

Exempt Development

Deck

Other than in a State or Local Heritage place, Hills Face Zone, Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Residential Historic (Conservation) Zone, a Historic Conservation Area, Historic Township Zone, a High or Medium Bushfire prone area or excluded areas within 500m of a High Bushfire prone area.

- Floor of the deck will not be higher than 500 mm above natural ground surface
- Minimum 900 mm away from a boundary of land

Domestic Outbuildings

Other than in a State or Local Heritage place, Hills Face Zone, Watercourse Zone, Flood Plain and any zone or area shown to be subject to flooding or inundation in the Development Plan.

- Human activity is secondary
- Detached from and ancillary to another building already erected on site
- Total floor area not exceeding 15 m²
- No span exceeding 3 metres
- Total height 2.5 metres above the natural surface of the ground
- Is not in front of any part of the building line of the building to which it is ancillary that faces the primary street
- Minimum 900 mm from a boundary of the land with a secondary street
- Not within 6m of the intersection of 2 boundaries of the land where those boundaries face a road, other than where a 4x4 metre corner cut-off has already been provided (and is to be preserved)

If the outbuilding is situated within the Historic (Conservation) Zone, Historic (Conservation) Policy Area, a Residential Historic (Conservation) Zone, a Historic Conservation Area or a Historic Township Zone then it must meet the above criteria but the floor area cannot be greater than 10 m².

Fence

Other than in a State or Local Heritage place, Hills Face Zone, Historic (Conservation) Zone, Historic (Conservation) Policy Area, a Watercourse Zone, Flood Zone or Flood Plain and any zone or area shown to be subject to flood or inundation in the Development Plan.

- Does not exceed 2.1 metres
- Does not exceed 1 metre in height within 6 metres of an intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4x4 metre corner cut-off has already been provided (and is to be preserved).

Brush Fence (subject to the above fence exclusions)

- Minimum 3 metres to an existing or proposed Class 1 or 2 building under the *Building Code*, with the distance to be measured from any part of the brush fence and from any part of an external wall of the building

Masonry Fence (subject to the above fence exclusions)

- Does not exceed 1 metre in height (measured from the lower of the 2 adjoining finished ground levels)

Post & Wire Fence

Other than in a State or Local Heritage place, Watercourse Zone, Flood Zone or Flood Plain and any zone or area shown to be subject to flood or inundation in the Development Plan.

- Post & wire fence other than a chain mesh fence

Pergola

Other than in a Local Heritage place.

- Associated with an existing dwelling (whether attached or the building or freestanding)
- Does not have a roof
- Each freestanding side is open
- Maximum height 4 metres above the ground
- No part of the pergola will be in front of any part of the building line of the building it is ancillary that faces the primary street



Stage Heritage place:

- Associated with an existing dwelling (whether attached or the building or freestanding)
- Does not have a roof
- Each freestanding side is open
- Maximum height 4 metres above the ground
- Not constructed or altered so that any portion of the pergola is nearer to an existing boundary of a road than any distance that may be prescribed in respect of set-backs in the Development Plan for the road
- No part of the pergola will be in front of any part of the building line of the building it is ancillary that faces the primary street

Retaining Wall

Other than in a State or Local Heritage place, Watercourse Zone, Flood Zone or Flood Plain and any zone or area shown to be subject to flood or inundation in the Development Plan.

- Maximum height 1 metre

Roller Doors (Garage or Carport door of any kind or style)

Other than in a State or Local Heritage place, Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Residential Historic (Conservation) Zone, a Historic Conservation Area, Historic Township Zone

If the garage or carport:

- Already exist on site
- Is ancillary to another building which is erected on the site or consent has been granted
- Does not have any portion in front of any part of the building line of the building it is ancillary that faces the primary street



Shade Sail

Other than in a State or Local Heritage place, Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Residential Historic (Conservation) Zone, a Historic Conservation Area, Historic Township Zone

- Consists of permeable material
- Maximum 20 m²
- Maximum 3 metres above ground or floor level
- No part of the sail will be in front of any part of the building line of the building it is ancillary that faces the primary street



Solar Panels

Other than in a State Heritage place

- Total weight not exceeding 100 kg; or
- **If exceeding 100 KG** – weight load is distributed so 1 point of attachment to roof does not exceed 100 kg
- Panels (and associated components) do not overhang any part of the roof
- Panels are fitted parallel to the roof with a maximum 100mm above surface of roof
- Panels being installed by accredited person recognised by the Minister
- **If in a local heritage place** - Cannot be seen from a public street



Spa

Other than in a State or Local Heritage place

- Constructed in association with a dwelling
- Primarily for use of the occupant of the dwelling
- Maximum capacity 680 litres

Swimming Pool

Other than in a State or Local Heritage place, Hills Face Zone, Watercourse Zone, Flood Zone or Flood Plain and any zone or area shown to be subject to flooding or inundation in the Development Plan

- Constructed in association with an dwelling
- Primarily for use of the occupants of the dwelling
- Maximum 300 mm depth
- Does not incorporate a filtration system

Water Tank (and any supporting structure)

Other than in a State or Local Heritage place.

- Is part of the roof-drainage system
- Maximum floor area 10 m²
- No part higher than 4 metres above the natural ground surface
- Is located wholly above ground



The information provided in this brochure is only intended as a guide. All applications will be considered on their individual merits and therefore situations may vary. If you have any development enquiries please contact City of Mitcham, Development Services on 8372 8888 or email development@mitchamcouncil.sa.gov.au