

DOMESTIC SHEDS

WHAT IS A DOMESTIC SHED?

A domestic shed includes greenhouses and glasshouses.

DO I NEED A PLANNING PERMIT TO BUILD A DOMESTIC SHED?

Only some sheds require a planning permit.

Your shed is exempt from requiring planning approval if you can answer 'yes' to the following questions:

- * **Is my shed 10m₂ or less in area?**
- * **Will my shed be in the back yard?**
- * **Is my shed setback the minimum distance that Council requires from the side and rear boundaries?**

You will also need to answer 'no' to the following questions:

- * **Is my property Heritage listed?**
- * **Is my property in a Heritage Area?**

DO I NEED A BUILDING PERMIT?

The following sheds do not require a building permit:

- * sheds that are less than 9m₂; and
- * each side of the shed is less than 3.0m long; and the shed is not greater than 2.1m in height; and it is the only building of its type on the block.

DO I NEED A PLUMBING PERMIT?

All sheds with a roof area greater than 9m₂ need a plumbing permit.

WHY DO I NEED A PLUMBING PERMIT?

Unless people are installing obvious plumbing fixtures like sinks and toilets, they often forget that they need a plumbing permit.

A shed has roof plumbing: gutters and downpipes, which need to be, connected to Council's stormwater mains system or the kerb and gutter. This is assessed under the plumbing application.

HOW CLOSE CAN I BUILD TO THE BOUNDARY?

There are two sets of regulations that control how close you can build to the boundary.

You will need to know what your property is zoned. Southern Midlands Council operates under several different Planning Schemes. The setback may be anywhere from .0 m to 60m.

Most small sheds can be built on the boundary (assuming they comply with the building regulations), because they have a wall less than 3.0m in height.

If the wall of your shed is greater than 3.0m in height, or 9.0m in length, or the pitch of the roof is greater than 25° you may not be able to build directly on the boundary, and will need to comply with the setback provisions in the Planning Scheme.

If you wish to build closer to the boundary than the Planning Scheme allows, your application will need to be advertised, giving neighbours and other people in the locality the opportunity to object to your proposal. Council considers these objections when assessing your application.

The second set of regulations are **building regulations**. The Building Code of Australia sets down distances that Council generally does not have the discretion to vary. Please consult a building surveyor if you would like to vary this requirement.

These rules are designed to prevent fire jumping from one house to another.

WHAT TYPE OF SHED WILL AVOID ALL COUNCIL PERMITS?

If you wish to completely avoid applying for planning and building permits, the shed will need to be built within these guidelines:

- * **Less than 9.0m₂ in area (eg. 3m x 3m);**
- * **Walls less than 3.0m in length;**
- * **No part of the shed higher than 2.1m above natural ground level;**
- * **Pitch of roof less than 25° ;**
- * **Built in rear yard;**
- * **House must not be Heritage listed or in a Heritage Area;**
- * **Only one shed on the block.**

If you also wish to avoid applying for a plumbing permit, the shed will need to comply with the following guideline:

- * **Roof area less than 9m₂**

WHAT IF I'M ONLY REPAIRING AN EXISTING SHED?

Unless your property is heritage listed, or in a heritage area, a *planning permit* is not required if you are only repairing an existing shed.

Building and plumbing permits may still be required, depending on the extent of the repairs.

HOW DO I APPLY?

To apply for a shed, you must supply Council with the following:

- A completed **building, planning and plumbing application form**. (Remember, depending on the design of your shed, some of the above may not be required).
- A current and complete copy of the **Certificate of Title** for the property. This can be obtained from the Lands Titles Office, Lands Building, 134 Macquarie Street Hobart or any Service Tasmania Shop.
- A **site plan** (1:200 scale or less) showing:
 - all boundaries, easements, the street, the house, all outbuildings, north point;
 - position and dimensions of the proposed shed;
 - extent of any demolition;
 - distance between the shed and the boundaries of the property;
 - distance between the shed and other buildings on the site;
 - location of any of any house connection drains or council mains within or adjacent to the property. (the location of these can be obtained from the Customer Service Centre).
- An **elevation plan** of the shed (1:100) showing:
 - all sides;
 - materials of construction;
 - natural ground level (before excavation or infill);
 - height of the shed from natural ground level to the underside of the eaves
- A **structural section** through the shed (1:20) showing:
 - height of the shed;
 - materials of construction;
 - footing details;
 - Reinforcement details;
- A **foundation plan** (1:100).
- A **soil report and site classification** (required for a "deemed to satisfy" assessment under the Building Code of Australia, may be varied if using "performance based" criteria).

- A **drainage plan** (1:200) showing the gutters, downpipes and stormwater pipes, their sizes and points of connection to the mains system. (Plumbing application only)

NB. Planning, Building and Plumbing each require 2 copies of the plans and 1 copy of the Title is required.

WHERE DO I GET MORE INFORMATION?

If you are unsure what permits your shed will require, or if you need any help in completing your application, please telephone one of the following officers, or call into our Development & Environmental Services Department at 85 Main Street Kempton or Phone:



*Clock Tower,
Kempton*

**Development & Environmental Services
85 Main Road
Kempton Tasmania 7030
(Planning, Building, Plumbing & Health)**

**Ph: (03) 62593011
Fax: (03) 62591327**

Address all correspondence to: The General Manager, PO Box 21,
Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands
Phone (03) 62545000 Fax (03) 62545014
Kempton Office: 85 Main Road, Kempton
Phone (03) 62591327 Fax (03) 62591327
E-Mail Address: smc@southernmidlands.tas.gov.au
ABN 68 653 459 589

HELP US TO HELP YOU

It is always a good idea to discuss your plans with us before you lodge your application. Good preparation can save you both time and money.

Fees are payable on application.

(NB. This brochure is a guide only)

**SOUTHERN
MIDLANDS
COUNCIL**



DOMESTIC SHEDS



**What do I need to
know before I build
a shed?**

Applications that may be required:

Planning Permit✓
Building Permit✓
Plumbing Permit✓