



CITY OF MITCHAM



Domestic Outbuildings

Domestic outbuildings should be of a design, size, finish and location that minimises visual intrusion with respect to adjoining properties and the streetscape, and do not significantly reduce useable outdoor space.

DOES MY DOMESTIC OUTBUILDING REQUIRE COUNCIL APPROVAL?

The following outbuildings do not require Council approval:

Other than in respect of a State or Local Heritage site, Hills Face Zone, Watercourse Zone, Flood Zone or Flood Plain as delineated by the Development Plan and which human activity is secondary;

- detached from and ancillary to another building already erected on site
- does not have a floor area greater than 15m²
- does not exceed 2.5 metres in height
- does not exceed 3 metre span
- not having any part in front of the ancillary building facing primary street
- not within 900mm of a boundary with a secondary street
- not within 6 metres of an intersection of 2 boundaries of the land where those boundaries both face a road, other than where a 4x4 metre corner cut-off has already been provided (and is preserved).

If an outbuilding is within a Historic (Conservation) Zone or Policy Area then it must meet the above criteria but the floor area cannot be greater than 10 m²

COLONEL LIGHT GARDENS

The construction, reconstruction, repair or alteration of, or addition to an outbuilding within Colonel Light Gardens is exempt if it meets the following requirements:

- human activity is secondary
- behind a building or screened from view from a public road by a building
- is detached from and ancillary to a building erected on site
- does not have a floor area greater than 10 m²
- does not exceed 2.5 metres in height
- does not exceed 3 metre span
- will not be constructed closer to an existing boundary of a road than any prescribed setback for that zone.

BUILDING ONLY APPROVAL REQUIRED

Other than in respect of a State or Local Heritage site, Hills Face Zone, Historic Conservation Zone/Area, Flood Management Zone/Area and which human activity is secondary;

- detached from and ancillary to an existing building
- not in front of any part of the building line facing the primary street
- minimum 900 mm off a boundary of the allotment with a secondary street
- maximum floor area 40m²
- maximum wall height 3m (measured from natural ground surface, not including a gable end)
- maximum roof height 5m (measured from natural ground surface)

- If sited on boundary (not being a primary street or secondary street):
 - a length not exceeding 8m
 - will not result in all attributable walls or structures located along the boundary to exceed 50% of the length of boundary, disregarding any front set-backs
 - will not be within 3m of any other attributable wall or structure located along the boundary
- if ancillary to a detached or semi-detached dwelling will not exceed 60% of the total roofed area of all buildings on the allotment, any other kind of dwelling – 70%
- If the outbuilding is a garage:
 - is set back 5.5m from the primary road
 - will not have an opening or openings for vehicle access that exceed, in total, 7m in width
 - vehicle access will use an existing or authorised driveway or access point
 - not designed to provide vehicle access from an alley, lane or right of way that is less than 6.2 metres wide along the boundary of the allotment
 - is located so that the gradient from the place of access on the boundary of allotment to the finished floor level at the front of the garage is not steeper than 1:5 in any place and 1:8 on average
- If clad in sheet metal – is pre-colour treated or painted in a non-reflective colour
- Excavation or fill does not exceed a vertical height of 1m overall

COMPLYING DEVELOPMENT

Other than in respect of a State or Local Heritage site, Hills Face Zone, Historic Conservation Zone/Area, Watercourse Zone, Flood Zone or Flood Plain as delineated by the Development Plan and which human activity is secondary;

The “Building Only” approval criteria applies other than:

