



OUTBUILDINGS

Domestic outbuildings include garages, sheds, roofed pergolas and the like, and are to be of a design, size, finish and siting so as to minimise visual intrusion to neighbouring development and to the streetscape. They should not significantly reduce the amount of useable outdoor space available to occupants of the site.

What needs Council approval?

A detached outbuilding requires approval if it

- has a floor area greater than 15 square metres.
- has a single span exceeding 3m.
- has a height greater than 2.5m above natural ground level.
- is located closer to a road boundary than the existing dwelling on the property.

Outbuildings which do not exceed these requirements do not require Council approval.

Does a pergola need Council approval?

Council approval is required if a pergola is more than 4m in height, or has sides which will be enclosed, or will have a solid roof cover (**other than shade cloth**) or is located in front of the existing dwelling.

Can a garage or shed be located on a boundary?

- Garages or sheds may be considered to be located on a common boundary providing the zoning allows for boundary structures and the neighbours have no reasonable objections

In many cases, verandahs and carports can also be located on the boundary, provided your neighbours have no reasonable objection. Desirably, written neighbour consent should be

obtained for structures proposed on a common property boundary.

What are the criteria for assessing outbuildings?

Criteria applying to the assessment of domestic outbuildings include:

- The structure should be ancillary to an existing dwelling.
- Desirably, total site coverage of a dwelling and outbuildings should not exceed 60% of the total area of the site.
- Be coloured to blend with existing dwellings and in keeping with the area's character.
- Should be setback 8m from a road boundary or no closer than the associated dwelling.

Want to know more?

The above information is advisory and a guide only to give you a general understanding of the key points associated with the development assessment system. It is recommended that you seek professional advice or contact the City of Victor Harbor regarding any specific inquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

While care has been taken to ensure the accuracy of material contained in this publication, no responsibility will be accepted for any errors or omissions.

City of Victor Harbor – Contact details

1 Bay Road
PO Box 11, Victor Harbor SA 5211
Telephone: (08) 8551 0570
Facsimile: (08) 8551 0501
Email: localgov@victor.sa.gov.au
Website: www.victor.sa.gov.au