

SHEDS

Do I need approval for a shed?

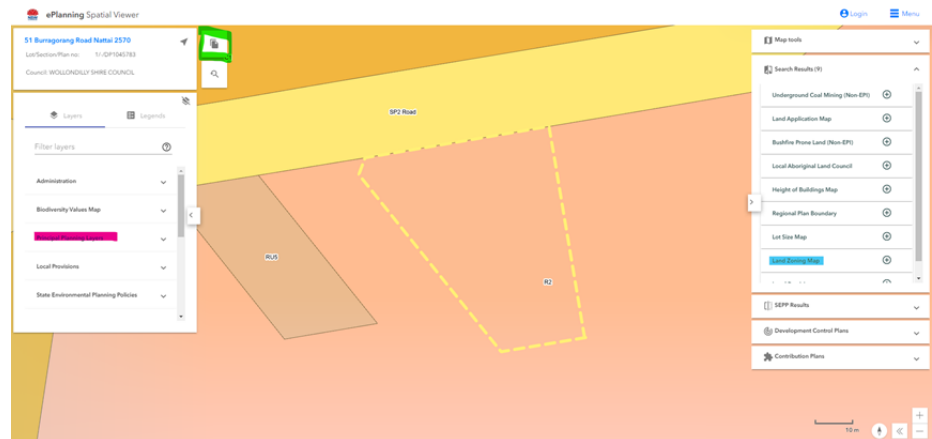
Not all sheds require development consent. In some cases, a shed can be completed without needing to lodge a development application to obtain approval from Council. The NSW Planning Portal provides some great information on the different planning approval pathways including [Exempt Development](#), [Complying Development](#) or [Local Development](#).

Exempt Development

Council approval is not needed if your shed fully satisfies all relevant development standards set out in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ([SEPP Codes](#)).

The development standards that apply depend on your land's zoning. Zoning information can be found on the NSW Planning Portal's [eplanning spatial viewer](#).

After entering your address, zoning information can be found by generating a property report ([green](#)), selecting the actual map ([magenta](#)), or selecting the search result ([blue](#)).



SEPP Codes sets out the development standards for garden sheds that do not need approval. Clause 1.16 outlines the [general requirements](#) for exempt development. The general requirements need to be considered along with the [specific requirements](#) for sheds under Subdivision 9.

Complying Development

Where a shed does not fully satisfy exempt development requirements, development consent must be obtained prior to any works commencing. A Complying Development Certificate (CDC) may be issued by an accredited certifying authority.

Complying Development combines planning and construction approval for any development that meets pre-determined development standards outlined in the SEPP Codes. Either Council or a private certifier can assess your proposal and if it fully satisfies the complying development provisions, will issue a CDC.

Some lands can be excluded from applying complying development due to a range of reasons. These can include environmental sensitivity or being located in water catchment land. To determine if land can apply the SEPP Codes, a planning certificate should be obtained from Council via a [planning certificate 10.7 application](#) from its website.

The Department of Planning and Environment provides general information regarding [Complying Development for rural properties](#) on its website

Local Development

A development application must be lodged if your shed does not satisfy the provisions of SEPP Codes as they often require a more detailed assessment and, in some cases, notification to adjoining properties. Approval for a shed can be sought via a Development Application to Council via the NSW Planning Portal.

Wollondilly Development Control Plan 2016 ([WDCP 2016](#)) defines sheds as Ancillary Buildings. The relevant controls are based on the size of your parcel of land and can be found in Parts 3.7, 3.8 and 3.9.

Other matters

Are you going to build the shed or have someone construct it for you?

If you are owner building your shed (arranging the concrete, shed construction, drainage etc.) you may need an owner builder permit. The Service NSW website contains more information regarding requirements of being an [Owner-Builder](#).

FACT SHEET

If you are intending to engage someone to manage the project on your behalf, they may need to provide Home Building Compensation Fund (HBCF) insurance prior to commencing construction. For further information on HBCF, visit the [Service NSW](#) website.

If any further enquiries arise, it is recommended that you book an appointment online with Council's [Duty Planner](#) prior to making an application for a shed.