



INFO SHEET

SHEDS ON A VACANT LOT

How sheds on a vacant lot are considered in the planning process.



A shed on a vacant lot can reasonably be associated with a residential use where it allows for storage of equipment necessary to maintain the land. However, sheds on vacant land are generally more likely to be unlawfully used for habitable purposes and can be unsightly.

Under the former interim planning scheme, Sorell Council did not permit the construction of a shed on a vacant lot. The State Planning Provisions (SPPs), however, specify that certain sheds are permitted and a permit must be issued. The relevant clause from the SPPs is 7.12.1 which states:

An application for a shed on a vacant site in the Low Density Residential Zone, Rural Living Zone and Landscape Conservation Zone is Permitted and a permit must be granted if:

- (a) there is not more than 1 shed on the lot;
- (b) the frontage, side and rear setbacks are not less than the Acceptable Solution setbacks for the relevant zone;
- (c) it is located on the site so that a future dwelling can be built between the shed and the frontage setback;
- (d) the building height is not greater than 6m and the height of any wall is not greater than 4m;
- (e) the gross floor area is not greater than 54m²; and
- (f) it complies with the Acceptable Solution of each applicable standard of any code that applies to the land.

In other zones, or where the limitations of clause 7.12.1 are not met, a planning application will be required and that application will be assessed against the relevant zone, code and specific area plan provisions.

For any shed on a vacant lot (other than an agricultural shed) that is not subject to clause 7.12.1 of the SPPs will only be approved if it is:

- the only shed on the lot;
- no more than 54m² is size, including any lean-to;
- located on the site so that a future dwelling can be built between the shed and the frontage setback as demonstrated by a site plan that shows the future location of a dwelling, car parking, vehicle access and any onsite services for stormwater and wastewater; and
- is landscaped by shrubs or trees capable of reaching, or exceeding, the wall height.

The application must also satisfy each applicable standards of the zone and for any relevant code or specific area plan.

Any shed on a vacant lot that is greater than 54m² will not be categorised into a residential use class and will instead be categorised into a storage use class. The storage use class is prohibited in residential zones.

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