

BUILDING INFORMATION SHEET

A Breath of Fresh Air

Outbuildings & Sheds (Class 10a)

Definition

Outbuilding

An enclosed, non-habitable structure that is detached from any dwelling. Common examples include backyard sheds, garages, workshops and sea containers.

Outbuildings are exempt from requiring development approval when they comply with the deemed-to-comply provisions of the [Residential Design Codes \(R-Codes\)](#) for Residential Zones only.

For all other zones, please contact the [Shire's Planning Department](#) to confirm whether development approval is required.

Frequently Asked Questions

When is a Building Permit required for an outbuilding or shed?

A Building Permit is required for an outbuilding or shed if it has a floor area greater than 10 m², or exceeds a height of 2.4 metres.

If you are unsure whether a permit is required, please contact the [Shire of Harvey's Building Department](#).

Can I build an outbuilding as an owner-builder?

Yes. Owner-builders are permitted to construct outbuildings and sheds.

- If the value of construction exceeds \$50,000 you must apply to the Building and Energy Division of the Department of Local Government, Industry Regulation and Safety (LGIRS): [LGIRS Forms](#) for an Owner-Builder Certificate.
- A Building Permit cannot be issued for works valued over \$50,000 unless an Owner-Builder Certificate has been received or a registered builder has been contracted to carry out the work.

For more information, please visit the [Department of Local Government, Industry Regulation and Safety \(LGIS\)](#) website, which outlines:

- The owner-builder approval process, and
- When a registered builder is required.

How long will my Building Permit application take to process?

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Provided all required documentation is submitted and no further information is requested:

- Certified Applications (BA1): Processed within 10 working days from the date of lodgement.
- Uncertified Applications (BA2): Processed within 25 working days from the date of lodgement.

If additional information is requested, applicants will be notified and required to provide the information before the application can be determined.

What is the maximum size and height of an outbuilding I can have?

- Residential Zone: Refer to the relevant [Local Planning Policy](#).
- Rural Residential Zone: Refer to the relevant [Local Planning Policy](#).
- Rural and Priority Agriculture Zones: There are no specific size or height restrictions for outbuildings.

Please contact the [Shire's Planning Department](#) for further clarification.

What are the required setbacks for an outbuilding or shed?

Residential Properties

- Outbuildings are not generally permitted within the front setback area (front yard).
- The minimum front setback distance is determined by the primary street setback listed under Column 7, Table B of the [Residential Design Codes \(R-Codes\)](#).
- On corner properties (Secondary Street boundary), an outbuilding must be set back in accordance with Column 7, Table B of the [Residential Design Codes \(R-Codes\)](#) for the relevant density coding.
- Side and rear setbacks must comply with Table 2a of the R-Codes, calculated based on wall length and height.

If you wish to propose setbacks less than the above, you must apply to the [Shire's Planning Department](#) for a setback variation.

Additional fees will apply in accordance with the [Planning Fees and Charges](#) schedule.

Fire Separation Requirements

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- All Class 10a buildings (such as sheds and outbuildings) must comply with Part 9.2.5 of the ABCB Housing Provisions of the *National Construction Code Series 2022 – Building Code of Australia (Volume 2 – Amendment 2)*. [NCC 2022 Volume Two and ABCB Housing Provisions Standard](#)
- For more information, please contact the [Shire of Harvey's Building Department](#).

Bushfire Separation requirements

For a proposed shed within a bushfire-prone area, compliance requirements depend on its distance from the dwelling and the age of the dwelling. If the shed is located more than 6 metres from the dwelling, it is not required to comply with bushfire construction standards. If the shed is within 6 metres of a dwelling built after April 2016, it must comply with the relevant Bushfire Attack Level (BAL) for the property. For sheds associated with dwellings built prior to April 2016, proposals will be assessed on a case-by-case basis.

See attached link to confirm if your property is in a bushfire prone area [Map of Bush Fire Prone Areas](#)

- For more information, please contact the [Shire of Harvey's Building Department](#).

Rural Residential Zone

- Front and Rear Boundaries: Minimum 20 metres setback.
- Side Boundaries: Minimum 10 metres setback.

To vary these setbacks, a Development Application must be approved by the Shire prior to assessment of the Building Permit application.

Rural and Priority Agriculture Zones

- All Boundaries: Minimum 20 metres setback.

Any variation requires a Development Application to be approved by the Shire before a Building Permit application can be assessed.

Other Zones

For properties located in zones not listed above, please contact the [Shire's Planning Department](#) for advice on applicable setback and approval requirements.

Application Checklist

For a complete list of required documents and forms to accompany a Building Permit application, please refer to the [Building Application Forms and Checklists](#)

Disclaimer

This information sheet is provided as generalised information. While the Shire of Harvey aims to keep the content of this document current and accurate, the Shire accepts no responsibility or warranties for actions taken based on the information provided.

The Shire of Harvey encourages you to seek professional advice before acting on any information contained in this document.

Please contact the [Shire of Harvey](#) if you have any questions.

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