

Development (Planning)– INFORMATION SHEET

Outbuildings – sheds, gazebos, carports, shipping containers, shade houses

General Information

1. R Codes definition: Outbuilding – an enclosed non-habitable structure that is detached from any dwelling and may include a detached garage.
2. Garden structures (i.e. structures without a solid roof - pergolas with shade cloth and arbours) are considered exempt from the provisions of the Scheme.
3. Setbacks for outbuildings in the “Residential” zones are to conform with minimum setbacks noted within the [Residential Design Codes WA](#) or relevant Local Planning Policy. Setbacks for outbuildings in the ‘Urban Development’, ‘Rural and Priority Agriculture’, ‘Rural Enterprise’, ‘Rural Residential’, ‘Rural Smallholdings’, ‘Rural Townsite’, ‘Environmental Conservation’, zones are to comply with the provisions listed in the Scheme applicable to each zone (refer Schedule 5, Table 12 and Schedule 7, Table 17 of the Scheme).
4. Notwithstanding the R-Code definition for outbuildings (above), approval may be considered for the development of an outbuilding on a vacant lot zoned ‘Rural’, ‘Priority Agriculture’, ‘Rural Residential’, ‘Rural Smallholdings’, ‘Rural Townsite’ or ‘Environmental Conservation’.
5. Notwithstanding the standards set out under Schedule 5, Table 12 and Schedule 7, Table 17 of the Scheme, the following provisions also apply:
 - a. Outbuildings are to be located behind primary and secondary setbacks areas and any existing or proposed dwellings.
6. An outbuilding proposed with a floor area of 10m² or less and is under 2.4m in height is considered exempt from the provisions of the Scheme. A second outbuilding with a floor area of 10m² or less and under 2.4m in height is to be assessed in accordance with this Scheme.
7. Development approval is required from the local government for the temporary or permanent placement and/or development of a shipping container, irrespective of the permissibility of the land use and/or any existing predominant approved use on site.
8. Development applications for shipping containers shall comply with the provisions of the Scheme or relevant local planning policy.

Note: The use of a shipping container is to align with a Scheme or R-Codes definition (e.g., outbuilding, warehouse/storage or other).

Outbuildings in Residential Zoned Land

9. Variation to Outbuildings where the R Codes apply:
 - a. Unless otherwise stated in the Scheme, outbuildings that exceed 60 m² in floor area shall be constructed of non-reflective building material(s) or finishes.
 - b. Unless otherwise stated in the Scheme:
 - (i) Notwithstanding other applicable standards contained under clause 5.4.3 of the R-Codes, the following standards set out under the table below replaces the applicable Deemed-to-comply requirements for outbuildings:

Table 1 - Outbuilding Specifications where the R Codes apply

Lot size	Max. Wall Height (Meters)	Max. Ridge Height (Meters)	Max. Floor Area - SQM (combined floor area of all non-habitable structures)
Lots < 450m ²	2.4 metres	3 metres	<60m ² in area or 10% in aggregate of the site area, whichever is the lesser
Lots 450m ² - 600m ²	3 metres	4.2 metres	<60m ² in area or 10% in aggregate of the site area, whichever is the lesser
Lots >600m ² - 1000m ²	3 metres	4.2 metres	100m ²
Lots >1000m ² – 2000m ²	3 metres	4.2 metres	120m ²
Lots >2000m ² – 4000m ²	3 metres	4.5 metres	150m ²
Lots > 4000m ²	3.5 metres	4.5 metres	170m ²
Lots Coded R2, R2.5, R5 or R10 Lots <4000m ²	4.2 metres	4.8 metres	150m ²
Lots Coded R2, R2.5, R5 or R10 Lots >4000m ²	4.2 metres	4.8 metres	170m ²

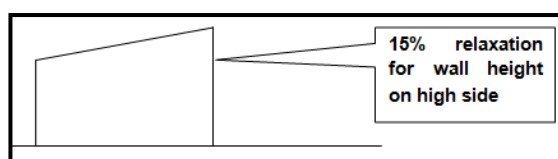
(ii) Where an outbuilding varies the development standards outlined under Table 1 (above), the following additional performance criteria will apply:

