

Residential Code Checklist (New Dwellings and Additions to Existing Dwellings)

Regulations – 1 August 2012
Version 1.2



Government of South Australia

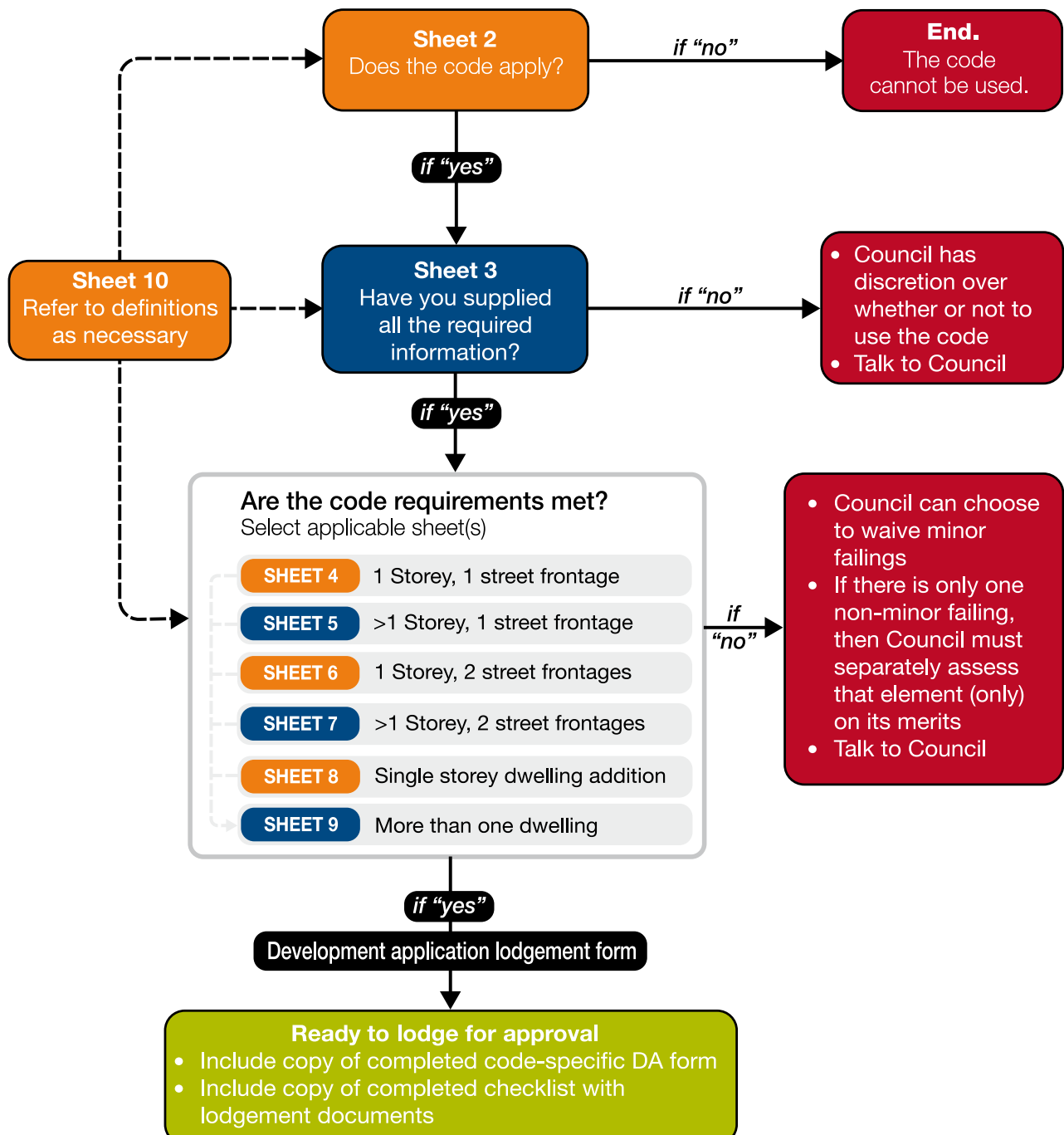
Department of Planning,
Transport and Infrastructure



This checklist assists you to design new (detached and semi-detached) dwellings and dwelling additions so that they will be guaranteed planning approval.

It is arranged to ensure that you address mandatory and critical requirements first and assuming your design complies provide you with the development application form to complete in readiness for lodgement.

The road map through the Checklist question sheets is:



Things to confirm to ensure the Code applies.

5



Site Address:

New Dwelling Additions and Alterations Requirements

Key Words

Single Storey Additions and Alterations Only

If “no” - continue by answering Question 4 below.

State Heritage Place

Local Heritage Place

Battle-axe allotment

Flooding risk

Flooding risk

Historic Conservation Zone/Area

Hills Face Zone

6



Site Address:

Things you will need to submit with a Code application for planning consent.

