

Freestanding Outbuildings

Who should read this guide?

Anyone who is considering constructing a freestanding domestic outbuilding (i.e. shed, garage, hard roofed pergola) in the city.

Is Development Approval required for your outbuilding?

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

- is not located on the site of a local or state heritage place
- is detached from but secondary to a dwelling that already exists on the site
- does not have a floor area greater than 15m² or 10m² in the North Adelaide Historic (Conservation) and Adelaide Historic (Conservation) Zones.
- does not have a span greater than 3m
- does not exceed 2.5m in height above natural ground level
- does not have any part of its structure in front of the ancillary building facing the street or is within 900mm of the boundary of a secondary street (if relevant)
- is not within 6m of a corner boundary that faces two roads, other than where a 4m by 4m corner cut off has been created.

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

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 and trees
- the appearance of the dwelling and property when viewed from the street
- 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 at least 500mm behind the main façade line of the building.

The maximum width allowable for a garage along the main frontage of a site is 50% of the total length of the frontage of the allotment.

Most residential areas within the city have requirements about the extent of private open space and/or landscaped open space that must be left undeveloped. The location and size of your outbuilding may negatively impact on such spaces. Council's planning staff can inform you of the requirements that are applicable to your site.

Structural Requirements

The design of the proposed outbuilding will need to be reviewed by Council staff who need to ensure it is structurally adequate. Details of the materials to be used and the footings of the structure will be required. Council may also request that you provide an engineering report 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 600mm from the side or rear boundaries.

Freestanding Outbuildings

When a proposal does not require Planning Approval or is considered a 'Complying' Development

Although most outbuildings require Council approval, in some instances they may be considered to be 'Complying Development' or they may not require planning approval but will require building approval.

Such exemptions do not apply to heritage-listed dwellings or those located in the North Adelaide Historic (Conservation) and Adelaide Historic (Conservation) Zones, which will require both planning and building consent.

For a list of the requirements to enable a carport to be a complying development or one that does not require planning approval but will require building approval, please refer to Schedule 1A and Schedule 4 of the *Development Regulations 2008*.

Development Application Requirements

If you wish install a freestanding outbuilding, whether it is a complying development, requires only building consent, or requires both planning and building consent, you must submit a development application.

Lodge your Development Application online at: cityofadelaide.com.au/da with the following:

- A Lodgement fee** is required at the time of lodging your application online. Council will invoice you for any other required fees.
- Signed Powerline Declaration Form**
- Copy of Certificate of Title**
- Site Plan**
 - Location of the proposed structure on the site and the existing structures, including details of setbacks from boundaries
 - Details of existing and proposed finished floor levels of the garage or pergola and site levels (relevant if the allotment is not flat)
 - Location of any regulated trees on the subject site or adjoining land that may be affected by the proposal

- For garages:
 - The location and gradient or any driveway or proposed driveway and its location in relation to an existing or proposed vehicle access point.

Elevation Plan

- Elevation of the proposed garage or pergola, including details of the wall or post heights
- In the case of carports that are proposed to be attached to dwellings, the elevation should also include details of the dwelling to which the carport will be attached, including the heights of the carport in relation to the existing dwelling

Floor Plan

- Size of the proposed structure, including dimensions

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 >\$40,000

Further Information

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