

## DWELLING ADDITIONS/ALTERATIONS Development Guide

### Do I need Development Approval to extend my dwelling?

**Yes** – all additions and alterations to the dwelling require Development Approval including:

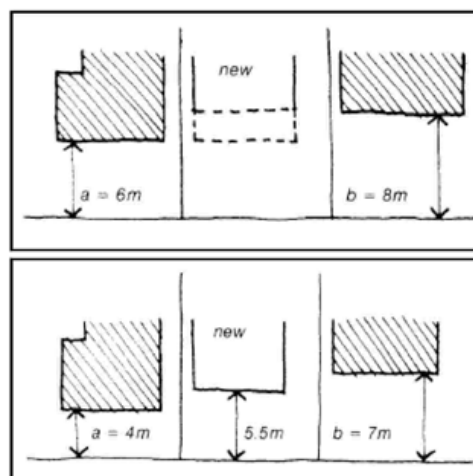
- construction of any additional room/s (en-suite, living area, bedroom)
- enclosing a carport/verandah
- converting a garage to a habitable room (bedroom, living area)

### Can I build/extend in front of my house?

**Yes** – however you are required to meet the setback design guidelines as outlined below.

Dwellings (excluding garages and carports) in the Residential Zone should be setback a minimum of 6 metres from the front boundary. Any additions to a dwelling should be setback from the **front boundary**:

- To be in line with a neighbouring dwelling, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2m (as demonstrated in the top illustration); or
- An average of the setbacks of the adjoining buildings if the difference between the setbacks of the adjoining buildings is greater than 2m (as demonstrated in the bottom illustration).
- Minor additions such as porticos, porches, verandahs and features such as bay windows to the front of the house are generally acceptable.



## How close can I build to other property boundaries?

Each Zone has different requirements for setback distances & design parameters. The following table is a guide only:

	Residential Zone	Rural Living Zone	Township Zone	Primary Production Zone
Minimum setback from primary road frontage	6 metres	12 metres	8 metres	12 metres
Minimum setback from secondary road frontage	3 metres	8 metres	5 metres	
Minimum setback from side boundaries	1 metre	3 metres	1 metre	1 metre
Minimum setback from rear boundary	3 metres	10 metres	5 metres	1 metre
Maximum site coverage	60%		40%	
Maximum building height	8 metres	8 metres	8 metres	
Minimum area of private open space	35 square metres			
Minimum number of on site car parking spaces (one of which should be covered)	2	2	2	2

## What do I need in my application?

Details of what to provide with a Development Application can be found on Council's Development Application Checklist.

This checklist and other information are located on Council's website [www.renmarkparinga.sa.gov.au](http://www.renmarkparinga.sa.gov.au).

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