



What buildings are classified as outbuildings?

Outbuildings are defined as non-habitable structures under Local Planning Policy 23 & 24 and are detached from the house including, sheds, barns, carports, lean-tos, patios, gazebos, pergolas but does not include a garden shed that has a floor area of less than 10m².

Please click the link below (or go to the Shire's website) to download a copy of Local Planning Policy Manual.

[Local Planning Policy Manual](#)

Do I need Development Approval to construct a shed?

Development approval is required if the outbuilding is located within a 'Special Control Area' under the Shire of Northam Local Planning Scheme No.6 or is located in an area which requires development approval. Local Planning Policy 23 & 24 (dependent on zoning) stipulates where the development approval of the Local Government may not be required if it meets the mandatory provisions under the 'Development Guidelines' of these policies.

Please click on the link below to download a development application form and checklist.

[Development Application form and checklist](#)

Please click on the link below to view Local Planning Scheme No. 6.

[Shire of Northam Local Planning Scheme No.6](#)

Please click on the link below to view the R-Codes.

[State Planning Policy 3 1](#)

Do I need a Building Permit to construct a shed?

Yes, a Building Permit is still required for all shed structures including carports and lean-tos that are greater than 10m² in area.

Please click the link below to download the Building Permit application form and checklist.

[Building Permit application form and Checklist](#)

What size shed can I build?

Please refer to Local Planning Policy 23 – Outbuildings in the Residential & Mixed Use Zone and Local Planning Policy 24 – Outbuildings in the Rural Residential, Rural Small Holding and Rural Zone which outlines the aggregate (combined) maximum floor area and heights for sheds according to the zoning of the property.

Where am I allowed to build a shed on my block?

Within the 'Residential', 'Rural Residential', 'Rural Smallholdings' and 'Rural' (lots under 40ha) zones, outbuildings other than a carport will generally not be supported in the area between the house and the front boundary.

Can I have a shed with zincalume or unpainted steel cladding?

Within the 'Residential', 'Rural Residential', 'Rural Smallholdings' and 'Rural' (lots under 40ha) zones, zincalume or unpainted wall or roof cladding requires development approval. Zincalume or unpainted wall or roof cladding will only be considered where the Shire is satisfied that reflection will not cause undue impact to neighbouring properties or passing road traffic.



Can I build a shed before a house?

The construction of an outbuilding on vacant land within the 'Residential' zone will not be permitted without a Building Permit for the construction of a house being granted.

The construction of an outbuilding on vacant land within, 'Rural Residential' and 'Rural Smallholdings' and 'Rural' (lots under 40ha) zones will not be permitted unless;

- The land owner can provide proof of financial commitment such as a contract with a builder together with a deposit paid as well as financial evidence to demonstrate capability to pay for the completion of a house. Or;
- An application to construct a dwelling on the lot is made and approved prior to or at the same time as an application for the outbuilding is made.



Can I live in my shed temporarily while I build my house?

The temporary occupation of a shed while building a house is not permitted on lots zoned 'Residential'. For further information regarding the temporary occupation of a shed in other zones, please contact the Shire's Health Services Department on 9622 6100.

Please click on the link below to download an information sheet regarding the temporary occupation of a shed.

[Policy Temporary Accommodation Leaflet.pdf](#)



Where do I find more information?

Further information can be obtained from the Shire's Planning Services Department on 9622 6133 or 9622 6134 or via email at records@northam.wa.gov.au

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of the Shire's Planning Services Department be sought prior to lodgement of a Development Application. The Shire of Northam disclaims any liability for any damages sustained by a person acting on the basis of this information.

www.northam.wa.gov.au