1. For lots greater than 2 000 m², the maximum floor area may be varied where:

- (i) The combined footprint of all approved outbuildings on site is less than that of the approved dwelling; and
- (ii) The relaxation does not result in discretion sought to any other applicable standard under 9(b)(i) above or clause 5.4.3 of the R-Codes, other than 9(b)(ii)(1), 9(b)(ii)(2), 9(b)(ii)(3), 9(b)(ii)(4) and/or 9(b)(ii)(5); and
- (iii) The outbuilding is ancillary to the primary residential use of the land, and used only for storage and/or parking of vehicles/vessels related to the primary residential use; and
- (iv) The bulk and scale of the outbuilding does not detract from the dwelling or have a detrimental impact on the visual amenity of the locality.

and/or

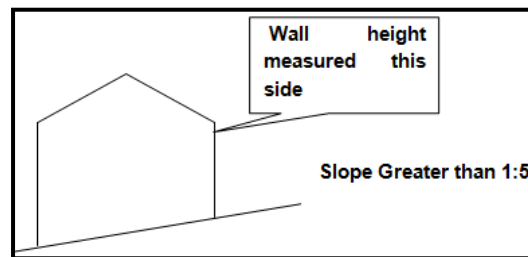
2. Where the building incorporates a mono-pitch skillion roof (not a hipped, pitched or gable roof), a relaxation to the maximum permitted wall height (up to 15% on higher side) may be supported, provided the relaxation does not result in discretion sought to any other applicable standard under 9(b)(i) above or clause 5.4.3 of the R-Codes;



(Figure 1)

and/or

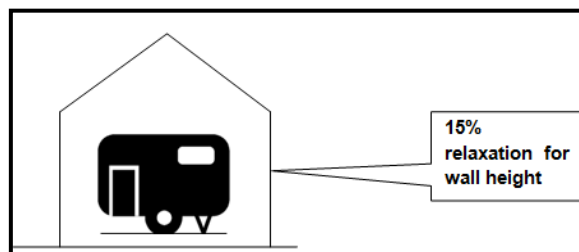
3. Where the land upon which the outbuilding is to be erected has a slope of less than 1:5, and site works are required to provide a level site, the height of the wall may be measured from natural ground level at the point where the cut and fill intersect provided that:
 - (i) The extent of excavation and fill is balanced;
 - (ii) The change in height of the natural ground level is limited to 250mm;
 - (iii) The outbuilding achieves all setback requirements; and
 - (iv) Where possible, the outbuilding structure is located on the most level portion of the site.



(Figure 2)

and/or

4. Where in order to accommodate larger boats, caravans or motor-homes on Lots <4 000 m², a relaxation of the wall height (up to 15%) may be considered, provided that the landowner of the subject site demonstrates proof of ownership of such vehicle/vessel, provided the relaxation does not result in discretion sought to any other applicable standard under 9(b)(i) above or clause 5.4.3 of the R-Codes;



(Figure 3)

and/or

5. In the circumstance where it can be demonstrated that the stated maximum floor area is unworkable due to the dimensions of a standard outbuilding design, up to an additional 5m² to the maximum permitted floor area under 9(b)(i) may be considered, provided the relaxation does not result in discretion sought to any other applicable standard under 9(b)(i) above or clause 5.4.3 of the R- Codes.