If "no" to any of the below: Council has discretion as to whether or not it will assess the application under the Code.

Requirements	Provided			Key Words
	Yes	No	N/A	
1 Application Form Have you completed the perscribed application form?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application form
2 Site Plan Is there a site plan drawn accurately to scale of not less than 1:200 inclusive of bar and ratio scales and showing:				
2.1 Position and dimensions of the minimum front and side setbacks of any existing or proposed building on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site boundaries
2.2 Position of any existing and proposed buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing/proposed buildings
2.3 Location of any regulated tree(s) that exist on site or on adjoining land that might be affected by the work or might affect the proposed work?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regulated Trees
2.4 Location and dimension of any proposed carparking spaces that are not covered?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carparking
2.5 Location and finished ground level at each end of any driveway (existing or proposed)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway
2.6 Location of any authorised or existing driveway crossover to serve as the access point for the driveway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway crossover
2.7 Existing and proposed finished floor levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Finished floor level
2.8 True north point?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	True north
2.9 If a new vehicle access point is to be established evidence that:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
- it has been authorised under the Local Government Act, 1999 (including an access point that has been granted consent as part fo a land division application); or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
- the driveway access point is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
- a driveway access point is not required because the kerbing is formed to allow a car to rollover it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Effluent tanks
2.10 Location of any existing or proposed tanks for or areas where sewage may soak in the ground for onsite disposal installed or to be installed in accordance with the Public & Environmental Health Act 1987?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Site Address:

Things you will need to submit with a Code application for planning consent. (continued)

If "no" to any of the below: Council has discretion as to whether or not it will assess the application under the Code.

Requirements	Provided			Key Words
	Yes	No	N/A	
3 Floor Plan Is there a floor plan drawn to a scale of not less than 1:100 inclusive of bar and ratio scales showing number and location of bedrooms and other habitable rooms?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor plan
4 Elevation Drawings Are there elevation drawings drawn to scale of not less than 1:100 inclusive of bar and ratio scales showing building heights as measured from the top of footings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings
5 Context Plan Is there a plan showing showing how the proposed building generally relates to the closest walls of buildings on adjoining sites (other than sites to the rear)? <i>Note: This information may be shown on the Site Plan (see Qu2 above) by combining the Context Plan and the Site Plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adjoining buildings
6 Site Contamination If, to the best of your knowledge and belief, there is the possibility that the allotment is or may have been subject to site contamination has a site contamination audit report prepared under Part 10A of the Environment Protection Act 1993 been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Audit
7 Electricity Act Declaration Have you provided the completed Electricity Act declaration form ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity Act declaration

4

Single storey dwelling on a site with single street frontage



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<i>If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on sheet 9 before proceeding to Question 2 below.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
<i>If “no” to any of the below: Council may not be able to assess the application under the Code.</i>				
2 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cut and fill ≤ 2m
3 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of: 3.1 the distance specified in the Development Plan ? OR 3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
4 Rear Setback for sites ≤ 300m ² in area Is the closest solid wall of the dwelling setback at least 3m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback ≥ 3m for sites ≤ 300m ²
5 Rear Setback for sites > 300m ² in area Is the closest solid wall of the dwelling setback at least 4m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback ≥ 4m for sites > 300m ²
6 Side Wall Setback for Walls Not on a Boundary 6.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 6.2 For any side wall > 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall setback ≥ 900mm for height ≤ 3m Side wall setback for height > 3m



Single storey dwelling on a site with single street frontage

4

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
7 For any wall on a Side (not a Secondary Frontage) Boundary 7.1 Is the wall $\leq 3\text{m}$ in height from the top of the footings? 7.2 Is the wall $\leq 8\text{m}$ in length? 7.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 7.4 Is a clearance of $\geq 3\text{m}$ provided between the proposed wall(s) and any other relevant wall or structure located along the boundary? 7.5 Is the proposed wall(s) located so as abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary? NOTE: Fences and retaining walls $< 1\text{m}$ in height are excluded from these requirements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall $\leq 3\text{m}$ in height Side wall $\leq 8\text{m}$ in length Total length of walls $\leq 45\%$ of boundary Clearance of $> 3\text{m}$ Adjacent Walls
8 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback $\geq 900\text{mm}$
9 Height 9.1 Is every part of the dwelling $\leq 9\text{m}$ in height from the top of the footings? 9.2 Are all walls $\leq 6\text{m}$ in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling $\leq 9\text{m}$ Height of walls $\leq 6\text{m}$
10 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Management
11 Private Open Space for all sites Is at least 24m^2 in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is $< 2.5\text{m}$ in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space $\geq 24\text{m}^2$
12 Private Open Space for sites $\leq 300\text{m}^2$ in area Is at least 24m^2 in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
13 Private Open Space for sites $300\text{m}^2 - 500\text{m}^2$ in area Is at least 60m^2 in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space

