

CITY OF BELMONT

Outbuildings

(In Residential Areas)

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What is an outbuilding?

An outbuilding is a detached, non-habitable, partially or fully walled and roofed structure (i.e. a shed, garage, work shop).

Outbuildings are **not** to be used for commercial purposes.

When is Development (Planning) Approval required?

Development Approval is required when the outbuilding:

- Does not comply with the 'Deemed-to-Comply' provisions of the Residential Design Codes of Western Australia;
- Is in a heritage area designated in the City's Town Planning Scheme No.15;
- Is on a lot with an area less than 260m²;
- Is on a lot in a Special Development Precinct;
- Is located on a lot which is within, or abuts, the Swan River Trust Development Control Area (DCA), or in the opinion of Council is likely to impact the quality of waters in the DCA (generally properties adjacent to the Swan River/Foreshore).



When is a Building Permit required?

A Building Permit is required for the erection of all outbuildings except where:

- It is less than 2.4m in height; and has an area less than 10sqm.

Important Information:

Although a Building Permit may not be required, it does **not** mean that it is exempt from obtaining Development Approval where it is relevant to the above.

Although a Building Permit may not be required under some circumstances, it does not exclude the location and construction of the structure from complying with the requirements of the Building Code of Australia 2015 or 2016 Volume Two.

Where an application for a Building Permit is lodged that also requires Development Approval, a Building Permit (where fully compliant) cannot be issued until the Development Approval has been granted.

What do I need to submit to the City for approval?

Planning

Where a Development Approval is required:

- A completed 'Application for Approval to Commence Development', associated documentation and payment of statutory fees are required on lodgement. Please refer to the City's website for further information on Planning Services requirements.

Building

Where a Building Permit is required:

- A completed Form BA1 Application for Building Permit – Certified* or Form BA2 Application for Building Permit – Uncertified (Form BA1);
**A BA1 Form must be accompanied with a Form BA3 Certificate of Design Compliance issued by a registered Building Surveying Contractor.*
- Payment of Statutory fees (please refer to the Building Fee Schedule);
- Completion of a Construction Training Industry Fund levy form if the estimated value of the works exceeds \$20,000;
- A copy of a Site Plan (minimum scale 1:200) showing the location of all existing and proposed structures, proposed setbacks, existing and proposed finished ground levels, easements, etc;
- A copy of Elevations of the proposed structure(s) (minimum scale 1:100);
- A copy of a floor plan (minimum scale 1:100);
- A copy of a Sectional detail of the proposed structure(s) (minimum scale 1:50), including details of the type, size, stress grades and spans of all members; all connections and footing details. *(Please note: If the City's Building Surveying Services are unable to determine the structural adequacy of the proposed structure, it may be required that the design be certified by a practising registered Structural Engineer).*

Lodging Your Application

Applications can be lodged:

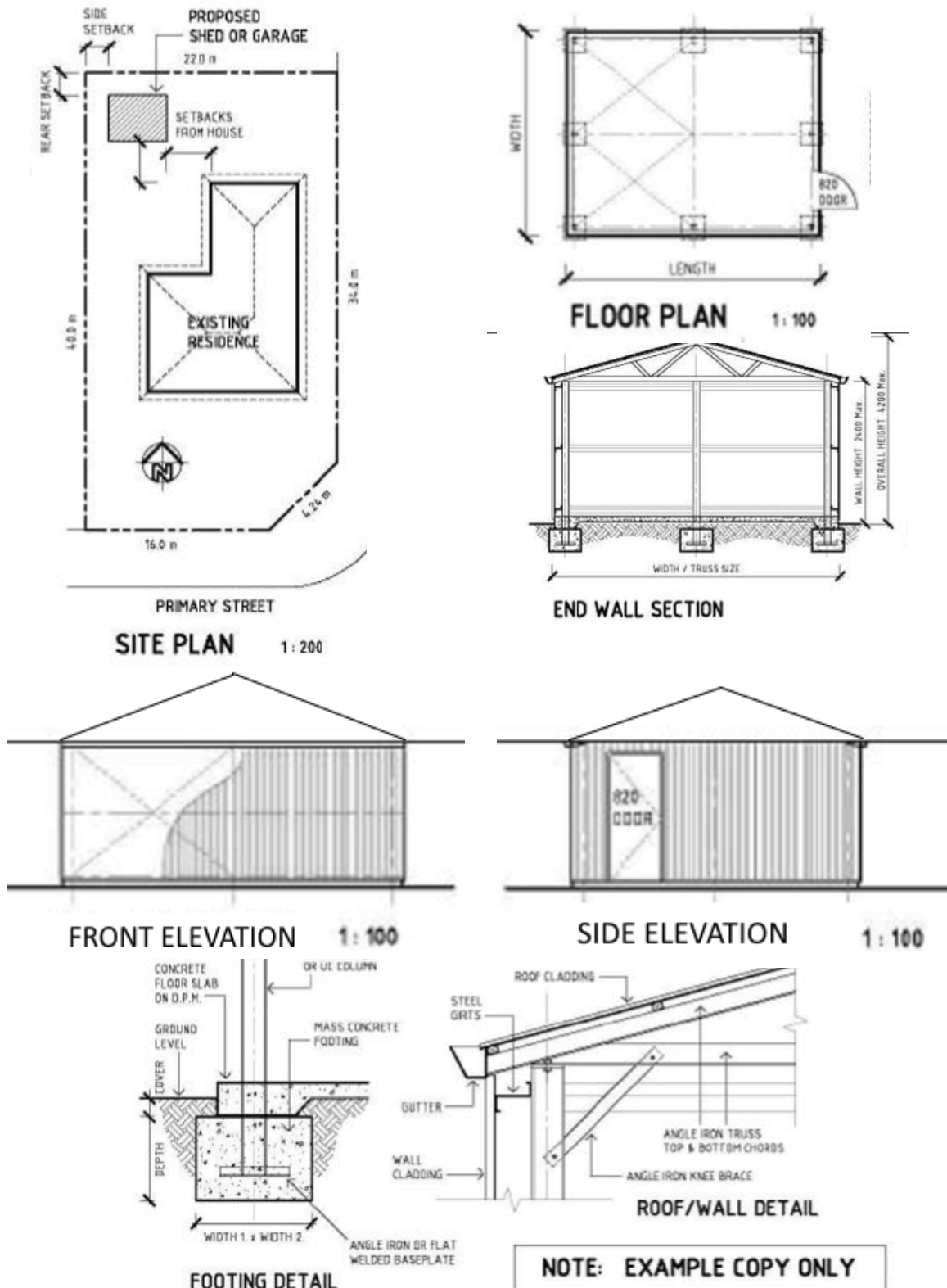
- In person at the City of Belmont, 215 Wright Street, Cloverdale
- By mail to City of Belmont, Locked Bag 379, Cloverdale WA 6985
- Online via the City's Planning & Building Online Application portal (please check the City's website for further information).

Useful Links

DMIRS (Building & Energy)
<https://www.dmirs.wa.gov.au/>

WA Department of Planning, Lands and Heritage – Residential Design Codes
<https://www.dplh.wa.gov.au/rcodes>

Outbuilding Example Sheet



For further information, please contact the City's Building Surveying Services on 9477 7425.

Disclaimer: This information sheet is produced by the City of Belmont in good faith and is correct at the date of publication. The City accepts no responsibility for any ramifications or repercussions in providing this information.