

# A Guide for Minor Domestic Structures

Building a carport, verandah or garage will require Development Approval from Council.

With certain exceptions Development Approval comprises both Development Plan Consent (Planning consent) and Building Rules Consent (Building consent). The application may be made for planning consent first, with building rules consent sought separately.

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### Exempted Domestic Outbuildings

Exempt Development needs no development approval. A domestic outbuilding (garages, tool sheds) will be exempt **only where** all of the following criteria apply;

- floor area not exceeding 15m<sup>2</sup> in floor area
- Height not exceeding 2.5 metres
- No span exceeding 3 metres
- Not erected in front of any part of the building line of the dwelling facing the primary street
- Not erected within 900mm of a boundary with a secondary street.

### Building Rules Consent Only

Some types of development require Building Rules Consent only. This will apply where the outbuilding meets specific requirements, such as;

- not sited in front of any part of the building line of the dwelling facing the primary street or within 900mm of a boundary with a secondary street.
- (If a garage) set back at least 5.5m from the primary street
- not exceeding 40m<sup>2</sup> floor area, 3m wall height, 5m roof height, 8m boundary wall length or 50% of the total boundary length. (excluding front setback component)

The full list of requirements is available from Council.

### Planning Consent

In general planning consent is required involving an assessment against the Development Plan, the statutory policy document administered by Council to ensure development occurs in an orderly manner. Matters considered include the visual impact of the structure on adjoining properties and the street; the safety and convenience of new driveways; the appropriateness of the intended use; and the amount of remaining open space.

### Building Consent

An application for building consent is assessed against the technical requirements of the Building

Code of Australia and other relevant standards to ensure the structural sufficiency, fire safety, health and amenity of the structures are maintained.

### Retaining Walls/Excavation & Fill

A wall retaining a difference in ground level of more than one metre will require Development Approval. Excavation exceeding 600 mm on the boundary or fill which is more than 200mm high within 600mm of the boundary is prescribed building works and carries obligations to adjacent properties. Advice should be obtained from Council's Building Officers.

### Fences

All fences exceeding 2.1 metres in height or masonry fences (brick, stone) that exceed one metre in height require Development Approval. In addition, a fence that exceeds 1 metre in height and is within 6 metres of the intersection or junction of any street will require approval.

### Swimming Pools/Spas

Swimming pools which are capable of being filled to a depth greater than 300mm and/or have a filtration system require Development Approval. A Spa which has a maximum capacity exceeding 680 litres or a depth exceeding 300mm will require Development Approval.

### Water Tanks

Water tanks that are not part of a roof drainage system and/or have a total floor area exceeding 10m<sup>2</sup> and/or have some part higher than four metres above the natural surface and/or is situated partly in ground will require Development Approval.

## Verandah/Carports (solid roof structures)

A verandah or carport will require Development Approval; however, structures meeting specific size, height and siting criteria will only require building rules consent.

## Windmill/Aerials etc

A windmill, non load-bearing aerial, antenna, flagpole, mast, open framed tower or other similar structure will require Development approval if the overall height exceeds 10 metres, or when attached to a building has a height exceeding 4 metres, above the topmost point of attachment.

## Pergolas

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),
- have each freestanding side open,
- have no part higher than 4 metres above ground level, and
- are not erected closer to a primary road than the existing dwelling.

## How is an application made?

An application is made by submitting a Development Application Form which is available from the Council Offices and on Council's website together with information relevant to your proposal and payment of the relevant fees. To avoid unnecessary delay, the information submitted with your application form should include the following:

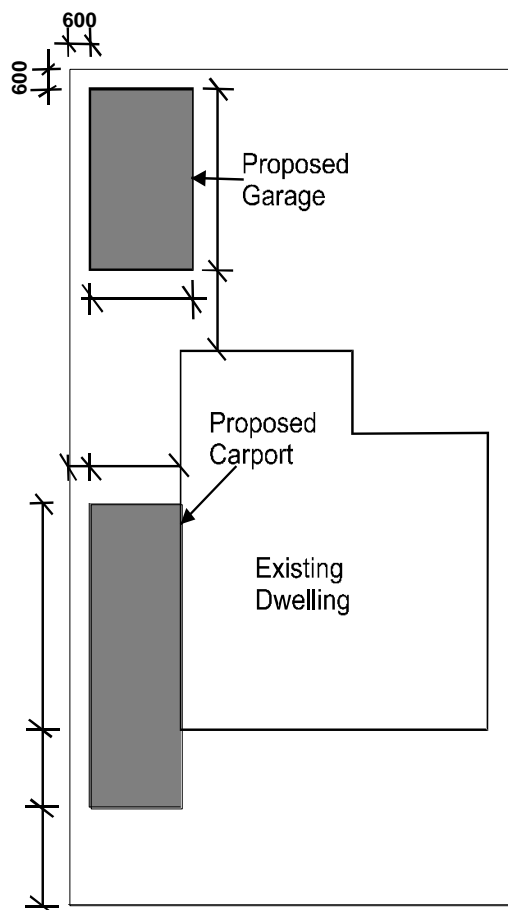
### 1. Site Plan

All plans should be drawn using rules etc (not free hand). They should represent the approximate proportions of the site and structures and contain the following information:

