

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 ² for lots up to 450m ² ; ii. 60m ² for lots greater than 450m ² and up to 900m ² ; iii. 100m ² for lots greater than 900m ² ; 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

