



# Carports, Verandahs, Garages, Sheds and Other Outbuildings

## Do I need Development Approval to build a Carport or Garage?

**Yes** - Carports and garages (including under the main roof of the dwelling) should be designed to meet the following criteria;

- Must be setback a minimum 5.5 m from the street that the dwelling is facing,
- Located behind the main face (wall) of the dwelling (at least 500mm),
- The maximum width of a carport or garage that faces the street should be not more than six (6) metres or 50% of the frontage width, whichever is the less.
- If located on the boundary will not have a height exceeding 3 metres and length is not greater than twelve (12) metres.

Carports or garages accessed from a rear or side access way or service lane (this does not include a road or secondary road) can be proposed to the following criteria:

- No maximum frontage width
- Can be built on the boundary
- Have a finished floor level at least 200 mm above the lowest point in the laneway adjacent to the garage.

Additional restrictions and criteria are involved on sites that front the coast or Esplanade.

In the Residential Character Zone, the design of new carports and garages that are visible from the street should be complementary to the dwelling and reflect existing materials, forms, colours and detailing.

## Can I build a carport or garage forward of my dwelling?

**Generally No** - However, garages and carports can only be located forward of the associated dwelling where they have been designed and sited to minimise visual and other impacts.

Please note: even if there are examples within the street, approval of your proposal is not guaranteed.

**Do I need Development Approval to build a Verandah?**

**Yes** - If the verandah is located along a boundary, consideration will be given to the following aspects:

- Height
- Location
- Location of adjoining structures
- Length
- Visual appearance

**Do I need Development Approval to build a Pergola?**

**No** - Provided it meets all of the following requirements;

- It does not have a roof (shade-cloth is acceptable)
- All sides are open
- No part is higher than 4m
- Not in front of the dwelling

**Do I need Development Approval to install a roller door to my carport or garage?**

**No** - Unless:

- Your house is a heritage listed property or in a Residential Character Zone, or
- The carport or garage is located forward of the dwelling.

**Do I need Development Approval to build a Shed, Shade/Green House, or Aviary?**

**No** - Provided it meets all of the following requirements;

- Does not exceed 15m<sup>2</sup> (10m<sup>2</sup> in Residential Character Zone)
- No span greater than 3m (that is the distance from one support to the next)
- 2.5m in height or less
- Is not constructed in front of the dwelling (and 900mm off a side street)

\*All structures in West Lakes Policy Area 18 and 19 require Development Approval.

### Information required for Development Approval:

- Development Application Form \*
- Powerline Declaration Form \* (included in the online Development Application Form)
- Current copy Certificate of Title (issued within the last 12 months)
- Site plan incorporating method of stormwater disposal to a minimum scale of 1:200
- Floor plan/plan view to a minimum scale of 1:100
- Elevations to a minimum scale of 1:100
- Copy of Indemnity Insurance Certificate (if applicable)
- Construction Industry Training Board (CITB) Levy receipt (if applicable)
- Sections to scale
- Structural engineer's report
- Roof, wall, floor and framing details to scale
- Truss calculations
- General specification
- Manufacturers details

\* Applications can be lodged electronically via the [Development Forms and Checklists](#) page on Council's [website](#).

Additional information can be found within the below [Information Guides](#):

- The Development Approval Process
- Information required for Development Approval

Further advice or hard copy forms can be obtained from the Duty Planning/Building Officer at Council or by phoning 8408 1111.

*Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the City of Charles Sturt Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated March 2018. Access the Development Plan and current versions of information guides at [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au)*