

# Sheds, Garages and Carports

## Information Sheet 04

### Do I need approval to build a shed, garage or carport?

Building a shed, garage or carport will usually require Development Approval from Council. Development Approval comprises both Development Plan Consent and Building Rules Consent. An application may be made for both consents together or separately.

Some smaller structures such as garden sheds, or open structures such as pergolas, do not require development approval.

This information sheet provides some guidance on when approval would (or would not) be required and what would influence Council's decision on a development application. It is recommended that you provide the details of the proposed building to Council prior to commencing work to determine if development approval would be required.

### Do I need approval for a garden shed?

Except for State or Local Heritage Places, a garden shed (or outbuilding) that is associated with an existing dwelling on a site does not require development approval, but only if it is:

- located behind the main face of the existing dwelling;
- located more than 900mm from a second street frontage; and
- not located within 6m of an intersection or corner cut off.

### How big can a garden shed be before it needs approval?

The garden shed can only be established without prior development approval if it would have dimensions that are no more than:

- 10m<sup>2</sup> in floor area (if in a Historic Conservation Zone);
- 15m<sup>2</sup> in floor area (in any other Zone);
- 2.5 metres in height; and
- a span greater than 3 metres.

If approval is not required, it is recommended that garden sheds are set back a minimum of 600mm from a boundary or other structure, to reduce the likelihood of leaves and other detritus becoming trapped in the gap.



## What approvals are required for a shed, garage or carport?

All free-standing sheds and garages (free-standing outbuildings) and carports require development approval from Council prior to construction. Development approval consists of both Development Plan (Planning) Consent and Building Rules Consent.

## Can my application be fast-tracked?

There are two fast-tracked assessment streams that could apply to the planning assessment. Different application fees and assessment time frames exist for Schedule 1A and Schedule 4 applications, and no public notification is required. Fast-tracked assessment does not apply to State or Local Heritage Places, or within Historic (Conservation) Zones.

To be eligible for fast-tracked assessment, a garage or shed must be free-standing and not intended primarily for human habitation. A carport can be attached to the dwelling or free-standing.

If the garage, shed or carport has a floor area up to a maximum of 40m<sup>2</sup> and satisfies the criteria shown at right, then a Schedule 1A assessment (also known as *Development Plan Consent Not Required*) could apply.

If the structure has a floor area of up to 60m<sup>2</sup> and satisfies the criteria shown at right, then a Schedule 4 assessment (also known as *Complying*) could apply.

## What are the fast-track criteria?

### Dimensions

• Floor area	≤ 40m <sup>2</sup> or ≤ 60m <sup>2</sup>
• Wall height excluding gable ends	≤ 3m
• Height (other than the roof) within 900mm of a boundary	≤ 3m
• Roof height	≤ 5m
• Length on side or rear boundary	≤ 8m
• Length of all structures on the boundary	≤ 45%

### Setbacks

• Setback behind the main face of the dwelling	≥ 0m
• Separation from other structures on boundary (if sited on boundary), unless abutting a neighbouring wall	≥ 3m
• Setback from the primary street boundary	≥ 5.5m
• Setback from the secondary street boundary	≥ 900mm

### Site Coverage

• For detached or semi-detached dwellings	≤ 60%
• For other types of dwellings	≤ 70%

### Vehicular Access (one must be satisfied)

• Uses an existing driveway	Y/N
• Would use a new driveway 6m from the intersection of two roads (and that would not conflict with infrastructure or street trees)	Y/N
• If accessed from a laneway, the width of the laneway	≥ 6.2m

### Design and Appearance

• Width of openings facing the street	≤ 7m
• Clad in colour-treated metal or painted in a non-reflective colour	Y/N

### Siteworks

• Would have a driveway gradient of less than 1:4 providing access to the garage	Y/N
• Excavation (depth of)	≤ 1m
• Fill (height of)	≤ 1m
• Excavation and filling (combined height)	≤ 2m

## For further information:

### City of Prospect Development Services

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### Can I have a larger shed, garage or carport?

If the building is larger than 60m<sup>2</sup>, or fails to satisfy one or more of the criteria listed for fast-tracked assessment, then the application would be assessed against the relevant provisions of Council's Development Plan and may require public notification.

According to Council's Development Plan, residential outbuildings should not:

- Impinge on the minimum private open space areas required.
- Be of a size or in a location which results in their visual dominance of the dwelling to which they relate, or to the locality.
- Be of a size or in a location which results in the unreasonable overshadowing of the main windows to a habitable room in a dwelling.
- Be used for a purpose which is unreasonably disruptive to adjoining residents.

If the proposal complies with the criteria shown at right, then planning consent is usually granted. Failure to satisfy these criteria will require careful consideration of the application.

Galvanised iron or zincalume sheeting should not be used due to the potential glare from sunlight reflection.

### What are the Development Plan criteria?

#### Floor area

• Floor area for sites of < 400m <sup>2</sup>	≤ 30m <sup>2</sup>
• Floor area for sites of 400-600m <sup>2</sup>	≤ 40m <sup>2</sup>
• Floor area for sites of > 600m <sup>2</sup>	≤ 60m <sup>2</sup>

#### Height

• Roof height	≤ 4.5m
• Wall height if sited within 3m of a property boundary	≤ 3m
• Height of boundary wall if building is sited on a property boundary	≤ 2.4m
• Height of other walls (excluding gable ends) if sited on boundary	≤ 3m
• Floor level if sited on a property boundary	≤ 300mm

#### Length

• Wall length on side or rear boundary	≤ 8m
• Length of all structures on the boundary	≤ 45%

#### Setbacks

• If proposed on a boundary, setback from any other structure on the site located on that boundary	≥ 6m
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#### Site Coverage (Total)

• If ancillary to a 2 storey dwelling in Residential Policy Area (RPA) A560	≤ 40%
• If ancillary to a single-storey dwelling in RPA A560, or any dwelling in RPA A450 or A350	≤ 50%
• If ancillary to a dwelling in RPA B200	N/A
• If ancillary to a 2 storey dwelling in the Historic (Conservation) Zone	≤ 30%
• If ancillary to a single-storey dwelling in the Historic (Conservation) Zone	≤ 40%

#### Private Open Space (Remaining)

• In the Residential Zone (except RPA B200) or the Historic (Conservation) Zone - per bedroom	25m <sup>2</sup> per bedroom
• In RPA B200 - per bedroom	12.5m <sup>2</sup> per bedroom

