

DEVELOPMENT APPLICATION INFORMATION SHEET - OUTBUILDINGS

This information sheet summarises and explains Council's requirements in regards to Outbuildings which must be complied with. An outbuilding is defined as a detached garage, detached carport, detached shed, awning, gazebo and/or a pergolas.

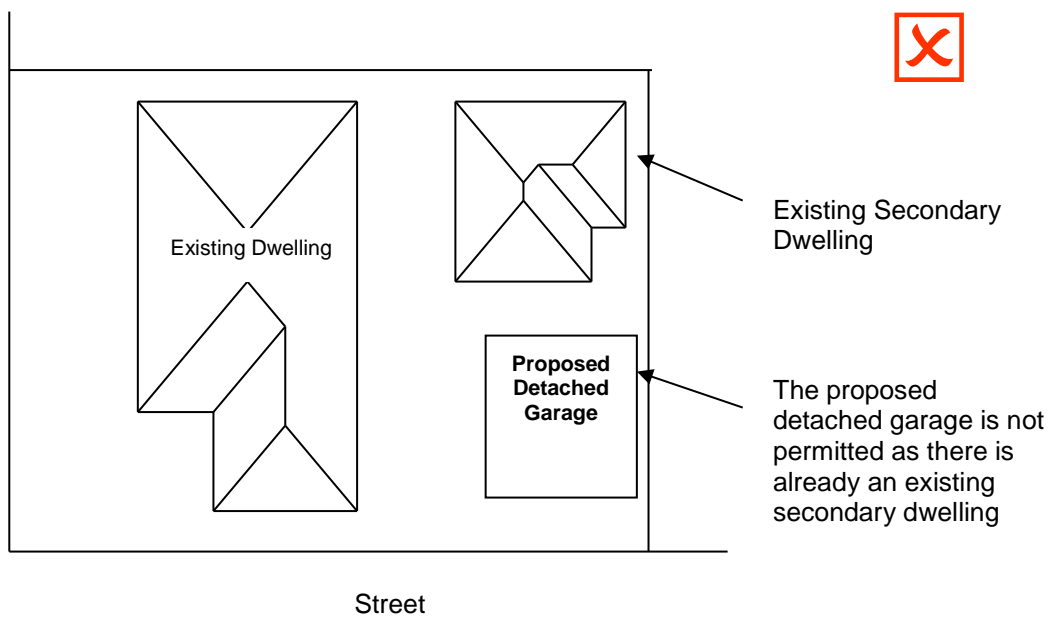
The following forms must be completed

- Application for Approval Form
- Development Application Checklist

The following controls shall be considered

- One enclosed outbuilding, or secondary dwelling, such as a shed, detached garage or the like are permitted per dwelling.

