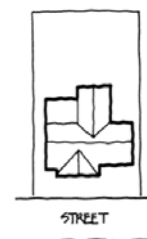


Site area and frontage width for dwellings

Residential Character Zone

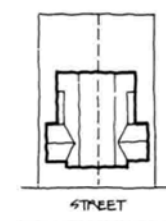
A **detached dwelling** is:

a building comprising of one dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a land division that is the subject of a current development authorisation.



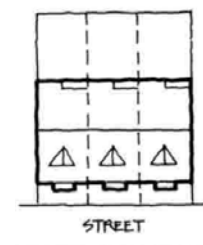
A **semi-detached dwelling** is a dwelling:

- Occupying a site that is held exclusively with that dwelling and has a frontage to a public road or a road proposed in a plan of land division that is the subject of a current planning authorisation; and
- Comprising one of two dwellings erected side by side, joined together and forming, a single building.



A **row dwelling** is a dwelling:

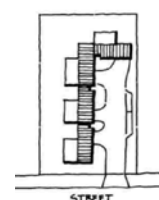
- Occupying a site that is held exclusively with that land dwelling and has frontage to a public road to a road proposed in a plan of land division that is the subject of a current development authorisation; and
- Comprising one of three or more dwellings erected side by side, joined together and forming, by themselves, a single building.



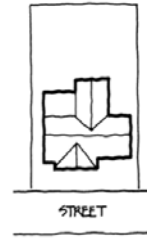
A **group dwelling** is one of a group of two or more detached buildings, each of which is used as a dwelling and one of more which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.



A **residential flat building (RFB)** means a single building in which there are two or more dwellings, but does not include a semi-detached dwelling, a row dwelling or a group dwelling.

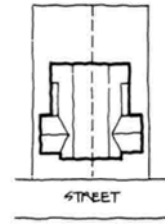


Detached Dwellings



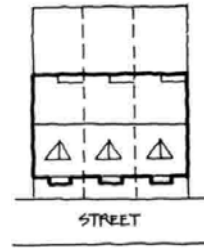
Precinct Area	Density Controls	
	Minimum Site Area (m ²)	Minimum Street Frontage (m)
Note: driveway areas of hammerhead/battle-axe allotments are not included when calculating minimum site areas.	Except where marked * for corner sites, a detached dwelling may be developable if the site has a minimum site area of 350 m ² for the proposed sites for both the existing detached dwelling and the new detached dwelling.	Where dwellings have and use rear vehicular access, lesser site frontages may be considered.
66 Bowden/Brompton	250*	10 or where replacing a non-complying use or a non-contributory place, a lesser frontage width may be considered.
67 Brompton Park	125*	7
68 Early SA Housing Trust	450	15
69 Croydon/West Croydon	500	15
70 Allenby Gardens	500	15
71 Pre World War One	450	15
72 Welland Character	500	15
73 Woodville South Character	500	15
74 Kilkenny	450	15
75 Woodville Park	500	15
76 Woodville	500	16
77 Cheltenham East	400	13
78 Cheltenham West	500	15
79 Henley Beach	450	15
80 Grange	450	14

Semi-detached Dwellings



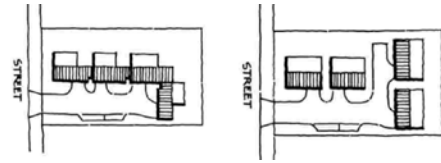
Precinct Area	Density Controls	
	Minimum Site Area (m ²)	Minimum Street Frontage (m)
	Except where marked* a lesser site area may be considered where replacing a non-complying use or a non-contributory place.	Except where marked* a lesser frontage width may be considered where replacing a non-complying use or a non-contributory place.
66 Bowden/Brompton	250*	7*
67 Brompton Park	125*	6*
68 Early SAHT	270*	10*
69 Croydon/West Croydon	350	10
70 Allenby Gardens	400	10
71 Pre World War I	300	10
72 Welland	400	10
73 Woodville South	350	10
74 Kilkenny	350	10
75 Woodville Park	400	10
76 Woodville	400	10
77 Cheltenham East	250	10
78 Cheltenham West	400	10
79 Henley	350	10
80 Grange	350	10

Row Dwellings



Precinct Area	Density Controls	
	Minimum Site Area (m ²)	Minimum Street Frontage (m)
	<i>Row dwellings are non-complying except in areas 66 and 67 or where replacing non-complying uses or non-contributory places. In those cases, the following density controls apply.</i>	<i>Row dwellings are non-complying except in areas 66 and 67 or where replacing non-complying uses or non-contributory places. In those cases, the following frontage controls apply.</i>
66 Bowden/Brompton	190	6
67 Brompton Park	125	6
68 Early SAHT	300	7
69 Croydon/West Croydon	400	8
70 Allenby Gardens	400	8
71 Pre World War I	350	7
72 Welland	400	8
73 Woodville South	400	8
74 Kilkenny	400	8
75 Woodville Park	400	8
76 Woodville	400	8
77 Cheltenham East	350	7
78 Cheltenham West	400	8
79 Henley	350	7
80 Grange	350	7

Group Dwellings and Residential Flat Buildings



Precinct Area	Density Controls	
	Minimum Site Area (m ²)	Minimum Street Frontage (m)
	<i>Group dwellings/RFBs are non-complying except where replacing non-complying uses or non-contributory places or in Precinct Area 68 in Pennington. In those cases, the following density controls apply.</i>	<i>Group dwellings/RFBs are non-complying except where replacing non-complying uses or non-contributory places or in Precinct Area 68 in Pennington. In those cases, the following density controls apply.</i>
66 Bowden/Brompton	275	18
67 Brompton Park	275	18
68 Early SAHT	250	18
69 Croydon/West Croydon	350	18
70 Allenby Gardens	350	18
71 Pre World War I	300	18
72 Welland	350	18
73 Woodville South	350	18
74 Kilkenny	350	18
75 Woodville Park	350	18
76 Woodville	350	18
77 Cheltenham East	300	18
78 Cheltenham West	350	18
79 Henley	350	18
80 Grange	350	18

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 June 2018. Access the Development Plan and current versions of information guides at www.charlessturt.sa.gov.au.