4

Single storey dwelling on a site with single street frontage



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
14 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Garages & Carports Will any proposed carport/garage:				
15.1 be setback as far as the building line (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ building line
15.2 be setback at least 5.5m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback 5.5m
15.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m wide
15.4 utilise a new vehicle access point as per one of the following:				
- an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
- a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
- a driveway access point is not required because the kerbing is formed to allow a car to roll over it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
15.5 utilise a driveway with a gradient less than 1:4 average as measured from the allotment boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1:4
16 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
17 Parking				
17.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
17.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms
18 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows to primary street
19 Site Coverage Is the total roofed area of all buildings on the site ≤ 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total roofed area ≤ 60% site area



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p><i>If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on Sheet 9 before proceeding to Question 2 below.</i></p>				
<p>1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
<p><i>If “no” to any of the below: Council may not be able to assess the application under the Code.</i></p>				
<p>2 Cut and fill</p> <p>Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill ≤ 2.0m
<p>3 Primary Street (ie Front) Setback</p> <p>Is the dwelling set back at least as far from the primary street frontage as the lesser of:</p> <p>3.1 the distance specified in the Development Plan? OR</p> <p>3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Front setback ≥ Dev Plan</p> <p>Front setback ≥ adjacent</p>
<p>4 Rear Setback for sites ≤ 300m² in area</p> <p>4.1 Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary?</p> <p>4.2 Is any other wall of the dwelling at any other storey setback at least 5m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Rear ground floor setback ≥ 3m for sites ≤ 300m²</p> <p>Rear upper floor setback ≥ 5m for sites ≤ 300m²</p>
<p>5 Rear Setback for sites > 300m² in area</p> <p>5.1 Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary?</p> <p>5.2 Is any other wall of the dwelling at any other storey setback at least 6m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Rear ground floor setback ≥ 4m for sites > 300m²</p> <p>Rear upper floor setback ≥ 6m for sites > 300m²</p>

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
6 Side Wall Setback for Walls Not on a Boundary 6.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 6.2 For any side wall > 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings? 6.3 For any south-facing side wall (other than to a secondary street): if there is an upper storey component, is it setback a distance equivalent to that required by Question 8.2 above plus 1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall setback for ≥ 900 mm for wall height ≤ 3 m Side wall setback for wall height > 3 m South facing side wall setback
7 For any wall on a Side (not a Secondary Frontage) Boundary 7.1 Is the wall ≤ 3 m in height from the top of the footings? 7.2 Is the wall ≤ 8 m in length? 7.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 7.4 Is a clearance of ≥ 3 m provided between the proposed wall(s) and any other relevant wall or structure located along the development? 7.5 Is the proposed wall(s) located so as to abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary <i>NOTE Fences and retaining walls < 1m in height are excluded from these requirements.</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall ≤ 3 m height Side wall ≤ 8 m height Total length of walls $\leq 45\%$ of boundary Clearance > 3 m Adjacent walls
8 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback ≥ 900 mm
9 Height 9.1 Is every part of the dwelling ≤ 9 m in height from the top of the footings? 9.2 Are all walls ≤ 6 m in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling ≤ 9 m Height of walls ≤ 6 m
10 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
11 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? <i>NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is <2.5m in width.</i> <i>NOTE: Private open space may include an area within a balcony provided that the width of the balcony is > 2m</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space ≥ 24m ²
12 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
13 Private Open Space for sites 300m² - 500 m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
14 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
15 Upper storey windows that do not face a road reserve or other reserve (including open space reserves) adjoining the property boundary that has a width > 15m Upper storey windows facing a side or rear boundary: 15.1 Is the sill height ≥ 1.5 metres above FFL? OR 15.2 Is any part of the window that is below 1.5 metres from FFL fitted with permanent obscure glazing AND if capable of opening, is limited to a maximum opening of 200mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Upper storey sill ≥ 1.5m Window glazing/opening
16 Upper storey balcony or terrace Does the longest side of all upper storey balconies or terraces face onto a road reserve or other reserve (including open space reserves) that is at least 15m wide in all places to be faced by the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Upper storey balconies

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

16 Residential Code Checklist (New Dwellings and Additions to Existing Dwellings) / Regulations – 1 August 2012, Version 1.2