- maximum floor area is increased to 60m²

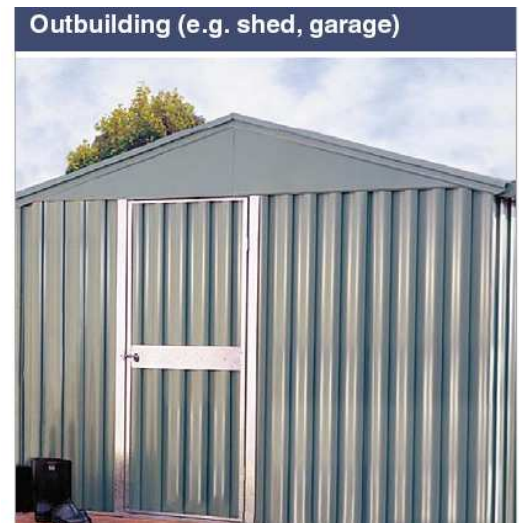
Should your proposal not fall into any of the above categories then your application will require a “Merit” assessment against the City of Mitcham Development Plan and Development Regulations 2008.

CAN A DOMESTIC STRUCTURE BE LOCATED ON A BOUNDARY?

Garages and sheds can be located on the side or rear boundary subject to Council consent. In other cases, should be a minimum of 600mm from rear or side boundaries.

STORMWATER DISPOSAL

Stormwater should be carried to the street water table or connected to designated stormwater easements. Roof water may also be captured in rainwater tanks with the overflow dealt with as above. Stormwater should not be allowed to flow or be discharged onto neighbouring land.



DEVELOPMENT APPROVAL INFORMATION REQUIRED

Should an approval for a domestic outbuilding be required the following information should be submitted:

- Completed Development Application Form
- Application Fees
- Copy of Certificate of Title
- Signed Powerline Declaration Form.

Two copies of plans showing the proposal. These plans should be to scale (metric), and should clearly show the following information where applicable:

Site Plan

- Minimum scale 1:200, with 1:100 preferred
- Approximate north point
- Property and/or boundaries (including dimensions)
- Position and dimensions of any **existing** and **proposed** building(s) (including fences & retaining walls), showing distance and relationship to the boundaries of the site
- Existing** and **proposed** finished floor levels and site levels
- Location of any **significant tree** on site or on adjoining land that may be affected by the work, or that might affect the work proposed
- Purpose for which any existing building on the site is used and for which any proposed building on the site is intended to be used
- Amount and location of the private open space to remain on site
- If vehicle access point is to be established – documentary evidence that it has been authorised

Garage

- The location and gradient of any driveway or proposed driveway and its location in relation to an existing or proposed vehicle access point

Elevation Plan

- The elevation of any relevant or proposed building showing wall or post and building heights, including doors and windows (floor to ceiling heights)

Floor Plan

- Size, proposed use and dimensions of various sections of the building

Support Details

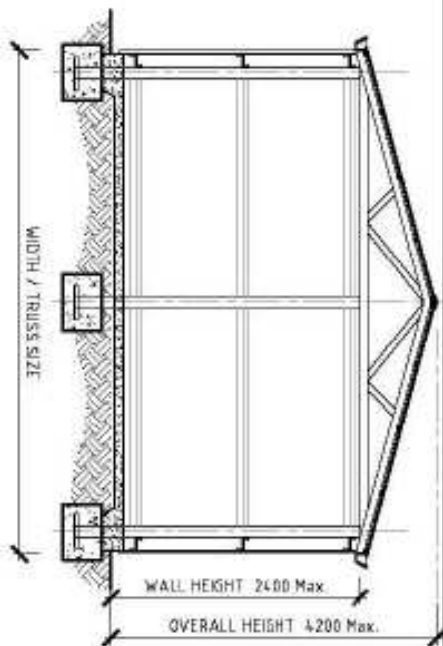
- Schedule of building materials, finishes and colours

Building Information

- Specifications and schedules
- Footing construction report (if applicable)
- Structural calculations
- Roof, wall and floor framing layout and details
- Wall bracing layout and detail
- Wind Speed details
- Copy of Building Indemnity Insurance (work >\$12,000)
- Copy of Construction Industry Training Levy Form (CITB) if work >\$15,000.

