

# Dwelling Additions and Alterations

## *Residential Character Zone*

**Note:** *This guide relates to properties located in the Residential Character Zone only.*

Before you use this guide, you will need to know the dimensions of your property (site area and frontage width). You will also need to know the zone and policy area of your property. The zone and policy area can be searched for and determined at [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au) – [Development & Infrastructure – Zone and Policy Map](#).

This information guide excludes properties listed as Local Heritage and State Heritage items.

Any variations on the following guidelines are considered on their merits as to whether Development Plan Consent should be granted.

### **What is a Residential Character Zone?**

The Residential Character Zone (RCZ) is made up of areas of character housing from the Victorian, pre-World War I and inter-war eras. In order to retain the character of these areas, broad controls on design apply in the Residential Character Zone. Individual Precincts within the zone have been identified which reflect differing age and character of the area.

In this zone, individual buildings which contribute to the historic character are identified as contributory places, and further attention is paid to retaining and maintaining the character of these buildings.

### **How does it differ from other Residential Zones?**

The RCZ requires more attention to be given to the scale relationships, and design detail, which, over time, will maintain the valued character of an area. Other key elements in the controls are frontage, form of housing and land division, density and ancillary streetscape issues, such as fences, carports and garages.

It is not intended to create new buildings which look old. New building design should be complementary to the heritage character of adjoining buildings and the surrounding area by relating sympathetically to the established character of the street.

### **Can I renovate/add an addition to my house if it is in the Residential Character Zone?**

**Yes** - However, additions should incorporate compact extensions of a scale, bulk and external appearance that are sympathetic and compatible with the historic character of the places.

Additions to a contributory item should be screened by the original building and/or located to the rear of the original building.

Examples of appropriate additions can be found in the Charles Sturt (City) Development Plan under Table 4 – Development Guidelines for Residential Character Zone and Local Heritage Places.

### **Can I demolish part of my house for an addition if it is in the Residential Character Zone?**

**Yes** - However the part demolition of a building, front fence or other structure that contributes to the historic character (i.e. a contributory item) may only occur where:

- the integrity or prominence of the contributory item (when viewed from a public street or place) would not be affected
- the building or structure's condition is seriously unsound and cannot reasonably be rehabilitated
- a replacement development can be erected which does not diminish the level of contribution to the historic character of the locality and the replacement has been approved, or is concurrently approved, by the planning authority.

The part demolition of any dwelling is assessed on its merits and will not be automatically approved.

The replacement building/addition must be approved by Council concurrently or prior to any demolition approval.

### **Do I require Development Approval to paint my dwelling (internal or external)?**

**No** - Development Approval is not required for the removal of paint or repainting as long as the colour you are repainting is the same or similar to the existing colour scheme. Owners are encouraged to consider the character of their home when contemplating repainting. If removing paint from stonework, owners are encouraged to consider practices that minimise damage to existing stonework. For more information see the [State Government's Heritage publications available online](#).

### **Are there restrictions on the materials that can be used?**

**Yes** - If the addition/renovation is visible from the street materials used for walls should match or be closely compatible with the original materials of construction of the building concerned, including rendered masonry, face stone, face brick or lightweight timber construction associated with windows or glazed doors.

Materials used for roofs should match or be closely compatible with the original materials of construction. Generally, painted corrugated iron or terracotta tiles are appropriate, depending on the building's era.

### **What design aspects do I need to incorporate in my proposal?**

#### **Built Form and Height**

Additions visible from the street should generally continue the form and elements of the building to which they are attached; for example the shape and pitch of the roof and the height and projection of eaves and gables.

Side extensions should not detract from the front elevation.

Second storey additions may be appropriate provided they repeat elements of the form of the original building, are not prominently visible from a street, do not visually dominate the existing building and do not interfere with the essential character of the building.

Incorporation of attic rooms into existing large roof spaces of some styles of dwellings may be appropriate, but large scale roof conversions are generally inappropriate.

### **Openings, Windows and Doors**

The proportions and spacing of door and window openings that face the street should be appropriate to the house and to those of adjacent heritage places and the surrounding residential streetscape character.

Materials used for framing openings should be of traditional or complementary materials. In masonry buildings, simple rendered surrounds of windows and doors are preferable to elaborate projecting quoins.

Large areas of reflective glass that are visible from the street are generally not appropriate in the zone.

### **Interior Upgrades (Kitchens, Bathrooms, Demolition of Internal Walls)**

Development Approval is generally not required for interior upgrades unless you intend to demolish any load bearing walls. These requirements are the same as any standard residential zone.

### **Verandahs**

The original form and detail of design of any verandah element that is visible from the street should be maintained, including posts, brackets and friezes, projecting gables, verandah floors, entrance steps, and dividing panels, where relevant. Verandahs to the principal front elevation should not be enclosed.

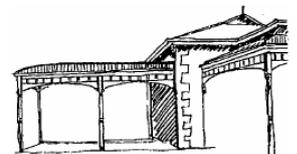
### **Carports and Garages**

The design of new carports or garages attached to a dwelling and visible from the street should be an integral part of the character of the existing building, reflecting existing materials, forms, colours and detailing.

