

Sheds, Rural Sheds & Garages

What you need to know before building a Class 10a outbuilding

THE SHORT VERSION

Most sheds and private garages are Class 10a non-habitable buildings. A small, low-risk shed may be exempt from a Building Permit, but the exemption is narrow. Larger buildings generally require a Building Permit, and Building and Planning requirements may both apply. Before you order a shed, check the size, height, location, zoning and proposed use.

YOUR PROJECT IN 5 SIMPLE STEPS

1	2	3	4	5
Check the class	Check the site	Check approval	Prepare plans	Build & finish
Confirm the building is genuinely Class 10a and non-habitable.	Confirm zoning, setbacks, bushfire, sewer/septic, vegetation and site constraints.	Work out whether a Building Permit and/or Planning approval is required.	Show the site, structure, stormwater, levels, materials and construction details.	Construct to the approved design and complete the required completion process.

When is a shed exempt from a Building Permit?

Under Schedule 4 of the Building Regulations 2012, a free-standing Class 10a building such as a small shed may be exempt where it is no more than 2.4 m high, is not in wind region C or D under AS 1170.2, and covers no more than 10 m² in floor space.

All of these conditions must be met. An exemption from a Building Permit does not exempt the work from applicable building standards, Planning controls or other laws.

≤ 10 m ² / ≤ 2.4 m	Over 10 m ² OR over 2.4 m in Height	WIND REGION C OR D
POSSIBLE EXEMPTION	BUILDING PERMIT	BUILDING PERMIT
Only where every Schedule 4 condition is met.	A Building Permit will generally be required.	The Schedule 4 shed exemption does not apply.

A shed is not a habitable building

- Class 10a buildings such as private garages, carports and sheds are non-habitable buildings.
- A shed cannot simply be fitted out with a kitchen, bedroom, study or other habitable space and remain Class 10a.
- If you want a detached habitable room, it is a different project with different Building and Planning requirements.
- Commercial and/or business use will require a different Planning and/or Building assessment.

DON'T BUILD FIRST AND ASK LATER

A Building Permit exemption is not permission to ignore the rules. Even exempt work must comply with applicable building standards, Planning requirements, site constraints and other legislation.

Where can I put my shed?

Denmark's local development standards matter

Planning standards for outbuildings

The Shire of Denmark's Local Planning Policy (LPP) No. 13 sets development standards for outbuildings in Residential, Special Residential, Professional Office, Special Rural, Landscape Protection, Rural Multiple Occupancy and Rural zones.

Proposals meeting the policy standards are generally 'deemed to comply' and do not require Planning approval, except where works are in a heritage-protected place, although all proposals require at least a preliminary assessment.

RESIDENTIAL / SPECIAL RESIDENTIAL

- Cumulative allowable outbuilding area:
 - Lot size - < 500 m² = 60 m²
 - Lot Size - 500 – 1,000 m² = 80 m²
 - Lot Size - 1,000 – 2,000 m² = 100 m²
 - Lot Size - > 2,000 m² = 120 m²
- Maximum wall height 3.2 m and ridge height 4.2 m above natural ground level, including site works.
- No primary or secondary street setback encroachment.
- No clearing of remnant vegetation and not within 30 m of a natural waterway or wetland.

SPECIAL RURAL / LANDSCAPE PROTECTION

- Maximum cumulative outbuilding area 150 m².
- Maximum wall height 3.5 m and ridge height 4.5 m.
- Within an existing building envelope where applicable.
- Non-reflective external materials are required; minimum solar absorptance 0.5 and maximum solar reflectance index 50.

Rural Sheds

RURAL SITES

Within areas zoned as rural, LPP No. 13 allows up to 500 m² cumulative outbuilding area, a maximum wall height of 5.0 m and ridge height of 6.0 m, with a minimum 50 m setback from all lot boundaries. Subject to assessment, additional outbuildings may be supported where directly associated with an approved rural land use. Zone requirements still apply.

