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 15m² 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 10m², 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:

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

Council’s Development Officers can be contacted on 8580 3000 or via development@renmarkparinga.sa.gov.au.