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p><i>If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on Sheet 9 before proceeding to Question 2 below.</i></p> <p>1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
<p><i>If “no” to any of the below: Council may not be able to assess the application under the Code.</i></p> <p>2 Cut and fill Is any cut and fill associated with the development \leq a vertical height of 2 metres overall with no single cut or fill being $>1\text{m}$?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill $\leq 2\text{m}$
<p>3 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of:</p> <p>3.1 the distance specified in the Development Plan? OR</p> <p>3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Front setback \geq Dev Plan Front setback \geq adjacent
<p>4 Secondary Street (ie Side Street) Setback Is the dwelling setback at least as far from the secondary street frontage as the lesser of:</p> <p>4.1 900mm? OR</p> <p>4.2 the setback of any existing dwelling on an adjoining site having a frontage to the same secondary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Minimum secondary setback Adjacent secondary setback
<p>5 Rear Setback for sites $\leq 300\text{m}^2$ in area: Is the closest solid wall of the dwelling setback at least 3m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback $\leq 3\text{m}$ for sites $\leq 300\text{m}^2$
<p>6 Rear Setback for sites $> 300\text{m}^2$ in area Is the closest solid wall of the dwelling setback at least 4m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback $\geq 4\text{m}$ for sites $> 300\text{m}^2$
<p>7 Side Wall Setback for Walls Not on a Boundary</p> <p>7.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary?</p> <p>7.2 For any side wall exceeding 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Side wall setback $\geq 900\text{mm}$ for wall height $\leq 3\text{m}$ Side wall setback for $> 3\text{m}$ wall height



Single storey dwelling on a site with two street frontages

6

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
8 For any wall on a Side (not a Secondary Frontage) Boundary 8.1 Is the wall $\leq 3\text{m}$ in height from the top of the footings? 8.2 Is the wall $\leq 8\text{m}$ in length? 8.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 8.4 Is a clearance of $\geq 3\text{m}$ provided between the proposed wall(s) and any other relevant wall or structure located along the boundary? 8.5 Is the proposed wall(s) located so as abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary? NOTE: Fences and retaining walls $< 1\text{m}$ in height are excluded from these requirements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Side wall $\leq 3\text{m}$ in height Side wall $\leq 8\text{m}$ in length Total length of walls $\leq 45\%$ of boundary Clearance of $> 3\text{m}$ Adjacent Walls
9 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900mm ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback $\geq 900\text{mm}$
10 Height 10.1 Is every part of the dwelling $\leq 9\text{m}$ in height from the top of the footings? 10.2 Are all walls $\leq 6\text{m}$ in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling $\leq 9\text{m}$ Height of walls $\leq 6\text{m}$
11 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management
12 Private Open Space for all sites Is at least 24m^2 in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is $< 2.5\text{m}$ in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total private open space $\leq 24\text{m}^2$
13 Private Open Space for sites 300m^2 - 500m^2 in area Is at least 60m^2 in area with a minimum dimension of 4m ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
14 Private Open Space for sites $> 500\text{m}^2$ in area Is at least 80m^2 in area with a minimum dimension of 4m ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
15 Private Open Space for sites $\leq 300\text{m}^2$ in area Is at least 24m^2 in area with a minimum dimension of 3m ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
16 Garages & Carports Will any proposed carport/garage:				
16.1 be setback as far as the building line (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback \geq building line
16.2 be setback at least 5.5m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback 5.5m
16.3 have opening(s) for vehicle access that total $< 7\text{m}$ in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access $< 7\text{m}$ wide
16.4 utilise a new vehicle access point as per one of the following:				
- an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Authorised
- a driveway access point that is not located within 6metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
- a driveway access point is not required because the kerbing is formed to allow a car to roll over it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Access Point
16.5 utilise a driveway with a gradient less than $1:4$ average as measured from the allotment boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient $< 1:4$
17 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way $> 6.2\text{m}$ wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width $> 6.2\text{m}$
18 Parking				
18.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
18.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms
19 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows to primary street
20 Site Coverage Is the total roofed area of all buildings on the site $\leq 60\%$ of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area $< 60\%$ site area

7 Dwelling of more than one storey on a site with two street frontages



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p><i>If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on Sheet 9 before proceeding to Question 2 below.</i></p> <p>1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
<p><i>If “no” to any of the below: Council may not be able to assess the application under the Code.</i></p> <p>2 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill ≤ 2m
<p>3 Primary Street (ie Front) Setback: Is the dwelling set back at least as far from the primary street frontage as the lesser of:</p> <p>3.1 the distance specified in the Development Plan? OR</p> <p>3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
<p>4 Secondary Street (ie Side Street) Setback Is the dwelling setback at least as far from the secondary street frontage as the lesser of:</p> <p>4.1 900mm? OR</p> <p>4.2 the setback of any existing dwelling on an adjoining site having a frontage to the same secondary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Secondary setback ≥ 900mm Adjacent secondary setback
<p>5 Rear Setback for sites ≤ 300m² in area</p> <p>5.1 Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary?</p> <p>5.2 Is any other wall of the dwelling at any other storey setback at least 5m from the rear boundary?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Rear ground setback ≥ 3m for sites ≤ 300m ² Rear upper floor setback ≥ 5m for sites ≤ 300m ²
<p>6 Rear Setback for sites > 300m² in area</p> <p>6.1 Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary?</p> <p>6.2 Is any other wall of the dwelling at any other storey setback at least 6m from the rear boundary?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Rear ground setback ≤ 4m for sites > 300m ² Rear upper floor setback ≥ 6m for sites > 300m ²

