



Building an Outbuilding

WHAT IS AN OUTBUILDING?

An Outbuilding is defined by the Residential Design Codes (R-Codes) as an “enclosed non-habitable structure that is detached from any dwelling”.

Outbuildings are also known as workshops, sheds, and barns, varying in design, size and construction materials. They may be pre-constructed transportable building relocated to the property whilst being capable of adapting to other uses.

DO I NEED DEVELOPMENT APPROVAL?

Development Approval may be needed when a proposed **Outbuilding** does not comply with the R-Codes criteria. For example, if the proposed outbuilding:

- It is located before the front street boundary
- Has a height greater than 5m.

HOW TO MAKE AN APPLICATION FOR DEVELOPMENT APPROVAL?

Your application for Development Approval of an **Outbuilding** must include the following:

- A completed City of Kalgoorlie-Boulder Planning Approval Form 1, signed by the legal owners and applicant.
- Payment of the application fees.
- A current Certificate of Title.
- A Site Plan (1:100 or 1:200 scale) of the property showing where the outbuilding will be located, including the distance from boundaries.
- Floor plans and elevations (1:100 or 1:200 scale) of the property showing where the Outbuilding will be located.
- A written statement addressing any elements of the proposal that are using the design principles of the R-Codes.

These requirements and a list of additional information required are detailed on Outbuilding Checklist (2023), which must be returned to the City of Kalgoorlie-Boulder with your application.

WHAT HAPPENS AFTER I SUBMIT AN APPLICATION?

Once we receive your application, it will be assigned to a Planning Officer. You will receive correspondence within 7 days from when your application is received acknowledging receipt of your application.

After the Planning Officer has reviewed your application and determined that sufficient information has been provided, the landowners adjoining your property will be given the appropriate notification time as per the City Policies to comment on your application. Once the notification period has ended, the City assesses your application against the relevant policies.

FURTHER INFORMATION:

If you have any further questions or would like additional assistance in preparing your application, please contact Planning Services on (08) 9021 9600 or by email at mailbag@ckb.wa.gov.au.