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.

The proposed detached garage is not permitted as there is already an existing secondary dwelling.
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 50m$^2$.
- If the dwelling contains a double garage or greater, the maximum size of an outbuilding or awning or any combination of the two is 50m$^2$.
- 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 50m$^2$ and 25m$^2$ for an awning.

<table>
<thead>
<tr>
<th>Rear Access</th>
<th>Existing Double Garage</th>
<th>Outbuilding + Awning</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Yes</td>
<td>50m$^2$</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>50m$^2$</td>
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<tr>
<td>Yes</td>
<td>Yes</td>
<td>50m$^2$</td>
</tr>
<tr>
<td>Yes</td>
<td>No</td>
<td>50m$^2$ + 25m$^2$</td>
</tr>
</tbody>
</table>

Site Plan Example:

No Vehicular Access

Maximum size permissible is 20m$^2$ due to no vehicular access and the existing awning.

Vehicular Access

Maximum size permissible is 50m$^2$ due to vehicular access and the existing awning.
### 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

![Diagram showing detached garage not permitted where it 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.