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
7 Side Wall Setback for Walls Not on a Boundary 7.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 7.2 For any side wall exceeding 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings? 7.3 For any south-facing side wall (other than to a secondary street): if there is an upper storey component, is it setback a distance equivalent to that required by Question 9.2 above plus 1m?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	Side wall setback for ≤ 3 m ≥ 900 mm for wall height ≤ 3 m Side wall setback for wall height > 3 m South facing side wall setback
8 For any wall on a Side (not a Secondary Frontage) Boundary 8.1 Is the wall ≤ 3 m in height from the top of the footings? 8.2 Is the wall ≤ 8 m in length? 8.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 8.4 Is a clearance of ≥ 3 m provided between the proposed wall(s) and any other relevant wall or structure located along the development? 8.5 Is the proposed wall(s) located so as to abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary <i>NOTE Fences and retaining walls < 1m in height are excluded from these requirements.</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	Side wall ≤ 3 m height Side wall ≤ 8 m height Total length of walls $\leq 45\%$ of boundary Clearance > 3 m Adjacent walls
9 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	Side wall setback ≥ 900 m
10 Height 10.1 Is every part of the dwelling ≤ 9 m in height from the top of the footings? 10.2 Are all walls ≤ 6 m in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	Height of dwelling ≤ 9 m Height of walls ≤ 6 m
11 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	Waste Management

Dwelling of more than one storey on a site with two street frontages



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
12 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? <i>NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is <2.5m in width.</i> <i>NOTE: Private open space may include an area within a balcony provided that the width of the balcony is > 2m</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space space ≥ 24m ²
13 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
14 Private Open Space for sites 300m² - 500 m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
16 Upper storey windows that do not face a road reserve or other reserve adjoining the property boundary that has a width >15m Upper storey windows facing a side or rear boundary: 16.1 Is the sill height ≥ 1.5 metres above FFL? OR 16.2 Is any part of the window that is below 1.5 metres from FFL fitted with permanent obscure glazing AND (if capable of opening) is it an awning window with maximum opening limited to 200mm?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Upper storey sill ≥ 1.5m Window glazing/opening
17 Upper storey balcony or terrace Does the longest dimension of all upper storey balconies or terraces face onto a road reserve or other reserve that is at least 15m wide in all places where it faces the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upper storey balconies

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
18 Garages & Carports Will any proposed carport/garage:				
18.1 be setback as far as the building line (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback \geq building line
18.2 be setback at least 5.5m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback 5.5m
18.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m wide
18.4 utilise a new vehicle access point as per one of the following: <ul style="list-style-type: none"> - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or - a driveway access point is not required because the kerbing is formed to allow a car to roll over it? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Authorised
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1:4
18.5 utilise a driveway with a gradient less than 1:4 average as measured from the allotment boundary to the front of the garage or carport?				
19 Garages & Carports facing rear alley, lane or right of way				
19.1 is the alley, lane or right of way > 6.2m in front of the garage or carport door openings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
19.2 is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
20 Parking				
20.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 18.1 and 18.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
20.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 18.1 and 18.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for \geq 2 bedrooms
21 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows to primary street
22 Site Coverage Is the total roofed area of all buildings on the site \leq 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area < 60% site area



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<i>If "no" to any of the below: Council may not be able to assess the application under the Code.</i>				
1 The alteration or addition is to relate to an existing detached or or semi-detached dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alteration to existing dwelling
2 Cut and fill Is any cut and fill associated with the development \leq a vertical height of 2 metres overall with no single cut or fill being $>1\text{m}$?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill $\leq 2\text{m}$
3 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of: 3.1 the distance specified in the Development Plan ? OR 3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Front setback \geq Dev Plan Front setback \geq adjacent
4 Secondary Street (ie Side Street) Setback Is the dwelling setback at least as far from the secondary street frontage as the lesser of: 4.1 900mm? OR 4.2 the setback of any existing dwelling on an adjoining site having a frontage to the same secondary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Minimum secondary setback Adjacent secondary setback
5 Rear Setback for sites $\leq 300\text{m}^2$ in area: Is the closest solid wall of the dwelling setback at least 3m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear setback $\leq 3\text{m}$ for sites $\leq 300\text{m}^2$
6 Rear Setback for sites $> 300\text{m}^2$ in area Is the closest solid wall of the dwelling setback at least 4m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear setback $\geq 4\text{m}$ for sites $> 300\text{m}^2$



