



**SHEDS,  
GARAGES,  
CARPORTS &  
OUTBUILDINGS**

**EXEMPT PROVISIONS**

### DO I NEED CONSENT TO ERECT?

If they are small in area, NO.

But, there are some exceptions and rules.

### HOW BIG CAN I GO?

- If it is in the town or village, you can have one structure, only up to 20m<sup>2</sup> in area or 2.1m in height.
- If you have more than one building (garage) to the main house, bigger area or increased height, you will need Council consent.

### WHAT ARE THE EXCEPTIONS?

- You will need Development Consent if it is located in a Heritage/Conservation area or an Environmentally Sensitive area.
- You will need Development Consent if it is going to be used for Commercial or Industrial purposes.

- If it is more than 20m<sup>2</sup>, 2.1m high or if there is an existing shed or carport on the block.
- If you are going to site it within the building setbacks to the main and side streets (in front of the house alignment).

### WHAT ARE THE RULES?

- 1) Must be anchored down to the concrete slab or footings.
- 2) Erected in accordance with the manufacturer's instructions.
- 3) Roof waters to the kerb & gutter, laneway, rainwater tank or well clear of the boundaries.
- 4) Can't encroach over the boundary.
- 5) Doors and gates can't encroach over a public road or footpath.
- 6) Back behind the building setbacks.

## **FIRE SAFETY SETBACKS**

Sheds, garages, carports and outbuildings are subject to fire safety clearances and construction if they are close to the main house and a neighbour's boundary. (See diagrams.)

- You need to allow for a 675mm clearance between the buildings and boundary.
- If you come closer, the walls to the boundary or house may have to be fire protected.
- A lane or road boundary is not a neighbour boundary.
- Buildings on the same site require clearances or protection if within 1.8m.
- Carports, if enclosed or close to the neighbour's boundary, have to be fire separated from the house.

### **NEED HELP?**

*You can discuss with Council's Building Surveyor.*

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### **CLEARANCES**

(To other buildings on the same block)