

## Domestic Outbuildings

Do I need Development Approval?

### In the following instances Development Approval is not required:

- The site does not contain a State or Local Heritage Place; and
- Is not within a Flood Prone Area (Contact Council for details); and
- Human activity is secondary; and
- Is detached from and ancillary to another building which is erected on the site; and
- Has a floor area not exceeding 10m<sup>2</sup> if located within a Residential Historic (Conservation) Zone or Historic) Conservation) Zone – Centre. In any other case, 15m<sup>2</sup>; and
- Has no span exceeding 3m; and
- Is no higher than 2.5m in height above the natural surface of the ground; and
- Does not have any part in front of the ancillary building and the primary street; and
- Does not have any part within 900mm of a boundary with a secondary street; and
- Is not located within 6m of the intersection of 2 boundaries of the land where those boundaries both face a road, other than where a 4 x 4m corner cut-off has already been provided and is to be preserved.

### In the following instances only Building Approval is required:

- The site does not contain a State or Local Heritage Place; and
- The site is not within a Residential Historic (Conservation) Zone or Historic) Conservation) Zone – Centre; and
- Human activity is secondary; and
- Is detached from and ancillary to a dwelling erected on the site; and
- Is not in front of any part of the building line of the building to which it is ancillary; and
- Does not have any part within 900mm of a boundary with a secondary street; and
- Does not exceed 40m<sup>2</sup> in total floor area; and
- Wall heights do not exceed 3m measured above the natural surface of the ground and not including the gable end; and
- Roof height does not exceed 5m above the natural surface of the ground; and
- If located on a boundary, the length does not exceed 8m; and
- If located on a side boundary, will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and will not be within 3m of any other relevant wall or structure located along the boundary, unless on an adjacent site on the boundary there is an existing wall of a building that would be adjacent to or abut a proposed relevant wall or structure (in which case this point does not apply); and
- If ancillary to a detached or semi-detached dwelling, the total roofed area of all existing and proposed buildings on the allotment will not exceed 60% of the area of the allotment. Or any other kind of dwelling, will not exceed 70% of the area of the allotment; and
- In the case of a garage:
  - is set back at least 5.5m from the primary street; and
  - does not have an opening or openings for vehicles access facing a street frontage that exceed, in total, 7m in width; and
  - is not designed or located so as to provide vehicle access from an alley, lane or right of way that is less than 6.2m wide along the boundary of the allotment; and
  - will use an existing authorised driveway or access point under section 221 of the Local Government Act 1999; or

- will use a driveway that is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing; and
- will not interfere with an item of street furniture, other infrastructure, or a tree; or
- will not require a driveway because the kerbing is formed in a manner that allows a vehicle to roll over it; and
- is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage is not steeper than 1:4 on average; and
- if clad in sheet metal – is pre-colour treated or painted in a non-reflective colour; and
- does not involve excavation exceeding a vertical height of 1m; and
- does not involve filling exceeding a vertical height of 1m; and
- If the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m; and
- The site is located within a Flood Management Area indicated by requirements in the Development Plan for minimum finished floor levels expressed by reference to ARI; and the proposed finished floor level complies with this requirement.

## Information to be submitted with a Development Application:

- Completed Development Application Form;
- Application Fees;
- Copy of Certificate of Title;
- Completed OTR Declaration;
- Site plan drawn to a scale not less than 1:200, showing:
  - North point
  - The boundaries and dimensions of the site
  - The position and dimensions of the minimum front and site setbacks of any existing and proposed building on the site
  - Existing and proposed finished floor levels
  - Existing and proposed site levels
  - The location of any regulated tree on the site or on adjoining land
  - Amount and location of private open space
  - Location of vehicle access point
  - If vehicle access point is to be established, documentary evidence that it has been authorised under section 221 of the Local Government Act 1999
  - In the case of a garage, the location and gradient of any existing or proposed driveway in relation to an existing or proposed vehicle access point
- Elevation drawings, drawn to a scale not less than 1:100;
- Floor Plan, showing the dimensions and proposed use;
- Schedule of colours for any cladding;
- Building Details, including:
  - Specifications
  - Footing construction report
  - Structural calculations
  - Roof, wall and floor framing layout and details
  - Wind speed calculations
  - Building Indemnity Insurance Certificate (development >\$12,000)
  - Construction Industry Training Levy Form (development > \$15,000)