



SHIRE OF KATANNING

"Heart of the Great Southern"

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Outbuildings and other domestic structures

A building licence is required to build any domestic structure such as a shed, carport, patio, verandah, gazebo, garage, swimming pool or antenna. A building licence is also required if you are relocating or replacing an outbuilding or other structure.

Setbacks

A setback is the distance between the wall of a building and a lot boundary. For Residential zoned properties setbacks are designated in the Residential Design Codes of Western Australia (R-Codes) and are summarized below:

Boundary	Setback (minimum)
Side – wall length less than 9m - no doors or windows	1.0m
Side – wall length more than 9m - doors or windows present	1.5m
Right of way, private street or secondary street	1.5m
Rear (provided consent from neighbours is obtained)	1.0m

Carport supports may be placed on the boundary provided they are of non-combustible material and the roofline of the carport is 750mm from the boundary. Consent from adjoining neighbours must also be obtained.

For Special Rural properties the minimum setback distances are:

Front*	15.0m
Rear & Side	10.0m

* Note for those properties adjacent to Dumbleyung Road, the minimum front setback distance is 30.0m

Size of Outbuildings (note also "When do I need Planning Approval?" below)

The total area of outbuildings on a residential lot shall not exceed 50m². Outbuildings which exceed 50m² (with a maximum area of up to 100m²) will only be considered once the owner has made a written statement to the effect that the outbuildings will only be used for normal domestic purposes and not for any industrial or commercial use. In some cases, applications for outbuildings are referred to Council for determination.

The wall height of an outbuilding shall not exceed 3m with the actual height of a pitched roof not to exceed 4.5m.

When do I need a Planning Approval?

Planning approval is required if:

- You would like a setback variation ie a setback less than that mentioned in the tables above. Setback variations will only be considered provided a justification is presented by the applicant.
- The proposed structure is to be constructed on land zoned Special Rural.
- The proposed structure exceeds 50m² on land zoned Residential or the combined area of outbuildings on the land exceeds 100m².

If your structure meets one of the above criteria, please ask for an application for planning approval form.

What do I need to submit to get a Building Licence?

Please submit the following details to Council.

- ❑ Two copies of site plan (scale not less than 1:200) showing:
 - Title block (owner name, address of development)
 - Scale and North arrow
 - Size, shape and position of block
 - Dimensions and position of proposed and existing buildings, showing distance to lot boundaries
 - Stamped by Water Corp
- ❑ Two copies of full working drawings and specifications, including fully dimensional floor plan, two elevations, ceiling height, window sizes, ventilation, storm water disposal and all structural detail (timber sizes, grades, centres, spans, footings details, concrete and wall thickness).
- ❑ Completed application form and fees, including builders or owners signature.
- ❑ Completed BCITF form for works over \$20,000 in value.
- ❑ Structural Engineers details for footings or trusses may be requested.
- ❑ All steel structures are required to be certified by a practicing Structural Engineer. At least one of the specifications is to contain original signatures.
- ❑ A registered builder is required if the value of the work exceeds \$20,000.

Fees

Fees are calculated as follows:

Building Fee	0.35% of value of building work (minus GST) with a minimum of \$85.00
Building Levy	\$39.00
BCITF Levy (for building work over \$20 000 in value)	0.2% of value of building work (including GST)
Rural Street Addressing Number (new buildings in rural areas only)	\$44
Town Planning Fee (for building work up to \$50 000)	\$123

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****DISCLAIMER****

This information sheet is a guide only. Verification with original By-laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The Shire of Katanning accepts no responsibility for errors or omissions.