

CLASS 10A (SHEDS AND CARPORTS) CHECKLIST

The following checklist is an assessment of the requirements for accepted development for a shed or carport in either the Low density, Low-medium density, Medium density or Emerging community (lots less than 2,999 sqm in area) zones.

How to complete this checklist

Complete Part A first. Part A includes the requirements for accepted development. If you answer 'yes (complies)' to all applicable requirements for accepted development, the shed or carport is considered accepted development and does not require a planning application to commence – the development complies with, or meets the requirements.

If you answer 'no (does not comply)' to one or more applicable requirements for accepted development, a Building Works regulated under the Planning Scheme application is required. Part B must be completed and provided as supporting information to the application.

Part A – Requirements for Accepted development

Requirement For Accepted Development	Yes/No/NA	Notes / Comments
<p>Height</p> <p>The building height does not exceed the lesser of the following:</p> <p>(a) if there is a dwelling house on the site, the height of the dwelling house; or</p> <p>(b) five (5) metres to the apex of the Class 10a building.</p> <p><i>Note: emphasis added on the word lesser.</i></p>		
<p>Volume</p> <p>The volume of the shed or garage, does not exceed three (3) per cent of the lot volume.</p> <p><i>Note: refer to the volume calculator available online.</i></p>		
<p>Visible width</p> <p>A standalone garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage</p> <p><i>Note: this is when viewed from a location perpendicular to and directly in front of the shed or carport</i></p>		
<p>Site cover</p> <p>Site cover does not exceed fifty (50) per cent.</p> <p><i>Note: This is all buildings/structures on the site under a roof</i></p>		
<p>Setbacks</p> <p>Buildings or structures must be setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Schedule 10 of the planning scheme.</p> <p><i>Note: refer to the information sheet for Sheds and carports or schedule 10 of the planning scheme.</i></p>		
<p>Overlays</p> <p>Is not located within the Biodiversity, Scenic Amenity, Landslide, Flood or Storm Tide hazard overlay mapping. Refer to Council's interactive planning scheme mapping online to confirm overlays that may affect the site.</p> <p>Where the site is affected by an overlay and it has been determined that the development cannot comply with the requirements for accepted development, a code assessable development application is required.</p>		

LIVINGSTONE PLANNING SCHEME INFORMATION SHEET

Part B – Requirements for assessable development

Where a question was answered 'no' in PART A it has been determined that the development cannot comply with the requirements for accepted development and a code assessable planning application is required.

The planning application must address the following Performance Outcome. Part A and Part B can be completed and provided as supporting information to the application.

Performance Outcome	Comments / Response
<p>For non-compliance with height, volume, visible width or site cover:</p> <p>The height and bulk of buildings and structures are consistent with:</p> <ol style="list-style-type: none"> a) the intended character of the zone; and b) do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area. 	
<p>For non-compliance with setbacks (front, side or rear)</p> <ol style="list-style-type: none"> 1) The design and siting of buildings and structures results in a high level of on-site amenity; and 2) Does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following: <ol style="list-style-type: none"> a) minimisation of potential sources of nuisance; b) provision of and maintenance of access to natural light and ventilation; c) provision of recreational open space for the occupants of dwellings; and d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. <p><i>Note: item c is not applicable for Emerging community zoned lots</i></p>	
<p>For a site affected by an overlay (please circle the overlay and provide comments)</p> <ul style="list-style-type: none"> • Landslide hazard • Flood hazard • Stormtide hazard • Biodiversity • Scenic amenity 	

DISCLAIMER: This information sheet is a summary only and has been prepared to assist the reader to understand planning requirements. The information is general advice only and does not bind or fetter Council in any way in exercising statutory responsibilities or in assessing any development application which might be made to the Council. Please refer to the full Livingstone Planning Scheme 2018 document on Council's website for further detail.