

Outbuildings – Converting a Shed for Habitable Purposes Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

[State Planning Policy \(SPP 3.7\) - Planning in Bushfire Prone Areas](#)

[FPA Australia - Accredited Bushfire Practitioner](#)

Definition of “Outbuilding”

An outbuilding is defined under the Residential Design Codes of WA as “an enclosed **non-habitable** structure that is detached from any dwelling.”

Can I live in an Outbuilding?

No. The National Construction Code - Building Code of Australia (BCA) classifies outbuildings (sheds) as Class 10a ‘**non-habitable**’ structures not appropriate for human habitation or living purposes. Any building or structure intended for habitable purposes (i.e living, sleeping) must satisfy the BCA performance requirements for a Class 1a ‘habitable’ structure.

Class 1a ‘habitable’ structures require a higher standard of construction due to considerations relating to safety and amenity.

Can I build or convert an existing Outbuilding to use as a Dwelling?

Proposals to build or convert an ‘outbuilding’ for habitable purposes may be considered by the City, however, all relevant development (planning) considerations and minimum construction standards under the BCA must be achieved.

Approval Requirements

Where an outbuilding is proposed to be converted for habitable purposes on a vacant lot, the outbuilding will be treated as a ‘Single House’, however where there is an existing dwelling on the property the outbuilding will be treated as ‘Ancillary Accommodation’ and required to meet the applicable requirements under the City of Busselton **Local Planning Scheme No. 21**. Please refer to the City’s [Ancillary Accommodation Information Sheet](#) for more information regarding these requirements.

The lodgement of a Development Application may be required with consideration given to any relevant scheme, policy or development controls applicable to the land, zoning, any existing development on site, streetscape character and visual amenity of the area.

Bushfire Prone Areas

If the proposed location of the outbuilding to be converted for habitable purposes is located within a [Bushfire Prone Area](#), additional requirements may apply. In accordance with [State Planning Policy 3.7](#), a Bushfire Attack Level Assessment is required to be prepared by an [Accredited Bushfire Practitioner](#) and submitted with the development application.

Other Requirements

Building

To convert an existing outbuilding, the lodgement of a Building Permit is required to 'Change the Class' of a Class 10a outbuilding to a Class 1a dwelling. This requires lawful conversion of an outbuilding to ensure compliance with all applicable development, building and other relevant standards.

To build or convert an outbuilding, the Building Permit must demonstrate compliance with performance requirements and minimum construction standards in accordance with the BCA.

Please contact Building Services directly on 9781 1732 for specific requirements for converting an outbuilding.

Environmental Health

Depending on the location of the development and existing approvals, an environmental health approval and/or registration may be required to assess the suitability of septic systems and potable water supply.

Please contact the City's Environments Health Department on 9781 0471 for specific health requirements.

Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

****Disclaimer****

This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.