

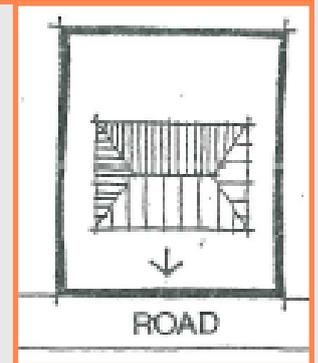
INFORMATION SHEET: DWELLINGS

What types of dwellings are there?

There are 5 types of dwellings within the Planning and Design Code. The definitions and example diagrams illustrating these definitions are provided below:

Detached Dwelling:

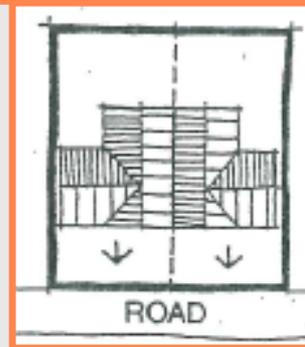
means a detached building comprising 1 dwelling on its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.



Semi-Detached Dwelling:

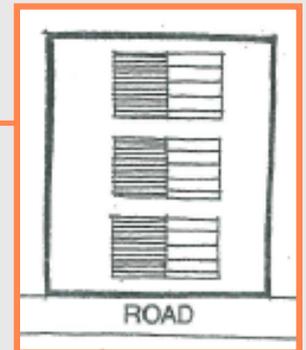
means a dwelling:

- occupying its own site and has a frontage to a public road, or to a road proposed in a plan of division that is the subject of a current development authorisation; and*
- comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.*



Group Dwelling:

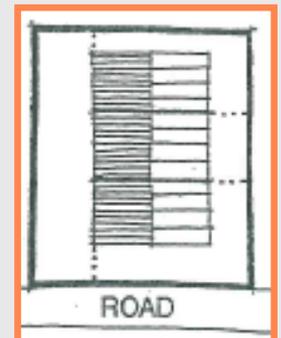
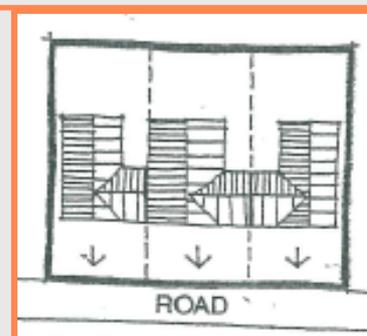
means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.



Row Dwelling:

means a dwelling:

- occupying its own site and has a frontage to a public road, or to a road proposed in a plan of division that is the subject of a current development authorisation; and*
- comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.*



Residential Flat Building:

means a single building in which there are 2 or more dwellings.

INFORMATION SHEET: DWELLINGS

Do dwellings require development approval?

Yes, all forms of dwellings require development approval.

Can I build any type of dwelling on my land?

Each zone provides guidance on the types of dwellings envisaged for a site and provides minimum allotment sizes and frontage widths. For information on subdividing an allotment see “land division/boundary realignment” information sheet. It is recommended you speak with your local Council if you wish to build more than one dwelling on land.

What do I need to do to get development approval?

A development application is required to be submitted via the PlanSA Portal, which can be accessed here: https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application. The information required to be submitted for an application can be found here: https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf

What other things should be considered?

If the land has not previously had a dwelling on it or was not approved as part of a land division for residential purposes, you may be required to undertake investigations in relation to site contamination. Practice Direction 14: Site Contamination Assessment 2021 the assessment of site contamination can be accessed via this link:

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

Other aspects of consideration are:

- Hazards such as flooding and bushfire risk.
- Existing and/or native vegetation.
- Existing easements, rights of way or other registered interest (encumbrance or land management agreement).
- Gradient/slope of the land and need for earthworks and retaining walls.
- Access to services (water/sewer/electricity), including whether there is a requirement for an onsite wastewater disposal system.

Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



District Council of
Lower Eyre Peninsula

(08) 8676 0400

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The District Council of Ceduna

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