



### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy 8 Shed-Style Dwellings.

### 2. Purpose

The purpose of this policy is to provide guidance on the design, safety and use of shed-style dwellings.

### 3. Objectives

The objectives of this Policy are to:

- (a) Ensure that shed-style dwellings are located and designed consistent with the desired built form of the area.
- (b) Achieve the required level of bush fire protection regardless of whether the building is intended to be occupied temporarily.
- (c) Set provisions around temporary or short-term occupation, including a maximum appropriate timeframe.
- (d) Promote appropriately designed and habitable buildings that are serviced by power, water and effluent disposal.

### 4. Definitions

**Shed-style dwelling** means a dwelling that typically resembles a shed (a simple structure normally built for storage) and has the majority of its external wall cladding consisting of one material such as sheet metal.

### 5. Application of this Policy

This policy applies throughout the district and is relevant to all scenarios where people seek to live in sheds or outbuildings, whether temporarily or long-term. This policy applies in the following instances:

- i. Change of use from an outbuilding (shed) or similar use, to a dwelling for temporary (short-term) or longer-term human habitation; or
- ii. Construction of a shed-style dwelling for temporary or long-term human habitation.

An application for development approval is required to be submitted where relevant provisions of this policy are not met.

## 6. Provisions

### 6.1 Temporary (short-term) use

1. Not permitted in urban areas. Will only be permitted in rural or rural residential areas.
2. Prior to occupation, a building permit must be issued for construction of a primary and permanent main dwelling and the foundations for the main dwelling must be laid down.
3. The shed-style dwelling must be:
  - (a) Connected to a suitable effluent disposal system or the reticulated sewerage network if available.
  - (b) Constructed to the appropriate Bushfire Attack Level standard as per Australian Standard 3959:2018 *Construction of buildings in bushfire-prone areas*, within bush fire prone areas.
  - (c) Provided with a reticulated electricity supply or alternatively, a renewable energy system and battery storage. Sources that may cause a nuisance or emissions will not be supported (fuel powered).
  - (d) Have a potable water supply of 100,000 litres (tank) or connected to a reticulated water supply.
4. Occupation is limited to 24 months from the time the foundations of the main dwelling were laid.
5. Must be decommissioned and converted to an outbuilding following practical completion of main dwelling, unless approval is issued for use of the shed-style dwelling as an ancillary dwelling in accordance with *Local Planning Policy 3 – Ancillary Dwellings*. If this is a viable option, the ancillary dwelling must meet the aesthetic design standards below for permanent shed-style dwellings.

### 6.2 Permanent or long-term use

1. Not permitted in urban areas. Will only be permitted in rural or rural residential areas.
2. Prior to occupation, the shed-style dwelling must be:
  - (a) Connected to a suitable effluent disposal system or the reticulated sewerage network if available;
  - (b) Constructed to the appropriate Bushfire Attack Level standard as per Australian Standard 3959:2018 *Construction of buildings in bushfire-prone areas*, within bushfire prone areas;
  - (c) Provided with a reticulated electricity supply or alternatively, a renewable energy system and battery storage. Sources that may cause a nuisance or emissions will not be supported (fuel powered); and
  - (d) Potable water supply of 100,000 litres (tank) or connected to a reticulated water supply.

3. Building to address all street frontages and incorporate architectural features to ensure it takes on the appearance of a typical dwelling rather than a shed including:
  - (a) A front door that entails articulated design features and is not utilitarian in nature;
  - (b) A verandah across the entirety of the elevation facing each street, with a minimum depth of 2.4m;
  - (c) A minimum of two windows each with a minimum surface area of 2m<sup>2</sup>. The windows shall be provided with external trimming;
  - (d) A pitched or skillion roof of greater than 10 degrees; and
  - (e) Alternative wall cladding materials or profile that contrasts with the predominant cladding type.
4. Garage doors not visible from the street or public places, unless they are constructed of an alternative material and do not exceed 2.4m in height.
5. External cladding and facades shall be in good condition and shall not be worn, damaged, rusted, corroded, dented, faded or in a state of deterioration or dilapidation.

## 7. Examples of acceptable shed-style dwellings for permanent use









**8. Unacceptable shed-style dwellings for permanent use**



**9. Document Control**

Division	Planning		
Policy Number	LPP008		
Contact Officer	Coordinator Regulatory and Development Services		
Related Legislation	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015		
Related Shire Documents	Nil		
File Number	CM.7		
Risk Rating	Moderate	Review Frequency	Triennially
Next Review	November 27	Date Adopted	17/12/2024
OCM Number		Previous Policy No.	N/A

**10. Amendments**

Date	Details of Amendment	Reference	Record Number

