

# New Dwellings & Residential Additions

## Who should read this guide?

Anyone who is considering building a new dwelling or adding onto a dwelling.

## Council's Requirements

The *Adelaide (City) Development Plan* divides the Council into a range of Zones and Policy Areas, outlining the specific details that should be considered when lodging an application to build a new dwelling or add to an existing one.

The requirements are organised within the *Development Plan* as either 'low scale' or 'medium to high scale', depending on the number of building levels being proposed. Three levels or fewer are deemed 'low scale'.

## Low Scale Residential Developments

Low scale residential developments should be:

- designed to complement and be compatible with surrounding buildings (particularly heritage places) in terms of the overall height, architectural style, setbacks, external colours and finishes, fencing and landscaping
- located on the site and designed so as to not impact on adjoining properties by unreasonably overshadowing windows or private yards; visual bulk/impact; or overlooking from upper level windows and/or balconies
- positioned to protect established trees and landscaping and enable new landscaping
- provided with sufficient private outdoor space either at ground level (courtyards) or at upper levels (balconies, decks or roof top gardens)
- designed to take advantage of natural ventilation and sunlight with internal and external living areas orientated to the north where possible, and shading provided on the western and eastern facades

- provided with suitable vehicle access from minor roads and lane ways at the rear of sites where possible
- provided with an appropriate level of car parking on-site.

Specific requirements about the maximum allowable floor area of a dwelling, the minimum size of the allotment, and the minimum amount of landscaping and private outdoor area may also apply to your site.

These requirements are generally detailed within the relevant Zone and/or Policy Area for each site.

## Development Approval

Before you commence any work you will need to obtain Development Approval from Council. This approval consists of two separate consents: Development Plan Consent and Building Rules Consent.

Development Plan Consent requires Council's Planning Staff to consider your application against the *Development Plan* requirements outlined above. Once this is done and Council is satisfied that the application meets the necessary requirements, a building assessment is conducted. This consists of an assessment against the requirements of the Building Code and generally considers structural and building safety matters.

Once both *Development Plan* Consent and Building Rules Consent are granted the building project will receive Development Approval. You need to have Development Approval in writing before any work can be undertaken.

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## Development Application Requirements

Lodge your **Development Application** online at: [cityofadelaide.com.au/da](http://cityofadelaide.com.au/da) with the following:

- A Lodgement fee** is required at the time of lodging your application online. Council will invoice you for any other required fees.
- Signed Powerline Declaration Form**
- Copy of Certificate of Title**
- Site Plan + Site Plan Analysis (refer to Development Information Guide)**
  - A detailed site plan showing the boundaries of the site: minimum scale 1:200 (1:100 preferred)
  - Approximate north point
  - Boundaries and dimensions of the site
  - Levels of the site including any cut and fill and proposed floor level of the dwelling/extension
  - Number and location of any car parks on the site
  - Location of private outdoor areas and any landscaping either existing or proposed
- Elevation Plan**
  - Details of the external appearance of the building, shown from all sides, including proposed materials, colours and finishes
- Floor Plan**
  - A detailed, scaled floor plan showing the layout of the rooms on each of the floors proposed.
- Supporting Information**
  - Details of any energy efficiency measures and stormwater retention and detention incorporated into the development

**Building Information** (if applying for Building Rules Consent):

### **Soil Report**

- A report by a geotechnical engineer that has assessed the soil where the new dwelling/extension is being placed. This is undertaken by taking samples of the earth with a boring machine.

### **Structural Engineering Report**

- A report by a structural engineer should be included when structural steel is required as part of the design.

### **Framing/Roofing Plans**

- Detailed timber/light steel framing plans, which should include the type, location and size of any bracing components.

### **Building Specification**

- Outlines the details of the proposal in stages (such as Demolition, Footings, Framing etc.) and which Australian Standard the components will be constructed in accordance with

## Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or [d.planner@cityofadelaide.com.au](mailto:d.planner@cityofadelaide.com.au).