



Garages, sheds and outbuildings

If you want to build or make changes to a garage, shed, conservatory, greenhouse, gazebo, studio, workshop, cubbyhouse, stable, storeroom or outbuilding this sheet provides information on some of the regulations you need to consider.

These outbuildings are classed as Class 10a structures. Under legislation some smaller Class 10a outdoor structures can be exempt from needing development approval or building approval if they meet certain provisions of the Planning and Development Regulation 2008 or Building (General) Regulation 2008, respectively.

Exemptions from development approval criteria

An outbuilding may be exempt from development approval if it meets certain criteria including:

- the building is enclosed by a roof and has walls on every side, or every side except one
- it is not an external deck or external verandah
- the maximum height is 3m above natural ground level, except if subsection (2) applies then a maximum height of 4 m applies.
- if any part is within 1.5m of a side boundary or rear boundary of the block, it is the only class 10a building or structure (other than a boundary fence) that has any part of it that is within 1.5m of the boundary, or the 2nd exempt building or structure within boundary clearance area exemption applies
- it complies with relevant general exemption criteria under the Planning and Development Regulation 2008, Schedule 1, Section 1.10. For information on the general exemption criteria see ACTPLA's website at www.actpla.act.gov.au

Please note that:

- if the block size is not more than 500m², a maximum plan area of 10m² applies
- if the block size is 500m² to 600m², a maximum plan area of 25m² applies
- if the block size is 600m² or more, a maximum plan area of 50m² applies.

Exemptions from building approval

The outbuilding does not need building approval if it complies with relevant provisions of the Building (General) Regulation 2008, Schedule 1. In summary, the outbuilding is exempt provided that:

- it is a class 10a building (i.e. garage, outbuilding or enclosed outbuilding) as identified in the exempt building code
- it complies with the building code
- the height is not more than 3m
- the roof or roof sail has a maximum plan area of 25m²
- if it has a floor, the floor level is not more than 1m above ground and the floor area is not more than 36m² (excluding areas underneath external walls)
- the frame unsupported span (including any cantilever) has a 6m maximum span
- timber elements of the roof framing have a maximum cross-sectional dimensions of 100mm x 250mm or comply with the exempt building code
- the steel element of roof framing for the structure has a maximum cross-sectional thickness of 4mm
- no masonry, clay or concrete component of the structure (other than cement sheet product) is more than 1.8m above ground
- it complies with exempt building code.

Also see www.legislation.act.gov.au/sl/2008-3/ for relevant provisions relating to structures, fires and health.

Non-compliant development proposals

If your proposed development does not comply with the exemption criteria you will need to lodge a development application. For more information on lodging a development application please visit www.actpla.act.gov.au.

Please note: the planning development provisions are taken from the Planning and Development Regulation 2008 and the Building (General) Regulation 2008. ESDD recommend you read these documents, which are accessible on www.actpla.act.gov.au

Please also note that a planning exemption does not affect the operation of other territory laws.



Information in this fact sheet was accurate at the time of publication.

Please note: The new Environment and Sustainable Development Directorate (ESDD) unites ACTPLA (ACT Planning and Land Authority) with environmental policy and protection, sustainability policy, the Government architect, heritage, transport planning and nature conservation.

The planning development provisions are taken from the Planning and Development Regulation 2008 and the Building (General) Regulation 2008. ESDD recommends you read these documents, which are accessible on our website, and understand that planning exemption does not affect the operation of other territory laws.

It is advisable to discuss any inquiry with the ESDD Customer Service Centre on 6207 1923 as requirements may have changed.

Website: www.actpla.act.gov.au

Email: actpla.customer.services@act.gov.au