Things applicants often miss

- The limits are cumulative - several existing outbuildings can reduce what is available for a new shed.
- Siteworks are included when measuring the applicable wall and ridge heights.
- A detached habitable room can reduce the allowable outbuilding area.
- Attached carports, verandahs and other unenclosed structures can affect the cumulative roofed area.
- Sheds and water tanks cannot be placed on vacant lots in the specified zones unless Planning approval and a Building Permit have been obtained for a residential dwelling. The dwelling and outbuilding permits may be obtained concurrently.
- Outbuildings cannot be used for habitation unless a specific approved pathway applies.

PLANNING AND BUILDING ARE SEPARATE APPROVALS

Where both are required, they deal with different things. Planning looks at the proposed development, use, siting and local development standards. Building approval deals with the building's compliance with the NCC and applicable building standards.

Bushfire-prone properties

If the property is in a designated bushfire-prone area, the shed's location and relationship to the dwelling, vegetation and other buildings can affect the required design.

Bushfire construction requirements may apply, particularly where the outbuilding is within 6m of a dwelling that was required to comply with AS3959. Check the Bushfire Attack Level and applicable NCC/AS 3959 requirements early.

Building Permit checklist

Give us enough information to assess the shed the first time

What to include with your Building Permit application

- ☐ BA1 Certified or BA2 Uncertified Building Permit application, as applicable, signed by the required owners.
- ☐ Accurate estimated value of the building work, including GST.
- ☐ Site plan showing the property boundaries, dimensions, existing buildings, proposed shed, setbacks, north point and relevant site features.
- ☐ Soil classification and site-specific wind rating/design information.
- ☐ BAL assessment where applicable, including BAL construction compliance details.
- ☐ Feature/contour information and existing/proposed ground and finished floor levels.
- ☐ Septic system, sewer and easement locations where applicable.
- ☐ Floor plan showing dimensions, layout, roof geometry, gutters and downpipes.
- ☐ Elevations showing all sides, ground levels, wall/ridge heights, roof pitch and materials.
- ☐ Cross-sections showing floor, footings, wall framing, bracing, roof framing/trusses and fixings.
- ☐ Footing/slab details including dimensions, reinforcement, concrete and tie-downs.
- ☐ Detailed specifications showing materials, member sizes, spans, connections, hardware and relevant compliance information.
- ☐ Structural engineering certification.

Who can build it?

CLASS 10A UNDER \$50,000

- From 1 July 2026, a registered building contractor is generally not required for Class 10a building work valued below \$50,000.
- A homeowner can carry out the work themselves without Owner-Builder approval where the work is under \$50,000.
- The building still needs to comply with the Building Permit, NCC and all other applicable legislation and requirements.

CLASS 10A \$50,000 OR MORE

- A registered building contractor or an approved Owner-Builder is required for Class 10a building work valued above \$50,000.
- You cannot split one substantially sized single project into separate jobs to avoid the registration threshold.
- The \$50,000 threshold is about builder registration - it does not remove the Building Permit requirement.

Rural farm sheds - an important exception

A permanent farm building on land used primarily for agricultural purposes, where the building itself is used for agricultural purposes, is exempt from requiring builder registration under the current WA guidance. This is an occupational licensing exemption only.

It does not exempt the building from requiring a Building Permit or Planning approval.

THE \$50,000 RULE IS NOT A PERMIT EXEMPTION

A Class 10a shed worth \$40,000 may not require a registered builder, but a Building Permit is still required, and the work must comply with the approved design, applicable building standards and all current legislation. The \$50,000 threshold changed registered builder requirements only, from 1 July 2026.

Useful links

- Shire of Denmark - [Local Planning Policy No. 13: Outbuildings & Water Tanks](#)
- WA Building and Energy - [Building approvals & forms](#)
- WA Building and Energy - [Do I need to be a registered building contractor?](#)

GUIDE ONLY This information sheet is a plain-English guide to sheds, rural sheds and private garages in the Shire of Denmark. It does not replace the NCC, applicable Australian Standards, WA legislation, the Shire's Local Planning Scheme and policies, or project-specific design. Requirements can change, so check the current information before lodging an application.