

Info Sheet

Outbuildings/Sheds on a Vacant Lot (excluding Agriculture Sheds)



Council supports small sheds on vacant lots to store necessary maintenance equipment. It is also important to not detract from the appearance of the area or for sheds to be used for other purposes. As such, certain limits are placed on a shed on a vacant lot.

Clause 7.12.1 of the State Planning Provisions (SPPs) specifies that certain sheds are permitted and a permit must be issued.

Clause 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 one shed only 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 exceeded, a planning application will be required and will be approved if the outbuilding/shed:

- is the only shed on the lot
- has a floor area no more than 54m²
- located 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
- landscaped by shrubs or trees capable of reaching wall height, and
- all zone and code standards, such as setbacks are met.

Any shed on a vacant lot that is greater than 54m² will not be categorised into a residential use class. Instead the storage use class will apply, which is prohibited in residential zones.

