

# DOMESTIC STRUCTURES & OUTBUILDINGS

## Development Guide

Domestic structures and outbuildings are non-habitable buildings/structures that are associated with a residential dwelling and generally include:

- carports
- verandahs
- garages
- garden sheds
- shade houses/greenhouses
- pergolas
- water tanks
- roller door/ panel door

### What requires approval?

#### Carports and verandahs

You will need development approval for all verandahs or carports.

#### Domestic outbuildings

Domestic outbuildings include garages, garden sheds, shade houses, and other similar structures and require Development Approval if they -

- are greater than 15m<sup>2</sup> in floor area
- exceed 2.5m in height
- have a span more than 3m
- are closer than 900mm to a side boundary
- are closer to a primary street boundary than the existing dwelling

#### Pergolas

You need development approval for a freestanding or attached pergola if any of the following applies:

- it has a solid roof cover (other than shade cloth)
- it will be closed on any of its sides
- it is higher than 4m
- it is closer than 900mm to a side street boundary
- it is closer to a primary street boundary than the existing dwelling

#### Water tanks

Water tanks and any other structure that is a part of the stormwater drainage system require approval if -

- they have a floor area greater than 10m<sup>2</sup>, and
- it is higher than 4 metres above the normal ground surface

### Roller Door/Tilt up door/panel door

Will **not** require Development Approval if the garage or carport:

- already exists on the site
- is ancillary to another building on the site for which consent has already been obtained
- does not have any portion in front of any part of the building line of the building to which it is ancillary that faces the primary street
- does not rely on an existing structure for support

### What are the size and setback requirements?

In the **Residential Zone** – sheds, garages and similar outbuildings should be designed within the following parameters:

Maximum floor area for sites: a) 800 square metres or less b) greater than 800 square metres	60 square metres 72 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	have no more than one wall located closer than 0.6metres whichever is the greater
Minimum setback from a public road or public open space area	no closer to the boundary than the dwelling with which the building is associated or 6 metres whichever is the greater

### What do I need in my application?

Details of what to provide with a Development Application can be found on Council's Development Application Checklist.

This checklist and other information are located on Council's website [www.renmarkparinga.sa.gov.au](http://www.renmarkparinga.sa.gov.au).

Council's Development Officers can be contacted on 8580 3000 or via [development@renmarkparinga.sa.gov.au](mailto:development@renmarkparinga.sa.gov.au).