- all boundaries and measurements
- any easements
- north point
- plan of all existing buildings
- plan outline of the proposed work showing distances to boundaries etc
- detail of stormwater disposal
- trees that may affect the building
- retaining walls
- name and location of abutting streets

### Example of Site Plan

*Dimensions and stormwater disposal must be marked on the plan*



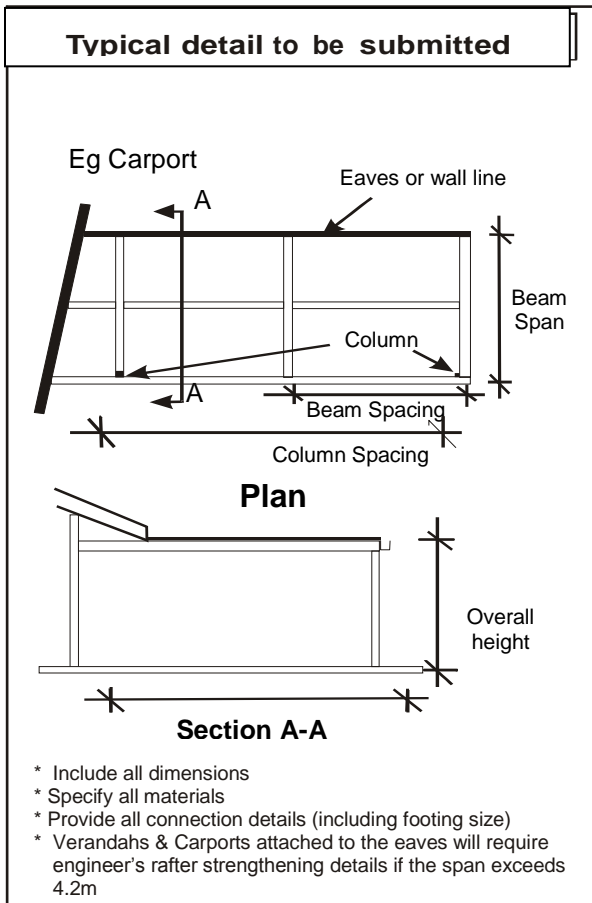
### 2. Elevation Drawing

Elevation showing front view of the structure, including construction materials and height to the eaves and the ridge of the roof.

### 3. Specifications/Plans

Information may be included on site plan:

- floor plan indicating dimensions of building work
- size and location of posts
- size and spacing of all support beams and fascia's
- brand name, type and pitch of roof cladding
- method of fixings - beams to posts, beams to walls, roof cladding to walls etc.
- the size of gutters, location of downpipes and the disposal of roof water



#### 4. Copy of your Certificate of Title

Please note; a copy of the Certificate of Title for the development site is to be supplied with all applications at the time of lodgment, if you do not have one, they are available at a cost of \$26.50 from the Government website, Property Assist [www.sailis.sa.gov.au/home/auth/login](http://www.sailis.sa.gov.au/home/auth/login). If you are not able to access this website, Council is able to obtain one for you at the cost price, which can be paid at the same time as payment of the above amount.

#### Structural Calculations

Brand name garages, tool sheds and verandahs that are produced by manufacturers have had their products designed by engineers and these are generally available from the place of purchase.

Applicants wishing to design their own garages, sheds, carports or verandah may be required to provide structural calculations to justify their design.

#### How long does it take?

Council will endeavor to deal with minor structure applications as quickly as possible, however, at least 10 working days should be set aside for assessment, of complying development and at least 8 weeks for all other types of development.

**Please note**, a longer period may be needed if additional information is required to supplement your application.

#### How much does it cost?

All fees are updated on the 1st July each year. Council staff will advise what the current fees are.

#### Roof Water Drainage

The roof water of all minor domestic structures erected within the District Council of Franklin Harbour should be disposed of on-site where possible or carried to the street water table by impervious pipe. Discharge into a rainwater tank and/or containing the run-off within the site is encouraged. Water is not allowed to enter or affect the stability of a building, or create unhealthy or dangerous conditions. Stormwater disposal must be described on the application drawings.

#### Easements

Building work is generally not permitted to be located over easements. If you need to construct a building over an easement, approval must be obtained from the authority that has control of the easement. Your Certificate of Title contains information about the location and nature of easements that may be on your property.

#### Encumbrance

In some areas, an encumbrance registered on the Certificate of Title will stipulate special building conditions. This may include the use of certain building materials or fencing. You should check your Certificate of Title to ensure you are not bound by such an encumbrance.

#### Development Plan – Residential Area

As per Franklin Harbour's Development Plan the recommended parameters in the Residential Area for Sheds, Garages and similar outbuildings should be designed as follows:

Parameter	Value
Maximum combined floor area	110 square metres
Maximum building height (from natural ground level)	3.7 metres
Maximum wall height (from natural ground level)	3.0 metres
Minimum setback from primary road frontage	8.0 metres
Minimum setback from secondary road frontage	3.0 metres
Minimum setback from side and rear boundaries	0.6 metres

### **Other Information**

For their protection building owners are advised to employ licensed builders and contractors only.

If the cost of the construction work exceeds \$15,000 the Construction Industry Training Form and Levy must be supplied.

Building indemnity insurance is required if the cost of construction work exceeds \$12,000 and you employ a licensed builder.

**PLEASE NOTE:** The information contained herein is intended as a guide. Further information or clarification of the Planning or Building requirements can be obtained from

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