One Enclosed Outbuilding Permitted

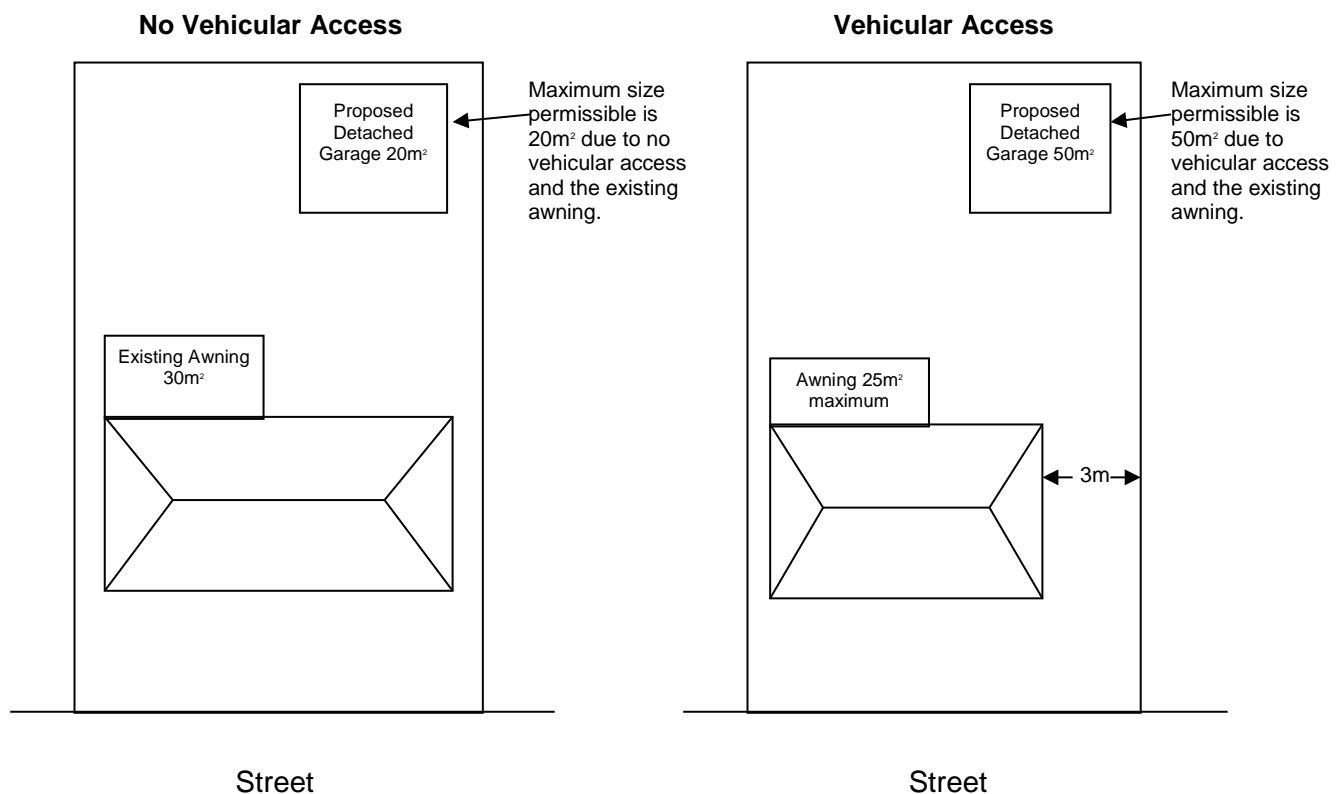


Controls con't

- ❑ Garages and sheds proposing a habitable use such as entertainment rooms, games rooms, gyms and the like will not be supported.
- ❑ The size restrictions for outbuildings and awnings are as follows:
 - If there is no vehicular access to the rear yard available, the maximum size of an outbuilding or awning or any combination of the two is 50m².
 - If the dwelling contains a double garage or greater, the maximum size of an outbuilding or awning or any combination of the two is 50m².
 - Where the dwelling does not contain a double garage or greater and there is vehicular access to the rear yard, the maximum size of the outbuilding is 50m² and 25m² for an awning.

Rear Access	Existing Double Garage	Outbuilding + Awning
No	Yes	50m ²
No	No	50m ²
Yes	Yes	50m ²
Yes	No	50m ² + 25m ²

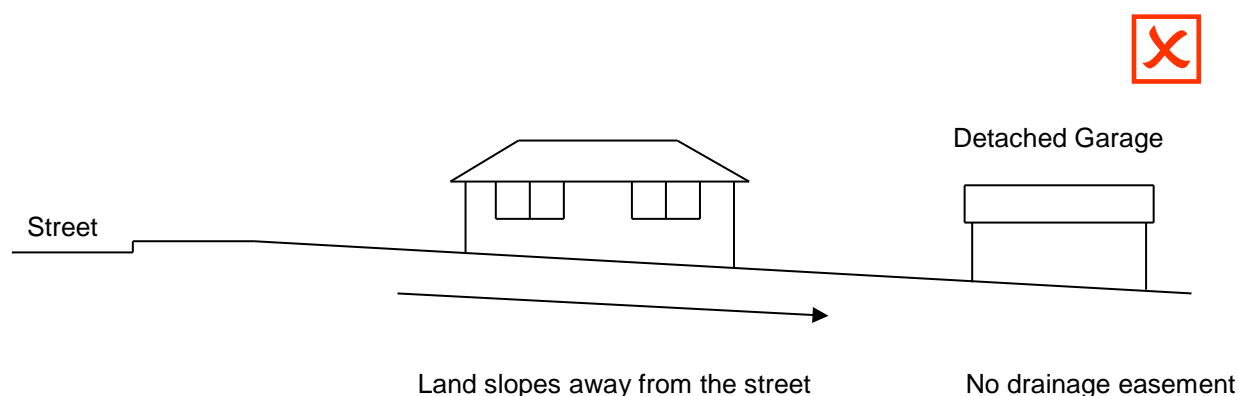
Site Plan Example :



Controls con't

- The maximum height of an outbuilding is 3 metres when measured from the existing ground level to the eaves.
- Setbacks for outbuildings are a minimum of 500mm or must comply with the Building Code of Australia, whichever is the greater.
- Garages and sheds proposing the storage of a vehicle will only be permitted where stormwater cannot naturally run/drain to the street gutter or drainage easement.

Detached Garage not permitted where they cannot naturally drain to the street or drainage easement



For further information

Should you require additional information or advice, please contact Council's Customer Service team on 9725-0222.

Copies of forms and checklists to be completed and submitted with a Development Application are available at Council's Administration Centre or alternatively, visit Council's website to access forms, checklists and DCP's.