



This fact sheet is to be used as a guide only and provides general information about erecting a shed, garage and / or carport within the Edward River Council local government area in the R1 General Residential zone.

Exempt Development

Residential sheds and garages can be erected without approval from Council (as exempt development) in the following circumstances.

- Not have a floor area of more than 20m² in the R1 – General Residential zone.
- Be not higher than 3m above existing ground level.
- Be located at a distance of 900mm from side and rear boundaries.
- Be located behind the building line of any road frontage.
- Not be a shipping container.
- Be constructed or installed so that roof water is disposed of without causing a nuisance to adjoining owners.
- To the extent it is comprised of metal components - be constructed of low reflective, factory pre-coloured materials.
- If it is located on bushfire prone land and is less than 5m from a dwelling – be constructed of non-combustible material.
- If it is constructed or installed in a heritage conservation area or a draft heritage conservation area – be located in the rear yard.
- If it is located adjacent to another building – be located so that it does not interfere with the entry to, or exit from, or the fire safety measures contained within that building.
- Be a class 10 building and not be habitable.
- Be located at least 1m from any registered easement.
- There must not be more than 2 developments per lot.

Additional Requirements

There are some standard rules that apply to all exempt development that may or may not apply to your proposal but you should be aware of (and if necessary, comply with).

- Must meet deemed to satisfy provisions of the Building Code of Australia (BCA) and if there are no provisions in the BCA for the work then it must be structurally adequate.
- If it relates to an existing building, it must not cause the building to contravene the BCA.
- Cannot be placed or erected on land where there is a State listed heritage item or on land that is subject to an interim heritage order under the Heritage Act 1977.
- Development that relates to an existing building that is classified 1b or 2 – 9 under the BCA must have a current fire safety certificate or fire safety statement unless there are no fire safety measures that are currently implemented, required or proposed for the building.
- Must be installed in accordance with the manufacturer's specifications, if applicable.
- Must not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning unless that removal or pruning is undertaken in accordance with a permit or development.

Contact Council

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Pre DA Meeting

Council encourage all applicants to meet with Council staff to discuss the proposed development. Advice should be sought in regard to zoning of the land, minimum lot sizes, application requirements and fees, relevant development control plan and local environmental plan provisions, BCA requirements, and the provision of services.

You should also seek advice from a drafts person and / or architect, service authorities, and a suitably qualified Structural Engineer regarding their requirements and fees.

Those seeking to erect a building should also ascertain information about land constraints affecting their land. This information is available in a section 149 certificate which can be purchased from Council. Further information relating to Council held plans and documents are also available from Council for a fee of \$53.00 at the owner's request.

Minimum Lot Sizes

The minimum lot size in the R1 General Residential zone is 400m².

General Plans and Information Required

All applications for proposed BCA Class 10a buildings – a non-habitable building being a private garage, carport, shed or the like are required to be accompanied by the following plans and information:

- Site plan / site analysis detailing the location of the proposed structure, any proposed stormwater connections, other buildings on site and their proximity to the proposed structure. The site plan will also need to include the front, side and rear boundary setbacks of the proposed structure.
- Floor plan detailing any slab and / or footings for the proposed structure.
- Front, side and rear view elevation plans of the proposed structure.
- Section and roof plans detailing the proposed materials, member sizes and connection details of the proposed structure.
- Specifications of the proposed structure.
- Statement of Environmental Effects outlining the likely environmental impacts of the proposal and the proposed measures that will mitigate these impacts. Please provide Council with sufficient information to enable a proper determination.

Other Issues

Other issues which commonly arise in development applications for residential sheds and garages include (but are not limited to):

- Bushfire prone land;
- Flooding;
- Distance of buildings from boundaries (fire rating issues);
- BASIX report for works > \$ 50,000;
- Owner / Builder Permit or Home Owners Warranty Insurance requirements; and
- Road Opening Permit for undertaking works in and / or use of the road reserve.

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