



City of Canterbury

City of Cultural Diversity

Code for the Erection of Class 10A Buildings (Outbuildings)

Adopted by Council:
Effective from:

Jim Montague
GENERAL MANAGER

City Planning Division



1. INTRODUCTION

- 1.1 The following Code relates to the erection of Class 10a buildings within the City of Canterbury.
- 1.2 All applications will be considered on their individual merits having regard to the design of the proposal and the affect on the amenity of the immediate neighbourhood.

2. DEFINITION

A Class 10a building shall mean a structure situated externally to a dwelling house and includes such buildings as garages, carports, toolsheds, awnings, cabana, aviaries, elevated decks, etc.

3. GENERAL OBJECTIVES OF CODE

- 3.1 To ensure a suitable standard of design construction relating to the erection of a Class 10a building.
- 3.2 To assess the reasonableness of the proposal, having regard to existing structures on the site.
- 3.3 To duly consider the design and location of the structure having regard to the amenity of the immediate neighbourhood.

4. CONSIDERATION OF APPLICATIONS

The following items shall be considered in respect to any application for erection of a Class 10a building.

- 4.1 The purpose for which the building is required.
- 4.2 The location of the building having regard to building line, easements affecting the subject allotment, and intrusion of vision in relation to traffic movement.
- 4.3 The design construction having regard to size and planned building materials.
- 4.4 The effect of the proposal in relation to the amenity of the neighbourhood.

5. APPLICATION

Council approval, involving the submission of plans and specification must be obtained prior to erection of a Class 10a building.

6. PLANS & SPECIFICATIONS

- 6.1 All plans must be submitted to Council in metric dimensions, drawn to a scale of 1:100 for the general plans and 1:200 for the site plan.
- 6.2 All applications shall comprise four (4) copies of detailed plans and specifications of the proposed structure, together with completion of the relevant Development Application and Construction Certificate forms.
- 6.3 The general plan and specification details shall include:
 - (a) Complete floor plan and elevation details
 - (b) Design construction embracing height, material etc.
- 6.4 The site plan detail shall include:
 - (a) Complete allotment dimensions together with existing building development and fencing arrangements.
 - (b) Location of any easements affecting the subject site.
 - (c) Adjacent roadways and any relevant obstructions such as light poles, gully pits, trees, vehicular crossings etc.
 - (d) Drainage disposal arrangements.

7 BUILDING LINES

7.1 Applications respecting proposals to vary the building lines in a specific locality, shall be considered on their individual merits having regard to the relevant subject site conditions and due consideration to the amenity of the immediate neighbourhood.

7.2 Garages and carports shall not be constructed in front of the established building line affecting a subject allotment, where adequate vehicular access is available to the rear of the site. A distance having an "effective" width of 2.4m is considered sufficient to provide adequate vehicular access.

Amended 10.4.80

7.3 The siting of open carports having maximum dimensions of 6m in width, 7m in length x 2.3m in height, may be approved to encroach onto the building alignment in those cases where:

- (a) It would in the opinion of the Director of City Planning, not materially affect the amenity of any adjoining site.
- (b) There are no means of gaining vehicular access to the rear of the property.
- (c) Minor variations to the roof height may be approved by the Director of City Planning, subject to compliance with Item (a) above.

Amended 10.3.83

7.4 Where a building proposal requires vehicular access, applicants attention is directed to the necessity for obtaining the correct footpath levels for a future gutter crossing so that the slab paving within the premises can be constructed to observe the determined levels.

These levels can be obtained from Council's City Works upon the payment of the prescribed fee. Relevant Construction Certificates will not be released until the levels are obtained.

8. BOUNDARY SETBACKS

8.1 An open carport, pergola, awning or similar structure may extend in close proximity to a boundary line of the allotment provided that the Director of City Planning is satisfied that it will not materially affect the amenity of any adjoining site.

Amended 2.4.01

8.2 Where carports are proposed to be erected between the dwelling and the boundary, the carport must comply with the minimum requirements set out in the SCA Housing Provisions (see Explanatory Note attached).

8.3 The external wall of a detached outbuilding (providing that it does not contain windows) may stand in close proximity to an allotment boundary line provided there are no encroachments and it will not materially affect the amenity of any adjoining land.

9. CONSTRUCTION DESIGN

9.1 The size, height and design of an outbuilding shall be complementary and consistent with the existing dwelling and shall be so designed that it will not be detrimental or materially affect the amenity of adjacent or adjoining premises.

9.2 An application seeking approval for erection of Class 10a building which does not exceed 75 sqm in area may be considered for approval under Delegated Authority by the Director of City Planning provided the application is accompanied by an appropriate Declaration furnished by the subject property owners indicating the planned use and such use will be maintained in accordance with Council requirements. Notwithstanding this, Council may refuse such application if it is considered that the amenity of the immediate neighbourhood will be detrimentally affected.

Amended 10.3.83

9.3 An application seeking approval for the erection of a Class 10a building up to 55 sqm. in area and intended for recreational, study, hobby or similar type purposes, may be considered for approval by the Director of City Planning under Delegated Authority subject to the proposal incorporating no kitchen facilities and such application being accompanied by an appropriate Declaration furnished by the subject property owners, undertaking that the planned use will be maintained in accordance with Council's requirements. Notwithstanding this Council may refuse such an application, if it is considered the amenity of the immediate neighbourhood will be detrimentally affected.

