Planning Permits are always required for sheds in commercial and industrial areas. They are also required in rural areas where there are relevant environmental considerations such as erosion or flooding issues or where the impact of large sheds on the area's high quality agricultural land needs to be considered. Enquiries should be made with Council's Planning Unit to determine whether a Planning Permit is required for your proposed shed. Please ensure that you have the precise property address when making an enquiry.

Any application for a shed must include the following:

- A completed application form
- Application fee
- A current copy of title
- 3 copies of fully scaled and dimensioned site plans showing the position of proposed & existing buildings and other landmarks on the site (at least 1 copy in A4)
- 3 copies of fully scaled and dimensioned floor plans and elevations of the proposed shed stating the colour and materials to be used externally on the roof and walls of the shed (at least 1 copy in A4)
- Written statement including need for shed and its intended purpose e.g. storage of domestic goods or storage of farming machinery & hay

**Note:** Colours should be of muted tones to blend with surrounding area.

**What is the definition of a shed in Rural Zones?**

There are many terms used to describe a shed but below are some formal definitions:

**Shed** - "A slight or temporary structure built to shade or shelter something; a structure often open in front; an outbuilding; a hut; as, a wagon shed; a wood shed".

**Garage** - "an enclosed structure for housing or parking motor vehicles, especially automobiles".

The Glenelg Shire Planning Scheme has other definitions which is predominantly used by planners to determine whether a particular building or use of the land requires a permit, or notification to referral authorities such as utility companies and other government departments, or advertising of applications where required. Some of the shed ‘use’ definitions are listed below:

**Store** - land used to store goods, machinery, or vehicles (typically associated with a business).

**Freezing & Cool Store** - land used to freeze and store cold agriculture products.

**Rural Store** - land used to store unprocessed agriculture produce or products used in agriculture.

**Vehicle Store** - land used to park or store vehicles in connection with a goods or passenger transport business.

**Boat & Caravan Storage** - land used to store boats, caravans, and or vehicle-towed boat trailers.

**Shipping Container Storage** - land used to store shipping containers. It may include the cleaning, repair, servicing, painting or fumigation of shipping containers.
**Warehouse**: Land used to display or store goods. It may include the distribution and the wholesale selling of goods.

**What is allowed and what is ‘Prohibited’ in residential and rural zones?**

Typically where there is a dwelling/house on the property or land, a shed is considered to be ancillary to the dwelling and can also be called an ‘outbuilding’.

In the above instance, a Planning Permit might not be required, particularly in a residential zone however conditions can apply. The Council strongly recommends that in these circumstances, contacting the Council’s Planning Unit for advice will ensure that you are complying with the provisions of the Glenelg Shire Planning Scheme.

Any type of application with a description of “**Warehouse**” in a residential or rural zone is ‘prohibited’. The only exception is within a Township Zone.

‘**Any other uses**’ are descriptions that do not fit any category within the ‘Use Tables’ in the Glenelg Shire Planning Scheme are categorised as Section 3 Uses which are prohibited in any Rural Conservation and Farming Zones.

**Note:**

The information provided within this leaflet is only a short guide to matters involved in building sheds. If you wish to pursue any type of development, you are strongly advised to seek further information by contacting the Glenelg Shire Council’s Planning and Building staff.

When seeking further information it is important to have the correct address of the property to ensure the correct information is provided.