

Building Information Note

Sheds and other BCA Class 10A Structures

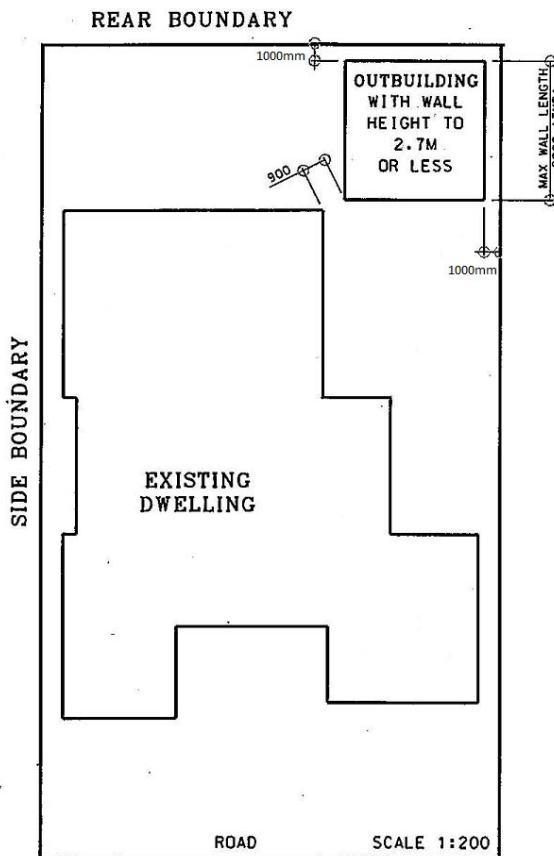
The following information is a guide to assist you in understanding responsibilities and obligations in relation to the construction and maintenance of sheds and other BCA Class 10A structures. It does not purport to be, nor is it intended to constitute legal advice.

Building Setback Requirements for wall height up to 2700mm and wall length not exceeding 9000mm.

- Location may be to the side or rear of the dwelling to which it is appurtenant (generally)
- Side and rear (except on a corner lot) – 1000mm setback – may be reduced if the amenity of the adjoining property is not affected (i.e. Adjoining Owner/s comments will be required in writing)

Secondary Street (Corner Lots)

- 1500mm setback is required, but may be reduced if the amenity of the adjoining property and the amenity of neighborhood in general is not effected (i.e. Adjoining Owner/s comments will be required in writing)



STREET FRONTAGE
EXAMPLE OF SETBACK WHERE
WALL HEIGHT IS 2700mm OR LESS

Where the neighbor objects, further assessment will be made by the City's Building Services to determine the validity, or otherwise of those objections.

All storm water to be disposed of within the confinement of the lot.

The construction, erection, assembly or placement of a freestanding shed that —

- (a) *has a floor area not exceeding 10 m²;*
- and
- (b) *is no more than 2.4 m in height*

Does not require a Building Permit

Disclaimer – these are guidelines only

Other factors may further increase or decrease setback requirements, i.e. differing ground levels to adjoining properties or Residential Design Code provision. Where in doubt, please contact the City's Building Services on (08) 9439 0208.