

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 constructing your shed.

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 **Planning Policy No. 3 - Outbuildings** 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

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. lightest Colorbond colour is 'Bluegum') in the Rural Residential, Rural Smallholdings, Rural Village, 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 my 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 contact us to discuss other options for games rooms, studies and art studios.