

Planning Information Sheet: Garages and Sheds/Outbuildings

WHAT IS THE DIFFERENCE BETWEEN A GARAGE AND SHED/OUTBUILDING?

A garage is a roofed structure, other than a carport, designed to accommodate one or more motor vehicles and is enclosed on more than one side.

A shed is referred to as an Outbuilding. Outbuilding refers to an enclosed non-habitable structure that is detached from any dwelling.

DO I NEED PLANNING APPROVAL FOR A GARAGE?

A planning approval is required for a garage unless it is otherwise exempt under Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The erection or extension of a Garage on the same lot as a single house or grouped dwelling is exempt from development approval if the development satisfies the deemed-to-comply requirements of the R-Codes and the City's Local Planning Policy LP.01 – Residential Development.

DO I NEED PLANNING APPROVAL FOR A SHED/OUTBUILDING?

A planning approval is required for an outbuilding unless it falls into the exempted situations under Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The erection or extension of an outbuilding on the same lot as a single house or grouped dwelling is exempt from development approval, if the development satisfies the deemed-to-comply requirements of the R-Codes and the City's Local Planning Policy LP.12 – Outbuildings and Sea Containers in Residential Areas.

It is important to note that often it is overlooked that a boundary wall can be considered (if compliant with the R-Codes deemed to comply requirements) for an outbuilding. However a boundary wall (where the shed is proposed up to the boundary of a property) represents a variation, which will trigger the need for a development application.

If the proposal complies with the above, then a development application is not required, however a building permit may be required.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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