Amended 10.3.83

10. STRUCTURAL REQUIREMENTS

Shall comply with the basic design requirements as referred to in the relevant provisions of the Building Code of Australia.

Note: Specific pertinent details may be obtained from Council's City Planning.

11. STORMWATER DISPOSAL

Approved size guttering and downpiping shall be provided to all outbuildings and all stormwater is to be conveyed by a 100mm earthenware, or alternatively approved designed pipelines connected to a Council approved stormwater disposal system.

12. MATERIAL AND WORKMANSHIP

All building materials are to be new, unless approved by Council and shall be free from faults or any defect which may affect their strength, appearance or durability. Every part of the building shall be erected in a good and workmanlike manner.

13. PAINTING

The building shall be suitably painted as necessary upon completion.

14. VEHICULAR CROSSINGS

Appropriate application shall be made where necessary to Council's City Works for construction of a vehicular crossing at the owner's expense, prior to use of any garage or carport structure.

15. EXCAVATION & FILLING

Adequate and proper care is to be taken to ensure that no damage and/or interference is occasioned to any adjoining premises or danger to the public, in regard to excavations or filling operations carried out in close proximity to any adjoining property, or to a public place.

16. GENERAL NOTES

16.1 The use of any building for any habitable, industrial or commercial purpose without prior consent of Council is an offence.

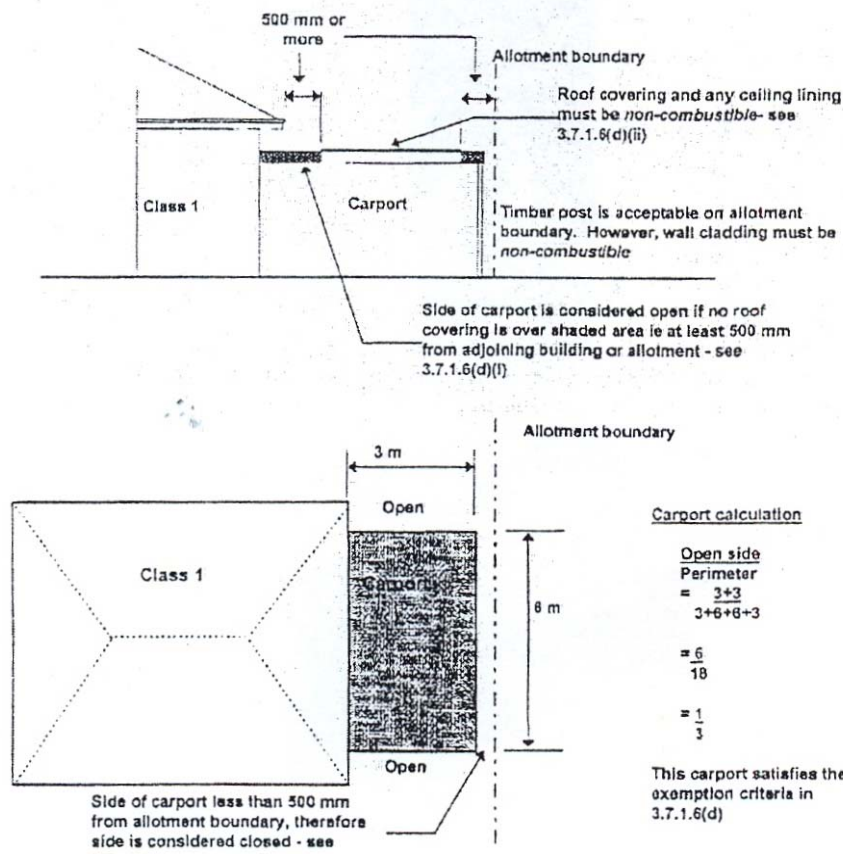
16.2 Note: Relevant details may be discussed and clarified with the appropriate Council staff members prior to or at the time of lodgement of any application.



Explanatory Note for "Acceptable Construction of Carports." BCA 1996 Volume 2 "Housing Provisions"

Where a Carport is located between a house and the allotment boundary, other than the boundary adjoining the road alignment or other public space, the carport must be constructed in the following manner:

- (1) It must have two or more sides open and not less than one third of its perimeter open and, for the purpose of this explanation a side is considered open if the roof covering is not less than 500mm from another building or allotment boundary; and
- (2) It has a non-combustible roof covering and any ceiling lining and wall cladding, including gables, is also non-combustible (see figure 3.7.1.7 below); and
- (3) It does not provide direct vertical support to any part of the dwelling house; and
- (4) In the case where it has a common roof structure with the house, and the carport does not have a ceiling, the opening between the top of the wall of the dwelling house and the underside of the roof covering is infilled with either a non-combustible material or construction clad with non-combustible material placed on the side of the carport .
- (5) The carport structure must not significantly increase the risk of spread of fire between class 2 to 9 buildings.



Note: Should you require any additional information please contact Council's City Planning on Ph-9789 9300 between 9.00am-5.00pm for assistance.

The Aim of this Performance Requirement as set out in the Building Code of Australia 1996 Vol 2. is to protect dwelling houses from the spread of fire from both another building on the allotment and the allotment boundary.