

INFORMATION SHEET: DOMESTIC OUTBUILDINGS

What is an outbuilding?

An outbuilding is defined in the Planning and Design Code as:

“a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building, but does not include a private bushfire shelter.”

An outbuilding can include sheds, garages and shipping containers where there is already a building (ie. a dwelling) on site. If there is not an existing dwelling on site - see the [frequently asked questions about vacant land](#) information sheet.

Do I need development approval?

An outbuilding may not require development approval in [certain zones](#) if the following is achieved:

- a) *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, or which is classified as accepted development or deemed-to-satisfy development; and*
- b) *has a total floor area not exceeding 15sqm; and*
- c) *has no roofspan (being the horizontal distance between supporting walls, posts or columns of the outbuilding) exceeding 3m, and no part of the building being higher than 2.5m above the natural surface of the ground; and*
- d) *is not being constructed, added to or altered so that any portion of the building is situated -*
 - i) *in front of any part of the building line of the building to which it is ancillary that faces the primary street; or*
 - i) *within 900mm of a boundary of the land with a secondary street (if the land has boundaries on 2 or more roads); and*
- e) *is not within 6m of the intersection of 2 boundaries of the land where those boundaries both face a road, other than where a 4x4m corner cut-off has already been provided (and is to be preserved).*

In some instances, outbuildings will require development approval even where the outbuilding meets the criteria (above). For example, an outbuilding, regardless of its size, will require development approval where the relevant site is subject to flooding.

It is recommended you try the approval wizard available via the link below to find out if your outbuilding needs development approval:

https://plan.sa.gov.au/development_applications/before_you_lodge/find_out_if_you_need_approval

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If I need development approval, what do I need to do?

If development approval is required an application must be submitted via the PlanSA Portal, which can be assessed here:

https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application (subject to applicable fees). The information required to be submitted for an application can be found here:

https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf

What is considered as part of the planning assessment?

The following is likely to be considered in a planning assessment of an outbuilding:

- size;
- wall height and total building height;
- position/location on the site;
- materials and colours;
- any other constraints that may specifically apply to your site; and
- proximity to onsite wastewater system (if relevant).

Keep in mind that different zones have different development policies relating to the assessment of outbuildings and these will be considered as part of your development application. If you wish to build a larger shed, the following will likely be considered:

- the use of shed;
- amenity impacts on neighbours; and
- streetscape/visual impact.

After the planning assessment, a structural building assessment will occur.

Contact details for your local Council:



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