

Freestanding Outbuildings

(i.e. shed, garage, hard roofed pergola)

Who should read this guide?

Anyone considering constructing a freestanding domestic outbuilding.

Is development approval required for your building?

Council approval is not required for any freestanding outbuilding if it:

- is not located on a site of a Local or State Heritage Place; and
- is detached from but secondary to a dwelling that already exists on the site; and
- does not have a floor area greater than 15 m²; and
- does not have a roof span greater than 3 metres; and
- does not have a wall height exceeding 2.5 m above natural ground level; and
- does not have any part of its structure in front of the building facing the street or is within 900 mm of the boundary of a secondary street (if relevant); and
- is not within 6 m of a corner boundary that faces two roads, other than where a 4 m by 4 m corner cut off has been created; and
- is not located on the site of a Local Heritage Place Overlay, State Heritage Place Overlay or Historic Area Overlay.

Any outbuilding that does not meet the above requirements will require development approval for which a development application must be lodged with Council.

Please check the [PlanSA wizard](#) to determine whether the installation or change to security features will require approval.

Design considerations

The location, materials to be used, proposed size and design of your outbuilding should take into account its potential impact on:

- neighbouring properties
- any landscaping including trees

- the appearance of the dwelling and property when viewed from the road
- the style and character of surrounding buildings.

If you are proposing to erect a garage, it should not dominate the view of the dwelling from the street and should be located behind the main façade line of the building.

The maximum width allowable for a garage along the main frontage of a site is 7m or 50% of the total length of the frontage of the allotment (whichever is lesser).

Most residential areas within the city have requirements about the extent of private open space and/or site coverage which results in an area that should remain undeveloped. The location and size of an outbuilding may negatively impact on such spaces. Council's planning staff can inform you of the requirements applicable to your site.

Structural requirements

The design of the proposed outbuilding will need to be reviewed to ensure it is structurally adequate. Details of the materials to be used and the footings of the structure will be required. An engineering report may be requested that states that the design and footings are adequate.

A garage or a shed can be located on the side or rear boundary subject to approval. If it is not located on the boundary, then it should be located a minimum of 600 mm from the side or rear boundaries.

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Circumstances when a proposal will not require planning approval or is considered 'Accepted Development'

Although most outbuildings require planning approval, in some instances they may be considered to be 'Accepted Development' and would not require planning approval but will require building approval.

Such exemptions do not apply to sites that are located within the Local Heritage Place Overlay or State Heritage Place Overlay (Local or State Heritage Places) or within the Historic Area Overlay in, which will require both planning and building consent.

For a list of the requirements to enable an outbuilding to be an Accepted Development or one that does not require planning approval but will require building approval, please refer to Table 1 - Accepted Development Classification of the relevant zone within the Planning and Design Code and Schedule 4, Schedule 5 and Schedule 7 of the Planning Development and Infrastructure (General) Regulations 2017.

It is recommended you check the PlanSA wizard to [Find out if you need approval | PlanSA](#) and refer to PlanSA website to determine what planning policies apply from the [Planning and Design Code](#).

Development Approval

If you wish to install a freestanding outbuilding, whether it is a 'accepted development', requires only building consent, or requires both planning and building consent, you must submit a development application via the Plan SA Portal [Lodge online | PlanSA](#).

An application for planning consent must be accompanied by the following information:

- Site Plan drawn to scale, minimum scale 1:200 (1:100 preferred) showing
 - Boundaries and dimensions of the site
 - Location of existing or proposed buildings on the site
 - Distance between the proposed building or structure and the front, side and rear boundaries of the site
 - Location of existing buildings, trees, retaining walls and other structures that may be affected by the proposal
 - Details of existing and proposed finished floor levels of the carport / verandah and site levels (relevant if the allotment is not flat)
 - Location of car parking spaces
 - Approximate north point
 - Details of soft landscaping and percentage of the site that is pervious to water.
- Elevation drawings drawn to scale of building heights of any relevant or proposed building or structure that show:
 - Front, rear and side views including details of the wall or post heights
 - Existing ground level, proposed floor level (if relevant), roof pitch and building or structure height (both to the gutters and to the maximum roof ridge)
- Floor plan
 - Size of proposed structure including dimensions and location of any windows or doors.
- Supporting information
 - Schedule of building materials, finishes and colours
 - Details relating to stormwater disposal.
- Building information
 - Specifications and schedules
 - Footing construction report (if applicable)
 - Structural calculations
 - Roof, wall and floor framing layout and detail
 - Wind speed details
 - Roof truss manufacturer's design details, calculation, roof frame layout plan and bracing details, certificate of who designed the trusses and their qualifications
 - Nominal fixings and specific tie-down fixings for timber members
 - Copy of Building Indemnity Insurance (work > \$12,000)
 - Copy of Construction Industry Training Levy Form (CITB) if work > \$15,000

Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or planning@cityofadelaide.com.au