



Building & Planning Questions

New Dwellings

How close you can build your house to the road?

Houses must be 6 metres back from the front property boundary (not the footpath or road). They must also be 1 metre back from side boundaries. A verandah can intrude into this 6 metre setback.

Can I build a Two Storey Dwelling?

Two Storey dwellings are allowed at Roxby Downs. They are listed as category 1 development that means there is no public notification required. Council would look at issues such as overlooking and overshadowing of adjoining properties. There may be a requirement to modify upper floor windows to prevent overlooking into adjoining yards. However, generally, there is nothing to prevent Council from approving 2 storey dwellings.

Sheds/Garages

What size shed can I build?

There is no specific limit to the size of sheds in Roxby Downs, although the limit for complying development is 72 square metres. If you would like something larger than that you would have to go through an assessment process. The application would be advertised, and assessed for issues such as the size of the block, amenity issues or impacts on surrounding properties. Each case would be assessed separately according to the size of the block so a definite answer can't be given until it's lodged for assessment, but there is some likelihood that Council could approve a larger than 72 square metre shed.

Want to put a second hand 6m x 6m shed in his backyard. As this is second hand, what info (re specifications etc) do you need for planning/building consent?

Building

Being a 2nd hand shed we need a Structural Engineers Certificate of Structural Adequacy. This is because we don't know how old the shed is, and what condition the shed is in. Also the original specs are usually no longer available.

Planning

Would need to know external colouring and condition, a photograph is very helpful in this situation.

Shade cloth Pergolas

Is development approval required for the erection of a shade cloth pergola?

If the structure is made out of shade cloth, development approval is **not** required (even if it has steel beams). Trellis can be used, as long as there is air flowing through structure and there is no wind loading placed on it.

However if in the future they will want to replace the shade cloth with a sheeting such as laser lite, it may be in their best interest to obtain development approval in the first instance to ensure that the requirements of the building Act are met and that they won't have to replace the old structure completely.

Swimming Pools

Wants to get rid of their current pool (aboveground built in) and replace with a new in ground pool. Will I need to put in a new application for this new pool?

Yes, you do need to lodge another application for this development.

How much does it cost to have a pool filled by Council?

\$5.90 a kilolitre (maximum pool limit is 40 kilo litres) plus \$75.00 fire hydrant fee.

Or

Filling pool yourself – via your water meter eg. garden hose.

Fences

Do I need development approval to erect a fence?

If the fence is less than 2.1 metres in height, no development application is required, **unless:**

- the fence is masonry
- your property is a corner block and 4m x 4m cut off is not currently provided
- a brush fence closer than 3 metres to an existing building that is not fire rated.

What is the colour of the colour bond fences in Roxby?

Either a cream colour bond or a light green colour is preferable, but we would require that the fencing match the colours of adjoining properties in any case.