

DID YOU KNOW?

Not all buildings are constructed to the same structural standards.

Before investing your money into converting a shed to a house, speak with a registered builder, building surveyor or qualified structural engineer to understand the energy, fire and other additional Building Code requirements that will apply.



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



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This information is provided as a general guide only - please contact us before starting your project.



Shire of
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SHEDS

Planning & Building
Guidelines



Do I need approval to build a shed on my property?



You do not need any Shire approvals to build a shed that has a floor area less than 10m² and a maximum height less than 2.4m.

If you want to build a shed bigger than this, you will always need to apply for a building permit before starting work.

If your shed meets all of the 'acceptable development standards' of the Shire's **Local Planning Policy No. 3 - Outbuildings** then you do not need to apply for planning approval.

If your shed does not meet these standards, you will need to apply for planning approval.

You can find the full Policy at: www.plantagenet.wa.gov.au

What are the acceptable development standards for sheds?

The Shire's Policy includes the following standards for the size of sheds:

Maximum floor area (all sheds on the property) in the Residential Zone:

Site Area	Floor Area
<500m ²	60m ²
500m ² to 1000m ²	90m ²
1000m ² to 2000m ²	120m ²
>2000m ²	150m ²

Maximum heights in Residential Zone:

Site Area	Wall / Roof
<500m ²	3.2m / 4.2m
500m ² to 1000m ²	3.2m / 4.2m
1000m ² to 2000m ²	3.7m / 4.7m
>2000m ²	4.2m / 5.2m

Maximum floor area (all sheds on the property) in other zones:

Zone	Floor Area
Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism zones	200m ²
Rural Zone – lots under 10ha	200m ² *
Rural Zone – lots over 10ha	500m ² *

*Up to 300m² and 600m² if all sheds are more than 50m from neighbouring property boundaries.

Maximum heights in other zones:

Zone	Wall/ Roof
Rural Residential, Rural Smallholdings, Rural Village, Special Use and Tourism zones	4.5m / 6.0m
Rural Zone – lots under 10ha	4.5m / 6.0m
Rural Zone – lots over 10ha	5.0m / 7.0m

External wall and roof materials must be non-reflective (ie. no zinc and the lightest Colorbond colour is 'Bluegum') in the Rural Residential, Rural Village, Rural Smallholdings, Special Use and Tourism zones.

Other requirements apply for:

- Properties without a house
- Using a shed for a business
- Bathrooms and septic systems
- Clearing of native vegetation

If any of these apply please contact us to discuss your project.

What can I use a shed for?

A shed may be used for garaging, storage or other similar uses. A shed is not designed or approved as a 'habitable' building and cannot be lived in. Please ask us about other options if you are hoping to build a games room, study or art studio.