

# Info Sheet



## 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.

### EXEMPTIONS

Table 4.3 of the planning scheme details when outbuildings are exempt from planning approval.

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

### 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](http://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 54m<sup>2</sup> can be approved. Please refer to our *sheds on vacant land* info sheet for more details.

	If there are no other outbuildings, exempt if:	If there are other outbuildings, second exempt if:
Max individual roof area	18m <sup>2</sup>	10m <sup>2</sup>
Max total outbuilding roofed area	N/A	20m <sup>2</sup>
Max roof span	3m	N/A
Max height	2.4m	2.4m
Setback to buildings	Atleast 0.9m	N/A
Setback to boundary	Atleast 0.9m	N/A
Max cut or fill	0.5m	N/A

For further information please contact Council on 6269 0000 or [sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)