

# Information Sheet

## MINOR DOMESTIC STRUCTURES

### what are minor domestic structures ?

Minor domestic structures are non-habitable buildings and generally include:

- ▶ carports
- ▶ garages
- ▶ garden sheds
- ▶ shade houses/greenhouses
- ▶ verandahs
- ▶ pergolas
- ▶ fences
- ▶ retaining walls
- ▶ water tanks
- ▶ swimming pools and spas
- ▶ aerials
- ▶ other similar types of structures

### do they require an approval ?

In most cases, yes . . . and they certainly will need approval if they are located in one of the Heritage Conservation Zones or if they are associated with a place listed on the State Heritage Register.

However, the Development Regulations 2008 (Schedule 3) specify certain threshold levels for many domestic structures under which they are not classed as development, hence no approval is required for them to be erected.

### what doesn't need approval ?

- ▶ **domestic outbuildings**  
Domestic outbuildings include carports, garages, verandas, garden sheds, shade houses and other similar structures and do not require Development Approval provided they -
  - \* are less than 10 square metres in floor area, and
  - \* do not exceed 2.4 metres in height, and
  - \* have a span less than 3 metres, and
  - \* are not built nearer to an existing road boundary than prescribed by the Development Plan
- ▶ **pergolas**  
Do not require Development Approval provided they are associated with an existing dwelling and -
  - \* do not have a solid roof cover (other than shade cloth), and
  - \* have each freestanding side open, and
  - \* have no part higher than 4 metres, and
  - \* are not built nearer to an existing road boundary than prescribed by the Development Plan
- ▶ **fences**  
Fences less than 2 metres in height or masonry fences less than 1 metre do not require Development Approval (some restrictions apply on corner blocks - please contact Council officers for advice).
- ▶ **water tanks**  
Water tanks and any other structure that is a part of the stormwater drainage system do not require approval provided -
  - \* they have a floor area of less than 10 square metres, and
  - \* no part is higher than 4 metres above the normal ground surface
- ▶ **retaining walls**  
Retaining walls less than 1 metre in height do not require Development Approval.

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## ▶ swimming pools and spas

Do not require Development Approval provided they have a maximum capacity -

- \* not exceeding 9000 litres, and
- \* have a depth not exceeding 300mm

Spas that have a maximum capacity of less than 680 litres do not need approval.

**(NB: all swimming pools must, irrespective, be fenced in accordance with Australian Standards)**

## ▶ aerials

A non-load bearing aerial, antenna, flagpole, mast, open-framed tower or similar structure does not need Development Approval provided they -

- \* are no higher than 7.5 metres (if they are freestanding and not attached to a building), or
- \* have a height not greater than 2 metres above the topmost point of the building (if they are attached to a building)

***Any building or structure that would exceed or cannot satisfy all of the relevant exemption criteria is classed as 'development' and must have a Development Approval before proceeding.***

## how is an application dealt with ?

A Development Application comprises both a Planning Consent and a Building Consent. Minor domestic structures are treated no differently than any other type of development. A Development Application and the necessary information explaining the detail of the proposal, including structural specifications relating to building work, is lodged with Council for a planning assessment and a decision.

The planning assessment is against the provisions of the Mount Remarkable (DC) Development Plan. Domestic structures, though generally minor in terms of scale, still have to be in keeping with what the Development Plan policies are trying to achieve and with the character and amenity of the locality in which they are situated. The planning decision is reached having regard to these factors.

The Building Rules consent is based on an assessment against the technical standards of the Building Code and other relevant documentation such as Minister's Specifications.

Most domestic outbuilding applications are exempt from public notification. However, very large structures or those located on property boundaries may require consultation with neighbours. In some cases, a referral to a Government Agency may be involved.

## what else to watch out for ?

The roof water of all domestic structures should be appropriately dealt with and utilised on-site, without risk or detriment to adjoining properties, or be carried to the street watertable by impervious piping.

It is also important to note that construction work and the erection of domestic outbuildings over an existing easement is generally opposed. However, an approval from the authority that has the benefit of the easement (it will not always be the Council, but could be SA Water or ETSA) may be possible depending upon the actual nature and placement of the work.

Some land could be subject to an encumbrance registered on the Certificate of Title that may impose special design or building requirements that need to be adhered to. These are independent of and additional to those matters in Council's Development Plan that the planning assessment takes into account. Applicants will need to be mindful of this possibility and check their Title to satisfy themselves that the proposed work will not be affected by other non-Council matters.

*This information is advisory and is provided by the Council as a community service and as a guide only to key elements of the South Australian planning system. For a more thorough understanding of the system or for any specific enquiries concerning the use and development of land, professional advice should be sought or the Council officers be contacted for further assistance on 8666 2014.*

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# Information Requirements

The extent and level of information that should accompany an application for a domestic outbuilding is dependent upon the specific nature of the structure, and the type of information required will need to be tailored accordingly.

**The 'bottom line' is that the more thorough and comprehensive and the higher the quality of the information provided, the less chance delays will occur and the better the understanding of what the proposal entails.**

Refer to Council's Information Sheet *Information Required with an Application* for a detailed list of requirements for a Development Application.

But, as a general rule, the following is necessary for minor domestic structures to be properly considered :-

▶ ***completed Development Application form***

- \* all details must be completed on the application form, signed and dated, and with application fees

▶ ***Certificate of Title***

- \* the current Certificate of Title which relates to the proposed development

▶ ***documents required***

- \* two copies of plans and specifications are required to be submitted

▶ ***site plan - scale 1:200 minimum***

- \* Title boundaries showing the size and shape of the allotment
- \* easements or rights of way
- \* north point
- \* location of existing buildings
- \* distances of proposed outbuilding to existing buildings and site boundaries
- \* details of stormwater disposal

▶ ***floor plan - scale 1:100 minimum***

- \* dimensions of proposed outbuilding
- \* size and location of posts
- \* size and spacing of all support beams
- \* size and spacing of rafters/purlins
- \* type and specifications of roof cladding
- \* size of concrete footing pads
- \* indicate gutters and location of downpipes

▶ ***elevation - scale 1:100 minimum***

- \* vertical dimensions
- \* description of materials/colours to be used

▶ ***section - scale 1:100 minimum***

- \* to clarify the proposed construction method

▶ ***connection details***

- \* method of fixing beam to post, beam to wall, post to concrete pad, roof cladding etc

▶ ***building specifications***

- \* timber and general material specifications