

Ancillary Residential Shed

Fact sheet

Ancillary Residential Sheds

A shed is an ancillary structure to a principal dwelling to provide additional facilities for use by the residence.

The construction of a shed on vacant land will only be considered where the shed is ancillary to an existing dwelling house or a proposed dwelling house in the same development application.

This information provided excludes farm buildings, sheds used for commercial activities and boat sheds. Some farm sheds are considered exempt development subject to compliance with certain development Standards and more information on this can be found at [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

Do I need approval?

Under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, a shed may be carried out if certain criteria are met, without local council approval (known as exempt development). If the proposed shed does not meet the requirements for exempt development, development consent (approval) will need to be obtained through either Complying Development or a Development Application (DA).

Please refer to [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) for exempt and complying development legislative requirements.

Please see the below link for further details regarding the types of approval that may be applicable for a shed - [Types of approval](#).

What information do I submit with a development application?

To submit a development application on the NSW Planning Portal, you will need to first register an account with the portal. After registering, you will be able to create the application and then follow the prompts to upload the required information and

documentation. The portal can be accessed from the [Planning Portal website](#).

The documents required to be submitted with a development application can be found by accessing [Council's Development Application Requirements for Lodgement Checklist](#).

The information required to be submitted is site and proposal specific.

Note: If the land is connected to an [on-site sewage management system](#) (OSSM), the location of the effluent disposal areas (dimensioned areas), and the distance of the disposal areas to the proposed shed, is required to be shown on the site plan.

If the land is mapped as being Bush Fire Prone and the proposed shed is within 6m of your dwelling, a bush Fire Hazard Assessment will need to be provided, and the shed will likely need to be constructed to a Bush Fire Construction Standard. More information can be found at [Planning for Bush Fire Protection 2019](#).

Statement of Environmental Effects

A Statement of Environmental Effects (SEE) is one of the required documents for submission of a development application. Generally, the SEE should address the following:

- Address zoning and detail how the proposed use complies with the zone objectives contained within the [Shoalhaven Local Environmental Plan 2014](#) (LEP), noting the proposed shed will be ancillary to the dwelling house
- Clause 4.3 Height of Buildings of Shoalhaven LEP 2014
- Clause 7.1 Acid Sulfate Soils Shoalhaven LEP 2014
- Clause 7.11 Essential Services Shoalhaven LEP 2014
- Shoalhaven Development Control Plan 2014 Chapter G2: Sustainable Stormwater Management
- Shoalhaven Development Control Plan 2014 Chapter G12: Dwelling Houses and Other Low Density Residential Development

- Detail the use of the shed, i.e. storage of vehicles and how access to the shed will be achieved

Note: Additional controls may need to be addressed as part of your application, which is dependent on the specific site constraints, for example flooding, acid sulfate soils, heritage and bushfire.

It is recommended that a section 10.7(2) and 10.7(5) certificate is obtained to provide information on how the land may be used and restrictions on the development of the land. This document will inform the SEE.

Other Approvals – Plumbing and Drainage (Section 68 Application)

Shoalhaven City Council is the regulator of plumbing and drainage on behalf of NSW Fair Trading within the Shoalhaven Local Government area.

You will need to obtain Council approval if you are planning to connect or disconnect any of Council's sewer systems, stormwater systems, water systems, sanitary drainage work carried out on properties connected to on-site sewerage management systems (septic systems) or if the work may affect any of these systems.

To obtain approval, an application under Section 68 of the Local Government Act 1993 must be submitted on the NSW Planning Portal. For further information, please click [here](#).

Disclaimer

This fact sheet provides a summary of key elements. Any person using this document must do so on the basis that not every scenario and issue can be addressed. This document is subject to change without notice.