Single Storey dwelling addition

8

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
7 Side Wall Setback for Walls Not on a Boundary 7.1 For any dwelling side wall \leq 3 metres in height: is the setback at least 900mm from the boundary? 7.2 For any side wall exceeding 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback \geq 900mm for wall height \leq 3m Side wall setback for $>$ 3m wall height
8 For any wall on a Side (not a Secondary Frontage) Boundary 8.1 Is the wall \leq 3m in height from the top of the footings? 8.2 Is the wall \leq 8m in length? 8.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary \leq 45% of the length of the boundary? 8.4 Is a clearance of \geq 3m provided between the proposed wall(s) and any other relevant wall or structure located along the boundary? 8.5 Is the proposed wall(s) located so as abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary? NOTE: Fences and retaining walls $<$ 1m in height are excluded from these requirements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall \leq 3m in height Side wall \leq 8m in length Total length of walls \leq 45% of boundary Clearance of $>$ 3m Adjacent Walls
9 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback \geq 900mm
10 Height 10.1 Is every part of the dwelling \leq 9m in height from the top of the footings? 10.2 Are all walls \leq 6m in height from the top of the footings? 10.3 Is every part of the dwelling to equal to or lower than the height of the dwelling before the commencement of construction?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling \leq 9m Height of walls \leq 6m Dwelling height
11 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is $<$ 2.5m in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space \leq 24m ²



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
12 Private Open Space for sites 300m² - 500m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
13 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
14 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Garages & Carports Will any proposed garage or carport:				
15.1 be setback as far as the building line of the dwelling (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum 1 carpark for 1 bedroom
15.2 be setback at least 5.5 m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Setback 5.5m
15.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opening access < 7m wide
15.4 utilise a new vehicle access point as per one of the following: - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
- a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure? or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	driveway 6m distance
- a driveway access point is not required because the kerbing is formed to allow a car to rollover it? or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
15.5 utilise a driveway with a gradient less than 1:4 on average as measured from the allotment boundary to the front of the garage or carport?"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway gradient < 1:4
16 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
17 Parking				
17.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 16.1 and 16.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
17.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 16.1 and 16.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms



Single Storey dwelling addition

8

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
18 Site Coverage Is the total roofed area of all buildings on the site \leq 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area < 60% site area
19 Facade Is there going to be no change in the facade of the existing dwelling when viewed from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street Facade
20 Waste Control Will the development not be built on or encroach upon an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Management

9

Infill Development. More than one dwelling on an existing allotment



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p><i>If you are using this Sheet you must have answered "no" to Question 1 on either sheet 4, 5, 6 or 7</i></p> <p><i>If "no" to any of the below: Council may not be able to assess the application under the Code.</i></p>				
<p>1 Is the Development Plan minimum site area for a semi-detached dwelling met for each new site (including any balance of the allotment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Area
<p>2 Is the Development Plan minimum site frontage for a semi-detached dwelling met for each new site (including any balance of the allotment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Frontage
<p>3 Private Open Space for all sites</p> <p>Is at least 24m² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room?</p> <p>NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is <2.5m in width.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total private open space space ≥ 24m ²
<p>4 Private Open Space for sites ≤ 300m² in area</p> <p>Is at least 24m² in area with a minimum dimension of 3m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
<p>5 Private Open Space for sites 300m² - 500m² in area</p> <p>Is at least 60m² in area with a minimum dimension of 4m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
<p>6 Private Open Space for sites > 500m² in area</p> <p>Is at least 80m² in area with a minimum dimension of 4m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
<p>7 Parking</p> <p>7.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 8.1 and 8.2 below?</p> <p>7.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 8.1 and 8.2 below?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Minimum 1 carpark for 1 bedroom</p> <p>Minimum 2 carparks for ≥ 2 bedrooms</p>

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
8 Garages & Carports Will any proposed garage or carport:				
8.1 be setback as far as the building line of the dwelling (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum 1 carpark for 1 bedroom
8.2 be setback at least 5.5 m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Setback 5.5m
8.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opening access < 7m wide
8.4 utilise a new vehicle access point as per one of the following: <ul style="list-style-type: none"> - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application)? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway authorised
<ul style="list-style-type: none"> - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure? or 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	driveway 6m distance
<ul style="list-style-type: none"> - a driveway access point is not required because the kerbing is formed to allow a car to rollover it? or 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway access point
8.5 utilise a driveway with a gradient less than 1:4 on average as measured from the allotment boundary to the front of the garage or carport?"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway gradient < 1:4
9 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Laneway width > 6.2m

**ARI**

ARI means average recurrence interval of a flood event.

AHD

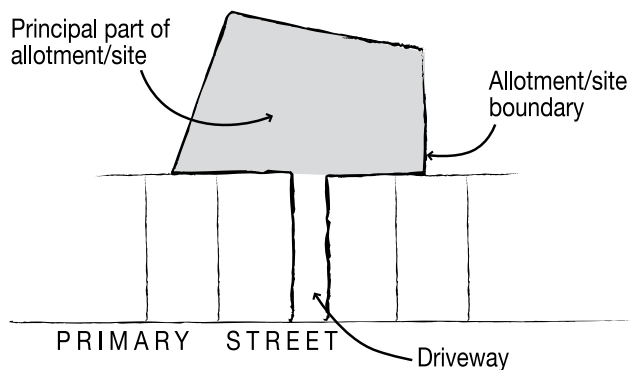
AHD means Australian height datum.