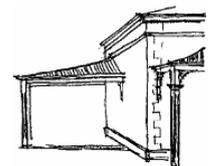
Any carport attached to the side of a house should be carefully sited in order not to obscure the front elevation and verandah form of the residence. A flat-roofed carport near to or in front of the façade of a dwelling is not appropriate.

A new free-standing garage should generally be located to the rear of the existing dwelling, with access past the side of the house or by a rear lane.

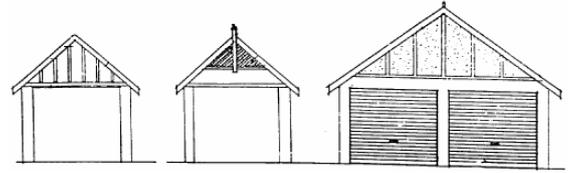
Front verandah extensions for carports and garages are inappropriate.



*Single and double side carports suitable for Victorian and Edwardian houses*



Double garages under the main roof of the dwelling are generally inappropriate but may be considered where the dominance of the garage component is reduced.



Garages should not be developed in an undercroft format.

*The drawings adjacent show design options for freestanding carports and garages*

### Fences and Gates

Development Approval is required for the erection or demolition of a front fence or wall on a boundary in the Residential Character Zone. See Development Information Guide - Fences and Retaining Walls, for more information.

Original fences and gates should be retained and reinstated where possible. Where evidence regarding the original fence is not available, a fence sympathetic to the style of the dwelling on the site to be fenced should be erected. Except on the frontage to an arterial road, the erection of high walling in concrete, masonry or timber is not appropriate where it is liable to obscure a dwelling from the street, or disrupt the existing open landscaped character of the locality.

Relatively low and open fencing is appropriate to enable visually attractive detailing of the design of a dwelling to remain visible from a road. Solid side fencing should be built of traditional materials such as timber, corrugated iron (pre-painted if desired) or well-detailed masonry.

Examples of appropriate fencing can be found in the Charles Sturt (City) Development Plan under Table 4 – Development Guidelines for Residential Character Zone and Local Heritage Places.

### How much private open space (backyard) do I have to provide?

Council will generally only consider private open space which is located to the side or rear of the dwelling (excluding driveways and carparking areas).

Side and rear yard space should meet the requirements set out below:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area to be provided at the rear or side of the dwelling, and be directly accessible from a habitable room (square metres)
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
300-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
<300	24	4	16

### **Do upper level windows need to be obscured (frosted)?**

Direct overlooking from upper level windows and external balconies, terraces and decks into useable private open spaces and/or windows of adjacent dwellings should be minimised.

Suggestions to minimise direct overlooking from windows and direct views from balconies, terraces and decks are:

- permanently fixed translucent glazing in any part of the window below 1.5 m above finished floor level
- window sill heights of 1.5 m above finished floor level
- permanently fixed external screens, including wing walls and solid or translucent panels, of a minimum height of 1.5 m above finished floor level
- translucent glazing in an opening window provided the window has a maximum opening of 125mm
- permanently fixed external perforated panels or trellises which have a maximum of 25% openings (subject to design).

### **Do I need to install a smoke detector(s)?**

**Yes** - New homes and additions/alterations to dwellings are required to fit a 240 volt mains powered smoke alarm(s). Note: Depending on the layout of your home, it may be necessary to install more than one smoke alarm to provide sufficient warning.

- It is important that your smoke alarm is installed correctly and in an appropriate location.
- Where there are two (2) or more smoke alarms these must be interconnected.
- If you need to obtain more information on this topic please refer to the South Australian Metropolitan Fire Services website.

### **Further Information**

Please note that each development application will be assessed on its merits having regard to the relevant provisions of Council's Development Plan. For further information, please call Customer Contact at Council on 8408 1111.

### **Information required for Development Approval:**

- Development Application Form \*
- Powerline Declaration Form \* (included in the online Development Application form)
- Current copy Certificate of Title (issued within the last 12 months)
- Site plan to a minimum scale of 1:200
- Floor plan/plan view to a minimum scale of 1:100
- Elevations to a minimum scale of 1:100
- Site survey undertaken by an independent licenced surveyor
- Stormwater and drainage plan to a minimum scale of 1:200

### **Additional documents required for Building Rules Consent:**

- Copy of Indemnity Insurance Certificate
- Construction Industry Training Board (CITB) Levy receipt
- Sections to scale
- Structural engineer's report
- Roof, wall, floor and framing details to scale
- Wet area specifications
- Energy efficiency assessment
- Truss calculations
- General specification
- Manufacturers details
- Location of smoke detectors on a scaled plan (can be shown on the floor plan)
- Protection of buildings exposed to brush fences
- Water efficiency – water tanks
- Stair and balustrade construction details

\* Applications can be lodged electronically via the [Development Forms and Checklists](#) page on Council's [website](#).

Additional information can be found within the below [Information Guides](#):

- The Development Approval Process
- Information required for Development Approval

Further advice or hard copy forms can be obtained from the Duty Planning/Building Officer at Council or by phoning 8408 1111.

*Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the City of Charles Sturt Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated April 2018. Access the Development Plan and current versions of information guides at [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au)*