PLEASE NOTE: *The information provided in this article is only intended to be a summary. All applications will be considered on their individual merits and therefore situations may vary.*

If you have any development enquires please contact City of Mitcham, Planning and Development Department on 8372 8888



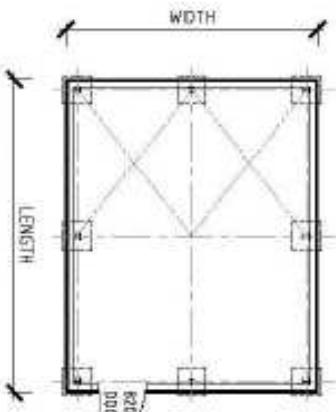
END WALL SECTION



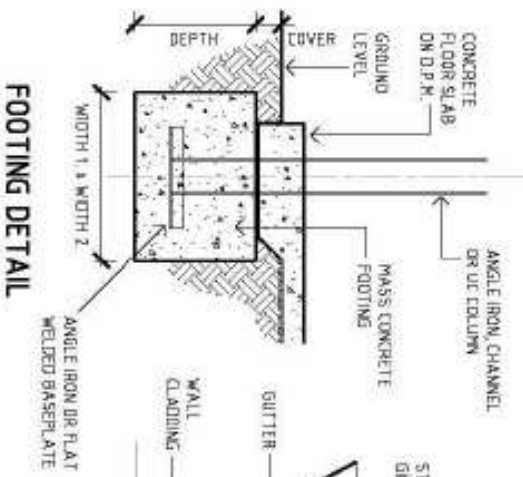
SIDE ELEVATION 1:100



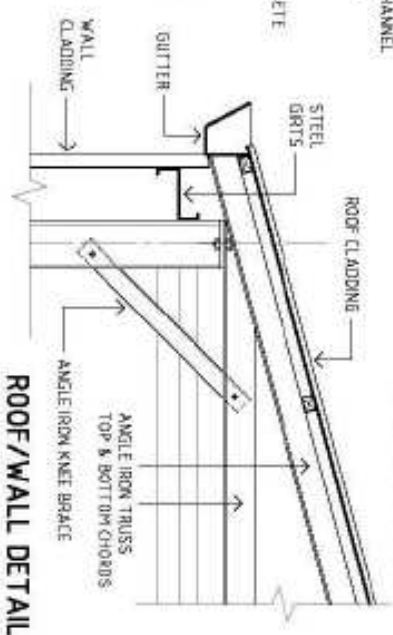
FRONT ELEVATION 1:100



FLOOR PLAN 1:100

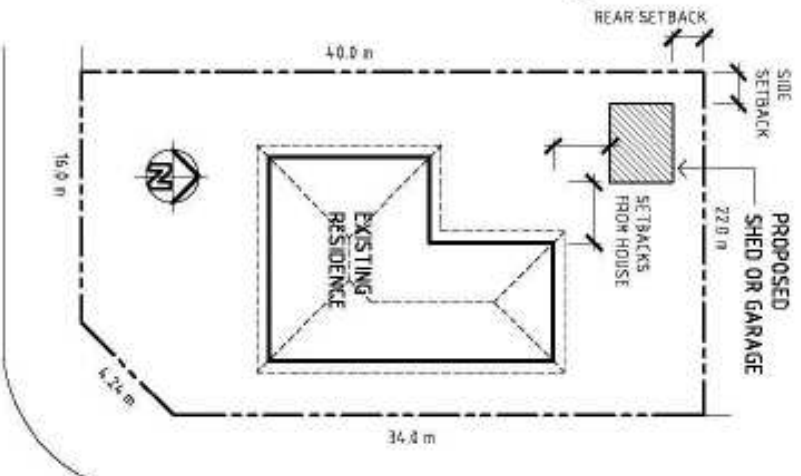


FOOTING DETAIL



ROOF/WALL DETAIL

NOTE: EXAMPLE COPY ONLY



SITE PLAN 1:200