BATTLE-AXE ALLOTMENT

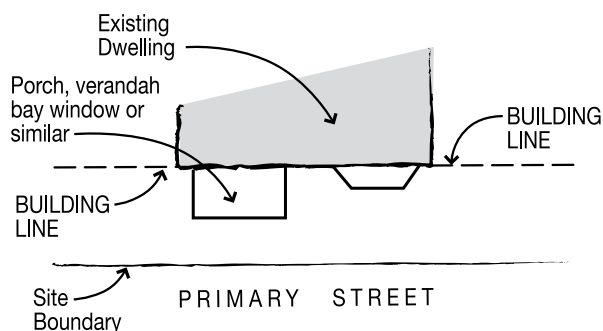
Battle-Axe allotment means an allotment or site that comprises-

- A** a driveway (and any related open space) that leads back from the road to the balance of the allotment or site; and
- B** a balance of the allotment or site that is the principal part of the allotment or site that does not have a boundary with the road.

NOTE: "Battle-Axe allotments" are often referred to as "hammerhead" or "flag pole" allotments.

**BUILDING LINE**

Building line, in relation to a building on site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a carport, verandah, porch or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building).

**FFL**

FFL means finished floor level.

FLOOD MANAGEMENT ZONE/AREA

Flood Management Zone/Area means a Watercourse Zone, a Flood Zone or Flood Plain delineated by the relevant [Development Plan](#), or any other zone or area delineated as such a zone or area in a map in the relevant [Development Plan](#), or otherwise indicated by requirements in the relevant [Development Plan](#) for minimum finished floor levels expressed by reference to ARI or AHD.

HABITABLE ROOM

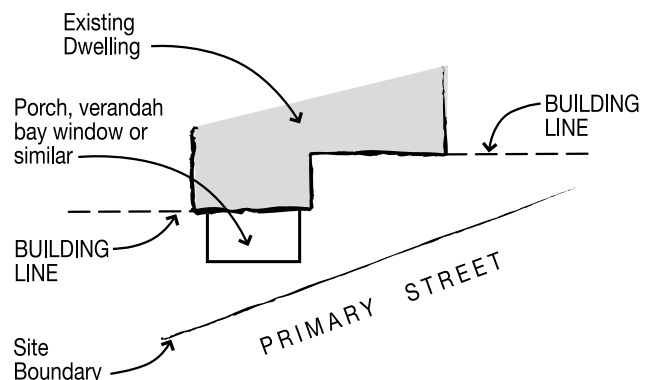
Habitable room means a room used for domestic activities but does not include a bathroom, laundry, hallway, lobby or other service or access area or space that is not occupied for extended periods.

NATURAL SURFACE OF THE GROUND

The natural surface of the ground is the existing ground level before the development is undertaken (disregarding any preparatory or related work that has been or is to be undertaken for the purposes of the development).

HISTORIC CONSERVATION ZONE/AREA

An Historic Conservation Zone/ Area means a Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Residential Historic (Conservation) Zone, a Historic Conservation Area, a Historic Township Zone or any other zone or area in which the "Historic" appears in the title of the zone or area in the relevant [Development Plan](#).





Glossary of Definitions

10

ROAD

A road has the same meaning as in the Local Government Act 1999 but does not include an alley, lane or right of way.

PRIMARY STREET

A Primary street in relation to an existing or proposed building on a site is:

- (i) in the case of a site that has a frontage to only 1 road - that road;
- (ii) in the case of a site that has a frontage to 2 roads -
 - (A) if the frontages are identical in length - the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the Local Government Act 1999; or
 - (B) in any other case - the road in relation to which the site has a shorter frontage; or
- (iii) in any other case - the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the Local Government Act , 1999.

RELEVANT WALL OR STRUCTURE

Means any wall or structure that is due to development that has occurred, or is proposed to occur, on the relevant allotment but does not include any fence or retaining wall between the relevant allotment and an adjoining allotment.

