

## Tweed Development Control Plan A1 Compliance Checklist

### Sheds and Outbuildings

Outbuildings are ancillary structures to the main dwelling. They are small scale detached buildings that are visually consistent with the design of the dwelling. Any application for a shed or outbuilding shall consider the potential impact on the streetscape, adjoining and adjacent properties.

Examples of outbuildings include boatsheds, workshops, storage sheds, garden sheds, greenhouses, cabanas and gazebos.

**NOTE!** *Should your proposal not comply with the controls below, please provide a written justification for any variation sought in the comments/justifications section below.*

*Please refer to the Tweed Development Control Plan A1 for a full list of applicable controls.*

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Outbuildings are to be single storey, except when located on either rural or agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deep soil areas cannot be used for the siting of an outbuilding.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An outbuilding may include a toilet, wash basin and/or shower but may not be used as a dwelling and may not contain a kitchen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The total area for outbuildings on a site (including carport) is: i. 50m <sup>2</sup> for lots up to 450m <sup>2</sup> ; ii. 60m <sup>2</sup> for lots greater than 450m <sup>2</sup> and up to 900m <sup>2</sup> ; iii. 100m <sup>2</sup> for lots greater than 900m <sup>2</sup> ; These size restrictions do not apply on non-urban zoned land or rural living (large lot residential) land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings are to have a maximum overall building height of 3.5 metres for a flat roof and 4.8 metres for a pitched roof. This control does not apply to land with either a rural living (large lot residential) or agricultural zoning.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings must be located a minimum of 1 metre behind the front building alignment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The design and materials are to be compatible with those of the dwelling house. Reflective and high glare surface finishes are to be avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide setbacks for the outbuilding to the property boundaries in the table below:

Setback	Metres or mm	Setback	Metres or mm
North	<input type="text"/>	South	<input type="text"/>
East	<input type="text"/>	West	<input type="text"/>

**NOTE!** *Setbacks are in place to provide space between boundaries to limit amenity impacts.*

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COMMENTS/JUSTIFICATIONS

