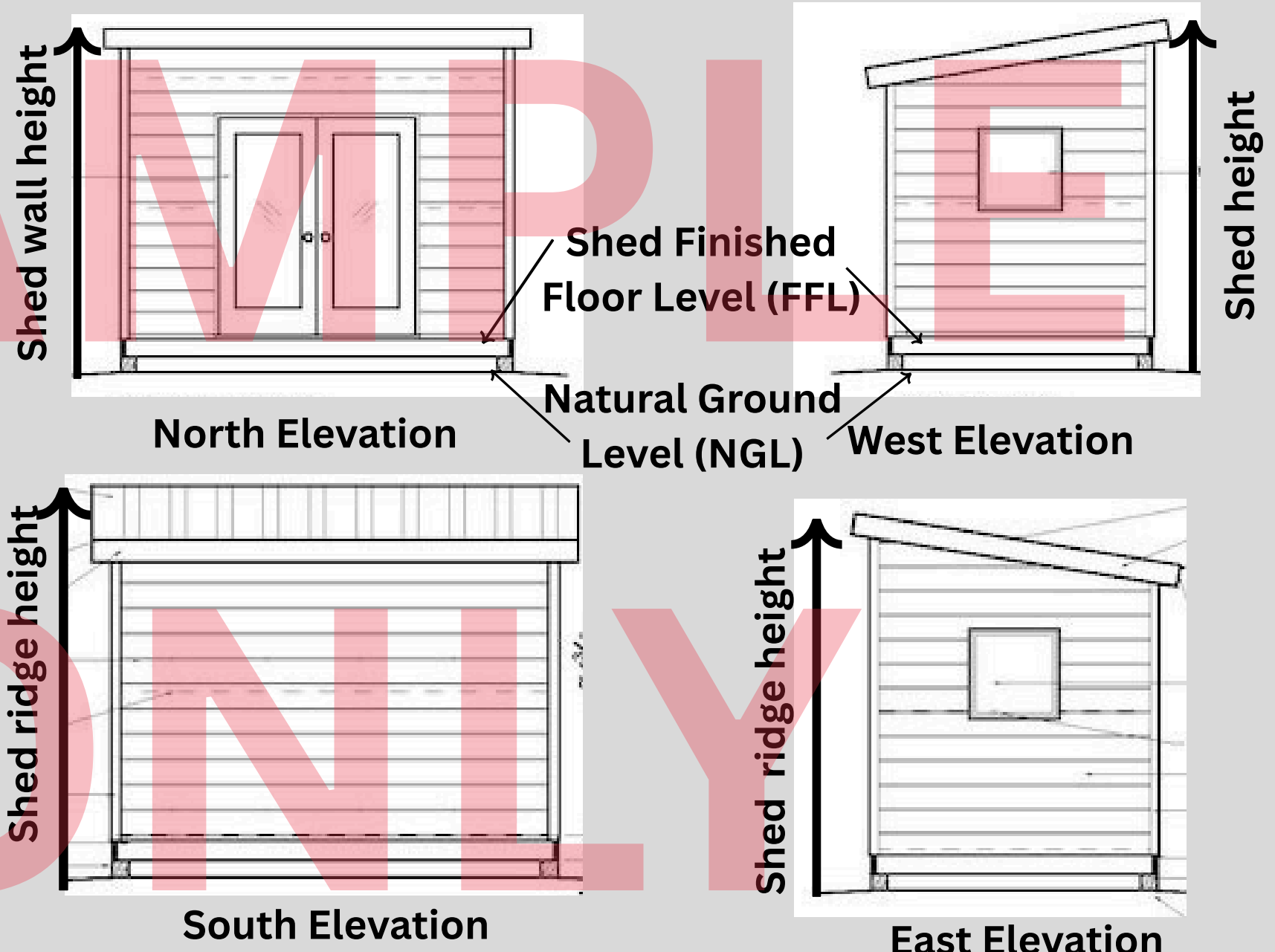
Floor Plan



Floor Plan 1:100

Elevation Plan - Shed

Elevation Plan 1:100



Lot Number (Street Number) Street Address, Locality

Shed Materials and Colour Schedule

Schedule of all external finishes and materials of the outbuilding/shed including roof, walls, windows, fencing, and driveway materials and colours.