SECONDARY STREET

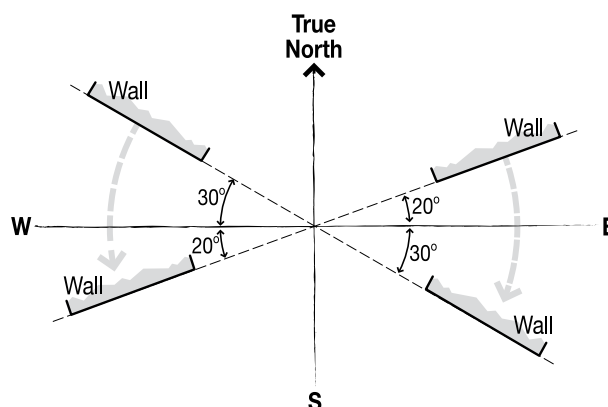
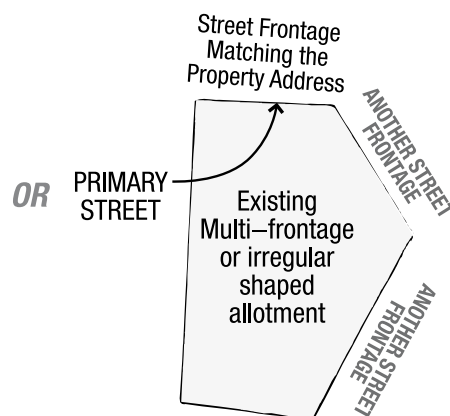
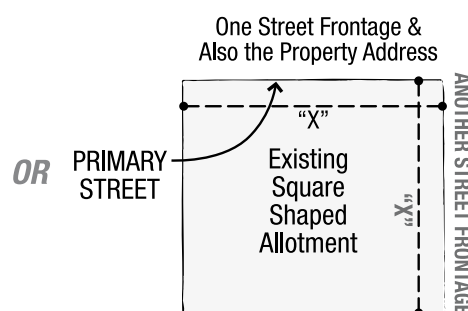
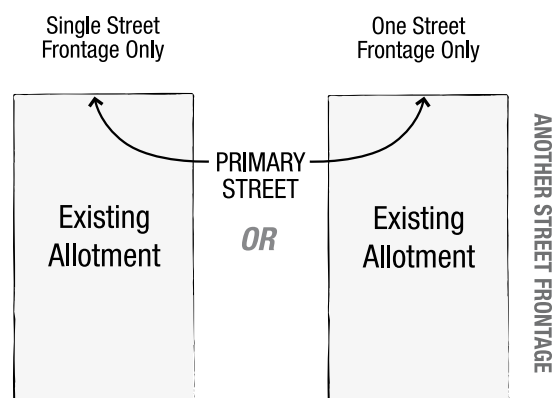
A secondary street in relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated).

SOUTH

South means true south.

NOTE:

A side wall is south facing if the wall is orientated anywhere between E20oN/W20oS and E30oS/W30oN.



Residential Code Dwellings and Additions (Sch.4 Cl. 2A & 2B) Development Application Form



Government of South Australia
Department of Planning,
Transport and Infrastructure

Please tick the appropriate box to confirm the decision you are seeking:

Planning Consent: Private Certification ☐ or DAC/Council ☐

Building Rules Consent: Private Certification ☐ or DAC/Council ☐

FOR OFFICE USE ONLY

Development No:

Designated Area: Yes ☐ No ☐

Exemptions: Yes ☐ No ☐

Schedule 8 Referrals: Yes ☐ No ☐

APPLICANT:

Postal Address: _____

OWNER:

Postal Address: _____

BUILDER:

LICENCE No: _____

Postal Address: _____

CONTACT PERSON FOR FURTHER INFORMATION:

Email: _____

Ph (work): _____

Ph (home): _____

PREVIOUS USE: Vacant Land ☐ or Residential ☐ or Other (please describe) ☐: _____

DESCRIPTION OF PROPOSED DEVELOPMENT: Dwelling ☐ or Other (please describe) ☐: _____

LOCATION OF PROPOSED DEVELOPMENT:

House No: _____

Lot No: _____

Street: _____

Suburb: _____

Lot No: _____

Section No. (full/part): _____

Hundred: _____

Certificate of Title - Volume: _____

Folio: _____

DEVELOPMENT COST (do not include any fit-out costs):

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID?

Yes ☐ or No ☐

SITE DECLARATIONS - NEW DWELLINGS ONLY:

Was the allotment created on or after 1 September 2009?

Yes ☐ or No ☐

Does the site have connection to or is capable of being connected to a sewage system or waste control system which complies with the *Public and Environmental Health Act, 1987*?

Yes ☐ or No ☐

Was the site, to the best of your knowledge and belief, subject to site contamination as a result of a previous use of the land or a previous activity on the land?

Yes ☐ or No ☐

SITE DECLARATIONS - ALL DEVELOPMENT:

Does a regulated tree exist on the site or on adjoining land which might be affected (including damage to tree roots) by the proposed development?

Yes ☐ or No ☐

If the proposed building includes a garage/carport, does it gain driveway access from:

☐ (if not applicable)

(i) an existing driveway or authorised access point; or

Yes ☐ or No ☐

(ii) a mountable or rollover kerb; or

Yes ☐ or No ☐

(iii) a driveway access point illustrated as part of an approved land division; or

Yes ☐ or No ☐

(iv) a driveway access point that is not located within 6 m of an intersection or a pedestrian actuated crossing and will not interfere with a tree, street furniture, or other infrastructure?

Yes ☐ or No ☐

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Act, 1993*.

SIGNATURE: _____

Dated: _____