



Shed/Garage on residential properties

A Building Permit is required prior to the construction of a shed or a garage other than when it is freestanding and it has a floor area not exceeding 10m² and is not more than 2.4 m in height.

A Building Application must be submitted with the following:

- Application for Building Permit Form BA2
- One complete set of plans, including a site plan
- Site Plan must indicate the following:
 - To scale not less than 1:200
 - Street names, lot and house numbers
 - Dimensions of lot
 - Dimensions and position of shed/garage
 - Position of beams, trusses, purlins and columns
 - Setback distances of shed from all boundaries
 - Refer to figure 1 for an example
- Sections and elevations must indicate the following:
 - One or more elevations to scale not less than 1:100
 - Connection details - welded joints, fixings such as bolts, screws
 - Size and spacing of beams, purlins girts and columns
 - Detail of post cast or fixed to concrete footing or slab
 - Size of concrete footings
 - Thickness of slab and placement of reinforcement if applicable
 - 2 metre minimum head clearance from finished paving level to underside of primary beam
 - Type of roof decking to be used
 - Refer to figure 2 for an example
- Refer to Schedule of Fees & Charges
- ***All above information and fees must be submitted at time of lodgment***

Setback requirements for residential areas

- 1m minimum setback from side and rear boundaries for walls up to 9m long.
- 1.5m minimum setback from side and rear boundaries for walls over 9m long.
- 1.5m minimum setback from secondary street boundaries.
- Setback variations may be considered with an application for development approval. An application must include a completed application form, relevant fees and comments from the adjoining land owner/s.
- Some setbacks are governed by easements and cannot be varied. For example, a 2m easement across the rear of the property would result in a 2m minimum rear setback from that boundary - see figure 1 below.
- Height and area of sheds are limited by the Residential Design Codes. The Codes allow walls up to 2.4m high and roofs up to 4.2m high. The total area of all sheds on a lot cannot exceed 60m² or 10% of the lot area, whichever is lesser.
- Size variations may be considered with an application for development approval. Variations are permitted in accordance with the City's Local Planning Policy 2.2 – Outbuildings and Sea Containers.
- *Please call City of Gosnells Building Services for further information - 9397 3000*



FIGURE 1: SITE PLAN EXAMPLE

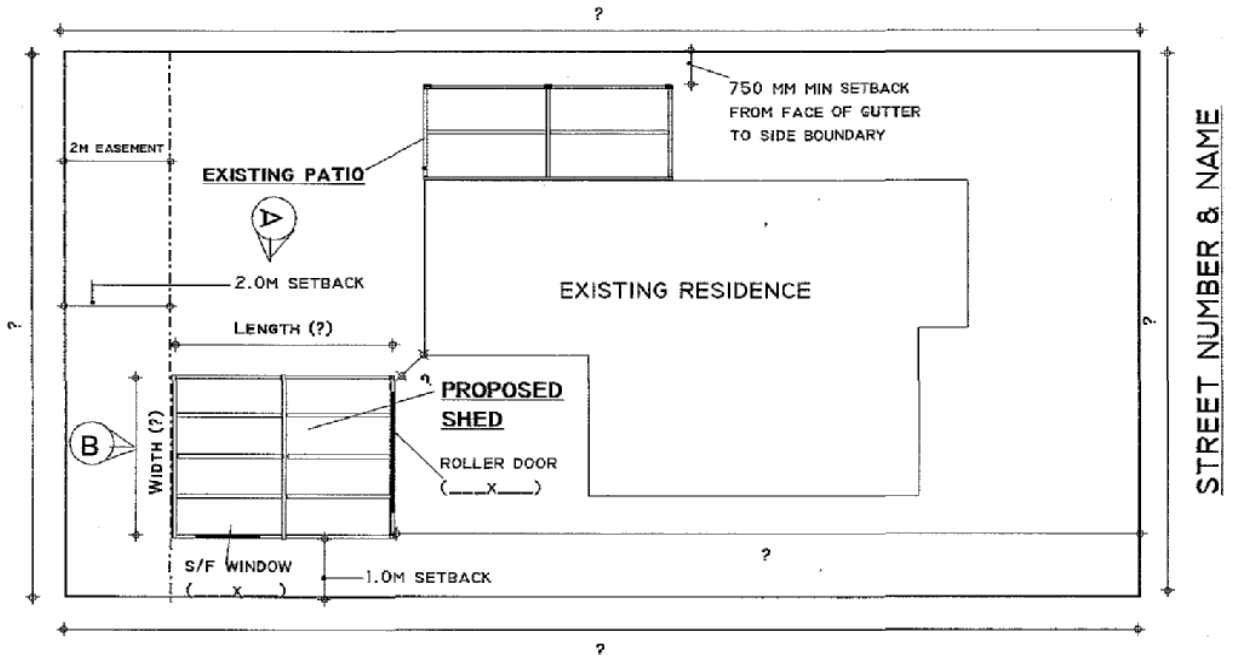
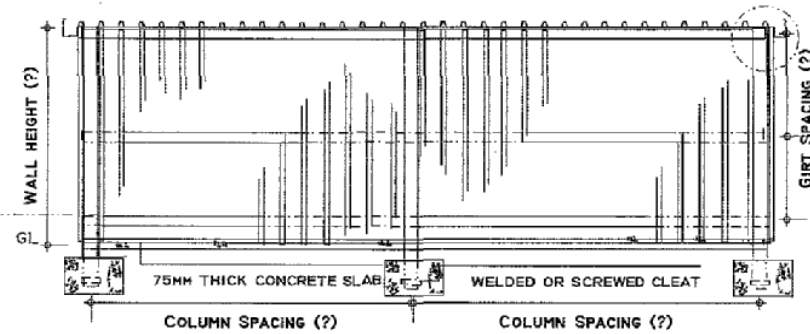
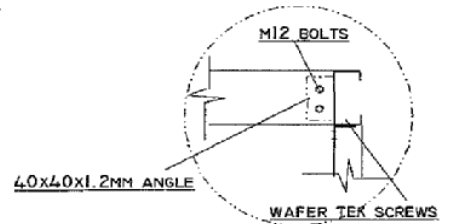


