

## Minor Domestic Structures

The construction of most minor domestic structures such as carports, verandahs and garages will require Development Approval from Council. Development Approval is comprised of both Development Plan Consent (Planning Consent) and Building Rules Consent (Building Consent). An Application may be made for both consents together or separately.

### Planning Consent

An Application for Development Plan Consent (planning consent) is assessed against the relevant provisions of the Development Plan, which is the policy document to ensure development in the City of Norwood Payneham & St Peters occurs in an orderly manner. The matters that will be considered include:

- minimising the visual impact of the structure on adjoining properties and the street;
- site coverage;
- retaining adequate private open space;
- setting the structure back off secondary frontage (corner allotments);
- finishes and materials; and
- not compromising the safe and convenient use of driveways and ensuring safe and orderly traffic movements within the locality.

### Domestic Outbuildings

Domestic outbuildings are enclosed structures, which can either be freestanding or attached to an existing structure and are proposed to be constructed on a site which is currently used as a residential property.

For 'non-standard' designs (i.e. using your own design), a Certificate of Structural Adequacy or design calculations from a Structural Engineer will need to be provided with your Application.

A domestic outbuilding does **NOT** require approval from the Council if the proposed structure is not located on the site of a State or Local Heritage Place, is not within an area subject to flooding, and complies with the following:

- is detached from and ancillary to another building which is erected on the site, or for which consent has been granted by the relevant authority;
- set back further than the existing building from the main (or primary) street allotment boundary and 900mm from the secondary street boundary if a corner allotment;
- has no part higher than 2.5m above the natural ground level;
- greater than 6m away from the corner of two boundaries where both boundaries face a road; and
- less than 15m<sup>2</sup> in floor area (or less than 10m<sup>2</sup> if the site is located within a Historic (Conservation) Zone).

If you wish to construct an outbuilding which does not meet the above requirements, you will need to lodge a Development Application. For the construction of an outbuilding using standard building specifications (e.g. Olympic Garages, Stratco or Pergolas of Distinction), a copy of the specification related to the job should be attached to the Application. These 'standard' designs use specific connection and footing details, which must be strictly adhered to during construction.

### Water Tanks

A water tank (and any supporting structure) does NOT require Council Approval if the structure is not located on the site of a State or Local Heritage Place and complies with the following:



- is part of a roof drainage system;
- has a total floor area not exceeding 10m<sup>2</sup>;
- has no part higher than 4m above the natural surface of the ground; and
- is located wholly above the ground.

### Pergolas

A pergola is an open-sided structure, which can be either freestanding or attached to an existing structure and does not have a solid roof (ie. the wind and the rain can pass through).

A pergola does **NOT** require Council approval if it is not located on the site of a State or Local Heritage Place and complies with the following:

- open sides and roof (shade cloth, battens or a creeper or vine is acceptable);
- no higher than 4m at the topmost point;
- is in line with or behind the front of the dwelling; and
- proposed on a site currently used as a residential property.

There may be other requirements for non-residential zones and all such structures on the site of a Local or State Heritage Place require approval.

Please Note that if your property is the subject of any encumbrances which may be affected by the construction of a domestic structure, you must have approval from the beneficiary of the encumbrance prior to construction, in addition to any Development Approval if required.

For the construction of a verandah or carport using standard building specifications (ie. Stratco, Olympic Garages etc.), a copy of the specification related to the job should be included with the Application.

### Swimming Pools & Spa Pools

Applications for swimming pools, including portable inflatable pools that exceed 300mm in depth or have a water filtration system, require a building approval and in some instances a planning approval. The Council requires a detailed site plan to be submitted with any swimming pool Application and full safety barrier details compliant with Australian Standard AS1926.1 must also be included with the Application.

### Aerials, Antenna etc

A non-load bearing aerial, antenna, flagpole, mast, open framed tower or similar structure does NOT need Development Approval in a residential zone if it is not located on the site of State or Local Heritage Place and complies with the following:

- is freestanding (i.e. not attached to a building) and no higher than 7.5 metres; or
- when attached to a building, is no higher than 2 metres above the topmost point of the building.

***The Council can also provide advice on other types of minor domestic structures such as decks, retaining walls, shade sails, solar panels, satellite dishes, and air conditioning units.***

*The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in June 2016. The latest version can be downloaded via the Council's website at [www.npsp.sa.gov.au](http://www.npsp.sa.gov.au). For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.*