

Did you know?

Not all buildings are constructed to the same standards.

Converting a shed into a house can be difficult and expensive – talk to a builder or building surveyor before you start.



NEED MORE INFORMATION?

Head to denmark.wa.gov.au

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- enquiries@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am–4pm Mon–Fri)

Current at 20 May 2024



SHEDS



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

You do not need approvals for a shed that has a floor area of 10m² or less and a maximum height of 2.4m or less.

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

In addition, you may need **planning approval** depending on the size, boundary setbacks and property zoning. This brochure provides a summary and the Shire's *Local Planning Policy No. 13: Outbuildings & Water Tanks* provides full details.

What can I use my shed for?

A shed may be used for garaging, storage or other similar purposes.

A shed is not designed or approved as a 'habitable' building and cannot be lived in.

Thinking about running a business or commercial operation from your shed? You may need approval for this too. For peace of mind, find out before you build your shed.

If you are planning to build a study, games room or art studio see our brochure on 'Detached Habitable Rooms'.

Do I need to apply for planning approval to build a shed?

You do not need planning approval to build a shed if your proposal meets all of the following criteria:

In all zones:

- Existing approved house on the property
- Complies with boundary setbacks and other development standards of the zone
- No clearing required and not within 30m of a natural waterway or wetland
- Limited services (eg. no bathroom)

If your property is in the Residential, Special Residential or Professional Office zones:

- Maximum cumulative area of:
 - (i) 60m² for lots <500m²
 - (ii) 80m² for lots 500m² to 1000m²
 - (iii) 100m² for lots 1000m² to 2000m²
 - (iv) 120m² for lots >2000m²
- Maximum wall height of 3.2m*
- Maximum ridge height of 4.2m*
- Not in the street setback areas
- In the Special Residential Zone:
 - (i) Non-reflective cladding
 - (ii) Minimum 80% open space on the lot

* All heights are measured from natural ground level (before development) and includes site works.

If your property is in the Special Rural or Landscape Protection zones:

- Within an approved building envelope
- Maximum cumulative area of 150m²
- Maximum wall height of 3.5m*
- Maximum ridge height of 4.5m*
- Non-reflective cladding materials

If your property is in the Rural or Rural Multiple Occupancy zones:

- Maximum cumulative area of 500m²
- Maximum wall height of 5.0m*
- Maximum ridge height of 6.0m*
- Minimum 50m setback from boundaries

Proposals that vary from these standards will be assessed in accordance with *Local Planning Policy No. 13: Outbuildings & Water Tanks*.