FIGURE 2: ELEVATION EXAMPLE(S)

ELEVATION A

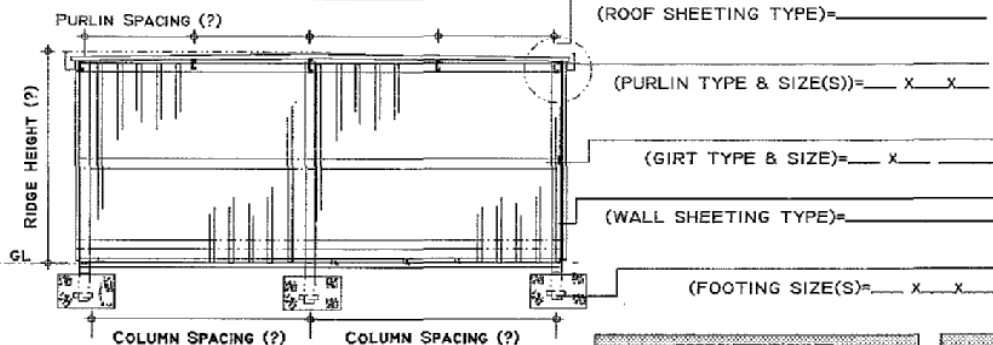


STANDARD CONNECTION DETAIL



NOTE: ALL STANDARD CONNECTIONS USING 40x40x3.0MM ANGLE, WAFER HEAD TEK SCREWS AND M12 BOLTS FROM COLUMN TO GIRT & COLUMN TO PURLIN CONNECTIONS

ELEVATION B



? NOTE: WHERE ? APPEARS ON THE SITE PLAN OR ELEVATION EXAMPLE, IT IS REQUIRED THAT A DIMENSION BE GIVEN ON THE PLANS YOU SUBMIT. ?

ROOF SHEETING CHART	
TYPE	MAX SHEET SPAN(m)
SPANDECK	1.7
MONDECK	2.4
H-TEN	1.7
CUSTOM CRB	1.2
POLYCARBONATE	0.9

WALL SHEETING CHART	
TYPE	MAX SHEET SPAN(m)
SPANDECK	2.2
MONDECK	2.4
H-TEN	2.1
CUSTOM CRB	1.8
POLYCARBONATE	NA

- Please call City of Gosnells Building Services for further information - 9397 3000.