

INFORMATION SHEET: FREQUENTLY ASKED QUESTIONS ABOUT VACANT RESIDENTIAL LAND

Can I build a shed before my dwelling?

This depends on the zone your land is in. A shed prior to a dwelling is defined under the Code as a: **“store”** which means a building or enclosed land used for the storage of goods and within or upon which no trade (whether wholesale or retail) or industry is carried on.

Stores are typically not supported in neighbourhood-type (residential) zones.

What should I consider before deciding to lodge a development application for a store?

You will need to keep in mind that a store is not a residential land use and this can create challenges for future development applications. For example, if a store has been approved and constructed on land and a dwelling is then proposed on the same piece of land, a site contamination assessment may be required to ensure the land is suitable for a dwelling (more information is available here:

https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_14_site_contamination_assessment_2021

For this reason, it is recommended that a development application include a shed and a dwelling with the consents staged to allow construction of the shed before the dwelling. If you have any questions about doing this, please contact your local Council.

If I include my dwelling in the same application, can I change the dwelling design later and how long do I have to build?

Yes, if you change your mind on the design of the dwelling, you can lodge a variation to the original application through the PlanSA Portal.

From the date of development approval, you have 2 years to substantially commence the development and 3 years to complete the development. If you are not able to complete the development within these timeframes you must apply for an extension of time with Council prior to the time lapsing.

Can I live in a caravan on my land?

You will require development approval to live in a caravan on vacant land. This will require a development application to be submitted to the PlanSA Portal and assessed. The application will be assessed in the same way as a development application for a dwelling and the same information will be provided with the development application (see https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf).

Please keep in mind that a number of issues may arise with an application of this nature including:

- sewer and stormwater management; and
- compliance with the Building Rules.

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Contact details for your local Council:



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