



FACT SHEET – OUTBUILDINGS

This fact sheet explains the planning approval requirements for outbuildings, including sheds and shipping containers for outbuildings in the General Residential, Inner Residential and Low Density Residential Zones.

Outbuildings are sheds, garages, carports, shipping containers, etc that are related to a residential use and are non-habitable detached buildings of Class 10A of the Building Code of Australia.

The Tasmanian Planning Scheme - Brighton (the planning scheme) sets the applicable planning standards for these buildings.

Which outbuildings are EXEMPT from planning approval?

Table 4.3 of the planning scheme sets out the outbuildings that are exempt from planning scheme approval

General Provisions applicable to all exemptions	<ul style="list-style-type: none"> o The outbuilding cannot not be located between the house and the property frontage o The Local Historic Heritage Code cannot apply to the site.
If there is <u>no</u> existing outbuilding on the site you must comply with:	<ul style="list-style-type: none"> o The roofed area of the outbuilding cannot exceed 18m² o The roof span cannot exceed 3m o Building height cannot be more than 2.4m high o The outbuilding needs to be at least 0.9m from any existing building on the lot o The outbuilding needs to be at least 0.9m away from any boundary o Any change in ground level as a result of cut and fill cannot be more than 0.5m
If there is already an outbuilding on the site you must comply with:	<ul style="list-style-type: none"> o The roofed area of the outbuilding cannot exceed 10m² o The total area of outbuildings on the lot that are roofed cannot exceed 20m² o The side of the shed cannot be longer than 3.2m o the building height is not more than 2.4m

If you cannot meet the above exemptions, you will require planning approval, regardless of the size of the outbuilding.

Are shipping containers exempt from planning approval?

Only shipping containers that comply with the requirements on the above table are exempt from planning approval.

N.B: 40ft shipping containers will not meet the exemptions.

If you intend to place a shipping container on your land, you must apply for planning approval to Council.

How can I apply for planning approval?

You can apply to Council for planning approval via development@brighton.tas.gov.au.

An application for planning approval must include:

- A completed Development Application Form (<https://www.brighton.tas.gov.au/wp-content/uploads/2021/08/DA-Application-Form.pdf>)
- A copy of the current Certificate of Title for the land, including the Folio Text and Folio Plan. You can purchase these documents from Service Tasmania.
- A site plan, drawn to scale, showing:
 - a. Any existing buildings;
 - b. The proposed shed with setbacks to existing buildings and boundaries; and
 - c. If the proposed shed will be used for vehicle parking, any required extension to the existing driveway and parking areas.
- A floor plan of the proposed shed.
- Elevations of the proposed shed. If you would like a shipping container, please advise the size (ie 20ft / 40ft)
- Explain how you intend to manage stormwater from the proposed outbuilding.
Stormwater run-off is required to be managed so that it does not affect neighbouring lots.

A building designer or architect can help you arrange your planning application and plans, if you require assistance.

Can I live in an outbuilding?

No. Outbuildings are intended for residential storage only. If you wish to transform an outbuilding into a habitable building (e.g., as a granny flat), you must first secure planning and building approval.

If you are unsure whether you will be required to lodge a development application, you can contact Council at (03) 6268 7000 or development@brighton.tas.gov.au. One of our planning officers will be happy to assist you with your enquiry.