

This fact sheet provides guidance on building a shed in a number of zones under the Singleton LEP 2013. Sheds and carports are non-habitable structures and are permissible with consent in residential zones where they are ancillary to a residential use.

Consent is required to construct a shed or carport that does not meet the exempt or complying criteria as prescribed by the State Environmental Planning Policy (Exempt and Complying Codes) 2008 (see section 3).

## 1. Relevant Standards

The Singleton Council Development Control Plan 2014 provides the relevant standards for construction of a shed or carport within residential zones. These standards ensure development does not have adverse impacts on neighbouring properties, streetscape, residential and visual amenity. Those standards are listed below.

Zone	R1 General Residential	R2 Low Density Residential	RU5 Village	R5 Large Lot Residential	E4 Environmental Living
<b>Building line (m)</b>	5.5	5.5	6	15	15
<b>Side boundary (m)</b>	0.9 wall height < 5m 1.5 wall height > 5m	0.9 wall height < 5m 1.5 wall height > 5m	0.9 wall height < 5m 1.5 wall height > 5m	5	10
<b>Rear Boundary (m)</b>	3 + 1 metre for every metre of wall height over 5m	3 + 1 metre for every metre of wall height over 5m	3 + 1 metre for every metre of wall height over 5m	10	10
<b>Building Height</b>	Not applicable		4.3	4.3	4.3
<b>Eave Height</b>			3	3	3
<b>Distance to dwelling</b>			5	5	5
<b>Distance to other shed, carport or awning</b>			10	10	10
<b>Floor area (enclosed or semi-enclosed)(m<sup>2</sup>)</b>			100	100	100
<b>Floor area (attached to awning or carport)(m<sup>2</sup>)</b>			150	150	150

See clause 2.10, 2.11, 2.12, 2.30 of the Singleton Council DCP 2014

## 2. R1 and R2 Zones

Matters relating to building height, eave height, distances to other structures on the lot and floor area are based on a site specific merit assessment.

While the DCP does not provide quantitative standards this does not mean a shed of any size or location is acceptable. In designing your shed or carport you should consider:

- The residential amenity of adjoining landowners including habitable rooms and private open space.
- The mass and proportion of the building in relation to the context of the site keeping in mind that the shed is ancillary and should therefore be subordinate to the dwelling.
- The visual quality of the streetscape.
- The siting of the building in relation to topography, vegetation and landscaping.
- The appearance of the building including colour, materials, articulation, windows and avoidance of large expanses of walls.
- Special consideration should be given to sheds proposed on corner lots.

In the R1 & R2 Zone on an average size lot of around 800m<sup>2</sup>, the following is provided as a general guide. A shed or carport

- should not exceed 3.5m in overall height
- should not exceed an eave height of 2.5m
- should be sited 5m from a dwelling
- suggested dimensions for e.g. 6 x 6m or 8x 6
- should be sited to the rear of any existing dwelling.

Please note this is purely a guide. There is no guarantee a shed with the above dimensions will automatically be approved. Your site may be overly constrained (i.e. existing structures swimming pools and sheds, location and size of dwelling or be affected by water and sewer mains). A site specific assessment is carried out for each application and a formal determination under the EP&A Act.

In making an application, the following clauses of the Singleton DCP 2014 are required to be addressed.

**2.18** Landscaping

**2.21** Earthworks and retaining

**2.23** Building appearance

**2.34** Views and visual impact

## 3. Exempt and complying development

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 allows smaller sheds and carports to be built without development approval where they comply with the pre-determined development standards. It is the responsibility of the land owner to satisfy themselves that their shed or carport complies with the exempt provisions. All sheds that do not meet the exempt provisions must receive consent by way of a Complying Development Certificate (CDC) or Development Application (DA) and Construction Certificate (CC). **See Part 2, Division 1, Subdivision 9 (sheds) & 10 (carports) for the relevant development standards.**

