

EXEMPTIONS FOR OUTBUILDINGS

Please note: this is an information sheet only. There are other factors which might affect whether or not a planning permit application is required such as heritage controls and location of the land relative to listed waterways. Please consult a planning officer to confirm whether or not a planning permit application is required.

What is an outbuilding?

Outbuilding is a planning term used to describe a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed. A Class 10a building is for domestic purposes.

Do all outbuildings need a permit?

Some minor outbuildings or structures do not need a planning permit subject to certain requirements such as the size of the outbuilding, where it is located or if other provisions in the planning scheme do not apply. If you do not need a permit, this is called an exemption.

Are there times when the exemptions for outbuildings do not apply?

Exemptions do not apply if the outbuilding or structure involves:

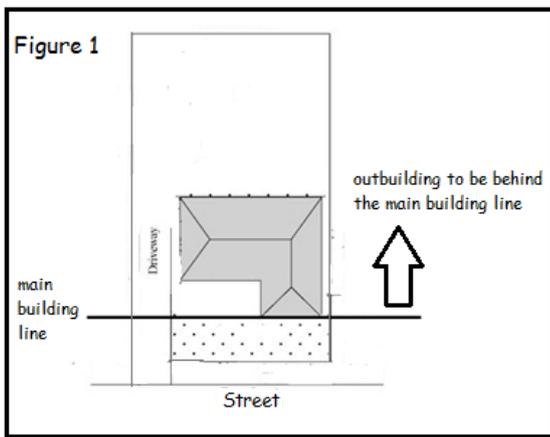
- A place or precinct listed in the Historic Heritage Code.
- Disturbance of more than 1m² of land that has been affected by a potentially contaminating activity.
- Excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area.
- The removal of any threatened vegetation.
- Land located within 30m of a wetland or watercourse.

Please consult a planning officer to confirm which provisions apply to your development site.

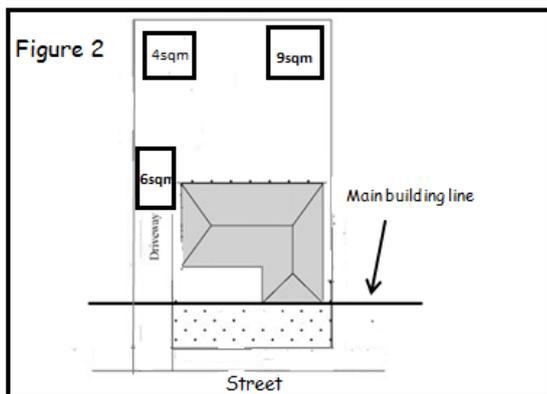
What are the exemptions?

Outbuildings relate to existing dwellings and these exemptions apply where a dwelling is allowed under the planning scheme. A planning permit is not required for:

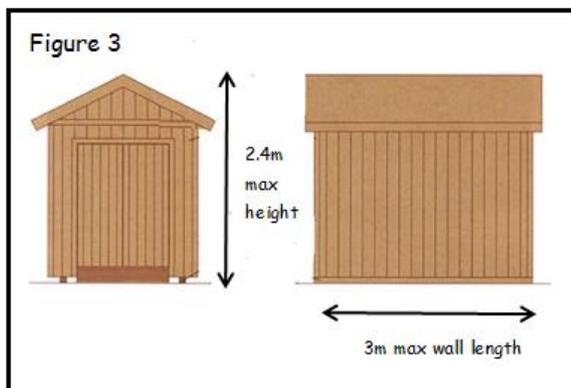
- a) An unroofed deck not attached to or abutting a building that has a floor level less than 1m above natural ground level and is at least 1m from any boundary.
- b) Construction, placement or demolition of a minor outbuilding or structure that meets **all of the following six requirements:**



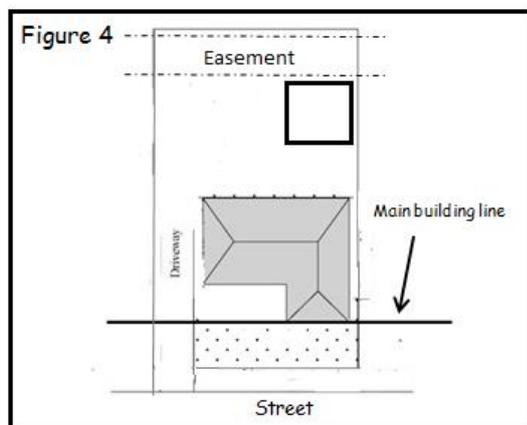
1. The outbuilding or structure must be no closer to a street frontage than the main building (See Figure 1).



2. The gross floor area of each outbuilding or structure must not exceed 9 square metres (sqm) and a combined total area of all such buildings does not exceed 20 sqm. (See figure 2)



3. No part of the outbuilding or structure is to be higher than 2.4 m above natural ground level (see Figure 3).
4. No side is to be longer than 3 metres (m) (see Figure 3).



5. The maximum change of level as a result of cut or infill is 1m.
6. No part of the outbuilding encroaches on any service easement or is within 1m of any underground service (see Figure 4).

Additional exemptions for outbuildings associated with a single dwelling in the General Residential Zone, Inner Residential Zone and Low Density Residential Zone

In these zones there are exemptions for outbuildings less than 2.4m in height that are associated with a single dwelling, provided there are no other requirements under the Scheme. Outbuildings which are 2.4m or less in height are exempt from the side and rear setbacks under the relevant zone provided they achieve the relevant front setback in the zone, including specific setbacks for carports and garages, and comply with the relevant site coverage and impervious surface area requirements.

Exemptions for outbuildings also apply in the Rural Resource Zone and Rural Living Zone

In these zones there are broader exemptions for outbuildings. In the Rural Resource Zone and Rural Living Zone, a permit is not required for the construction of an outbuilding that meets all of the following:

- The outbuilding is associated with an existing dwelling or within the farm homestead precinct.
- The outbuilding has a gross floor area of no more than 54m².
- The total gross floor area of all outbuildings on the lot is no more 108m².
- The setback to any boundary complies with the relevant zone standard.
- The setback to frontage is no less than any other building on the lot (excluding a fence).
- The building height is no more than 6m and the height of any wall is no more than 4m.
- The exterior building surfaces are coloured using colours with a light reflectance value not greater than 40 percent.
- No part of the building or works are located within 30m of a wetland or watercourse.
- No part of the building or works encroaches within any service easement or within 1m of any underground service.

The exemptions will not apply in the Rural Resource Zone and Rural Living Zone if the proposal involves:

- A place or precinct listed in the Historic Heritage Code.
- An area that is subject to the Scenic Landscapes Code.
- Excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area.
- The removal of any threatened vegetation.

Are there any other exemptions?

Other exemptions for buildings and works including fences and buildings directly associated with agricultural uses are included in the planning scheme (these are in Part 5.0 General Exemptions and Part 6.0 Limited Exemptions).

Please note: a building and plumbing permit may be required for construction of an outbuilding.

Planning application fees

Please refer to the [fees and charges register](#)

Where do I find out more?

- View the Glenorchy Interim Planning Scheme at <http://iplan.tas.gov.au>
- Visit Council's website at www.gcc.tas.gov.au
- Email Council at gccmail@gcc.tas.gov.au
- Phone a Council Planner on (03) 6216 6800
- Visit us at the Council Offices, 374 Main Road, Glenorchy.