

Information Sheet

Class 10a structures – Sheds & Garages (Residential)

Applications may be lodged either in person, or via email at: dowshire@dowerin.wa.gov.au

This publication is intended as a general guide only.

Where an exemption from requiring a Building Permit applies, it does not exempt compliance with the Building Code of Australia (BCA), relevant Australian Standards, Local Laws, Planning (Development) approvals and conditions, or any other applicable legislation and statutory requirements.

Important: It is the responsibility of the applicant and/or builder to ensure all necessary approvals, consents, and licenses are obtained prior to commencing any work.

Do I need a Building Permit?

For more information, refer to Building Regulations 2012, Schedule 4 for buildings and structures which do not require a Building Permit.

Sheds & Garages

Freestanding structures: May be exempt *only if all the following apply*:

- No more than 2.4m high
- Located outside wind regions C or D as defined in AS1170.2 (the Shire is located in wind region A)
- Total area not exceeding 10m²

What can I use my shed or garage for?

A shed is approved as a “non-habitable” structure and may be used for storage of vehicles, household items or other similar purposes. A shed is not designed or approved as a “habitable” building and cannot be lived in.

If you are planning to use the space as a study, games room, studio or other where the building will be frequented often or for prolonged periods of time, this is not considered a non habitable structure.

Fees & levies	
BA1 (Certified)	0.19% of estimated value (min \$110.00)
BA2 (Uncertified)	0.32% of estimated value (min \$110.00)
Building Services Levy	0.137% of value (min \$61.65)
Construction Training Fund (>\$20,000)	0.2% of estimated construction value

Note: All fees must be paid before a Building Permit is issued. Projects over \$20,000 must be completed by a registered builder or approved owner-builder.

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Application Checklist

To apply for a Building Permit, the following documentation is required.

Form BA1 (Certified) or BA2 (Uncertified), signed by all owners	
Accurate estimated construction value (incl. GST)	
Builder's details (must be registered for works >\$20,000)	
CTF Levy form or payment receipt (if >\$20,000)	
Application fee + all applicable State levies	
Owner-Builder approval (if applicable)	
Planning/development approval (if required)	
BAL report and certificate (if applicable)	
Geotechnical report or engineer certified site classification	
Required plans and engineering as detailed below	

Required plans and engineering

Site Plan (1:200 scale)	Include street names, lot number, boundaries, existing and proposed structures, contour lines and / or spot levels, proposed finished floor level, all setbacks, stormwater drainage, sewer/septic locations, embankments or retaining walls, and clearly indicate the North point.
Elevations (min. scale 1:100)	Show all elevations with existing ground level, proposed natural ground level (NGL), finished floor level (FFL), and roof pitch
Structural Engineering Signed by a registered structural engineer. <i>Note: Drawings or certification letter must include the both the company and the individual engineers details, registration number and signature.</i>	Slab and footing details - Concrete specification, type and depth of footing, reinforcement details, slab thickness, waterproof membrane location. Schedule of materials, member sizes and spans, connection details, hardware/fixings, compliance with BCA/ NCC and Australian Standards. Structural engineers certification is also required to nominate the edition of the NCC and set of structural standards the drawings are designed to comply with including but not limited to AS1170 suite, soil classification, wind rating, earthquake hazard indicator.