

INFO SHEET

This fact sheet explains the planning requirements for outbuildings in the General Residential and Low Density Residential Zones.

Outbuildings are sheds, garages, carports, shipping containers, etc that are related to a residential use and are non-habitable detached buildings of Class 10A of the Building Code of Australia.

The Tasmanian Planning Scheme - Sorell (the planning scheme) sets the applicable planning standards for these buildings.

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GENERAL RESIDENTIAL AND LOW DENSITY RESIDENTIAL ZONES

Exemptions

Table 4.3 of the planning scheme details when outbuildings are exempt from planning (not building) approval.

To be exempt, the outbuilding must not be in front of the house and must not be on a heritage listed site.

If there are no other outbuildings, the requirements are:

- the roofed area cannot exceed 18m²;
- the roof span is 3m max.;
- the max. height is 2.4m;
- the max. roof span is 3m;
- the minimum setback is 0.9m; and
- cut and fill is no more than 0.5m deep.

If there are other outbuildings, the requirements for a second outbuilding are in addition to the above:

- the roofed area cannot exceed 10m²;
- the total roofed area of outbuildings cannot exceed 20m²;
- the max. wall length of 3.2m; and
- the max. height is 2.4m

Planning Permit Required

If not exempt, a planning approval will be required. The approval may be a no permit required certificate or a permitted / discretionary planning permit.

Each zone has standards regarding maximum height, minimum setback, site coverage and other relevant requirements.

Please refer to information on www.sorell.tas.gov.au for details on zone requirements and on the minimum requirements for making a planning application.

Can I live in an outbuilding?

No. Outbuildings are for residential storage only. Some outbuildings can be converted to habitable use but first require planning and building approvals. Many outbuildings cannot be converted to habitable due to their construction or ceiling height.

Can I have a outbuilding on a vacant lot?

A small outbuilding of no more than 54m² can be approved. Please refer to our website for more details on sheds on a vacant lot.