



Western Australia

A garden shed used for domestic purposes less than 10 square metres in area can be built without the need of a building license if it complies with the following:-

- located behind the front setback line;
- does not interfere with vehicular sight lines;
- can be located up to the side (including secondary street) and/or the rear boundary provided it complies with the fire safety requirements of the Building Code of Australia (set back from other structures on site by at least 900mm);
- built structurally sound from quality materials and restrained to prevent uplift by wind;
- all stormwater is to be contained on site and piped to approved stormwater system;
- maximum height is 2.4 metres above natural ground level;
- floor (or deck) level does not exceed 500mm above natural ground level;
- not located in a conservation precinct.

If all of the above criteria cannot be met it is recommended the proposal be discussed with a Council Building Surveyor.

Note:

- It is strongly recommended that you discuss the proposed location of the garden shed with your neighbour if you intend locating it up to the side or rear boundary, or intend to use reflective material.
- Some lots in some areas have restrictive building covenants and/or a detailed site plan. Please check the appropriate requirements before you buy or build a garden shed.

All garden sheds with a floor area greater than 10 square metres will require the submission of a building license application.

Sheds, garages or cubbies with a floor area greater than 10 square metres must comply with the prescribed boundary setbacks for the property.

Some sheds, garages and cubbies will also require Planning Approval (e.g. rural and conservation areas, properties subject to flooding or exceed certain floor areas and ridge heights) before you can commence construction.