Outbuildings in Non-Residential Zoned Land

Table 2 - Outbuilding Specifications for Non-Residential Zoned Lots			
Lot size	Max. Wall Height (Meters)	Max. Ridge Height (Meters)	Max. Floor Area - SQM (combined floor area of all non-habitable structures)
Urban Development	3	4.5	150
Rural (Lots < 2ha)	4.2	4.8	220
Rural (Lots 2ha >)*	4.2	4.8	240
Priority Agriculture (Lots < 2ha)	4.2	4.8	220
Priority Agriculture (Lots 2ha >)*	4.2	4.8	240
Rural Enterprise (Lots < 2ha)	4.2	4.8	200
Rural Enterprise (Lots 2 >)*	4.2	4.8	220
Rural Residential (Lots < 2ha)	4.2	4.8	200
Rural Residential (Lots 2-4ha)	4.2	4.8	220
Rural Residential (Lots 4-6ha)	4.2	4.8	240
Rural Residential (Lots 6ha >)	4.2	4.8	300
Rural Townsite (Lots < 4000m ²)	4.2	4.5	150
Rural Townsite (Lots 4000m ² -1ha)*	4.2	4.8	170
Rural Townsite (Lots 1ha >)	4.2	4.8	220
Rural Smallholdings (Lots < 1ha)*	4.2	4.5	220
Rural Smallholdings (Lots 1 - 4ha)*	4.2	4.8	240
Rural Smallholdings (Lots 4ha >)	4.2	4.8	300
Environmental Conservation (Lots < 2ha)	4.2*	4.8*	170
Environmental Conservation (Lots 2ha >)	4.2*	4.8*	220
Mixed Use	See Table 4 of Scheme.		
Regional Centre			

**The zones and sizes/specifications have been added in addition to those currently shown in LPS2. The specifications shown above are an acceptable variation to those shown in LPS2.*

10. Where an outbuilding varies the development standards outlined under table 2 (above), the following additional performance criteria apply:
- a. The maximum floor area may be varied where:
 - (i) The combined footprint of all approved outbuildings on site is less than that of the approved dwelling; and
 - (ii) The relaxation does not result in discretion sought to any other applicable standard of this Scheme, relevant local planning policy, other than (b), (c), (d) and/or (e) below; and
 - (iii) The outbuilding is ancillary to the residential use of the land, and used only for storage and/or parking of vehicles/vessels related to the primary residential use.
 - (iv) The bulk and scale of the outbuilding does not detract from the dwelling or have a detrimental impact on the visual amenity or natural environmental values of the locality;

and/or

- b. Where the building incorporates a mono-pitch skillion roof (not a hipped, pitched or gable roof), a relaxation to the maximum permitted wall height (up to 15% on higher side) may be supported, provided the relaxation does not result in discretion sought to any other applicable standard under (4) above or this Scheme and/or relevant local planning policy; (Refer Figure 1)

and/or

- c. Where the land upon which the outbuilding is to be erected has a slope of less than 1:5, and site works are required to provide a level building footprint, the height of the wall may be measured from the natural ground level at the point where the excavation and fill intersect provided that (Refer Figure 2):
 - (i) The extent of excavation and fill is balanced;
 - (ii) The change in height to natural ground level is limited to an average of 500 mm across the building footprint;
 - (iii) The outbuilding achieves all setback requirements; and
 - (iv) Where possible, the outbuilding is located on the most level portion of the lot.

and/or

- d. Where in order to accommodate larger boats, caravans or motor-homes on Lots <4 000 m², a relaxation of the wall height (up to 15%) may be considered, provided that the landowner of the subject site demonstrates proof of ownership of such vehicle/vessel (copy of registration papers and include height of vehicle/vessel), provided the relaxation does not result in discretion sought to any other applicable standard under (5) above or this Scheme and/or relevant local planning policy (Refer Figure 3);

and/or

- e. In the circumstance where it can be demonstrated that the stated maximum floor area is unworkable due to the dimensions of a standard outbuilding design, up to an additional 5 m² to the maximum permitted floor area under (5) may be considered, provided the relaxation does not result in discretion sought to any other applicable standard under (5) above or this Scheme and/or relevant local planning policy.

Development Approval (Planning)

Development Approval enquiries and lodgement

Further information: City's planning and development [webpage](#).

Enquiries: Development Information Services 6820 3000 or planning@albany.wa.gov.au

Lodgement: Please refer to the City's development applications [webpage](#).