This information sheet summarises and explains Council’s requirements in regards to Dwelling Additions / Alterations which must be complied with.

### The following forms must be completed
- Application for Approval Form
- Development Application Checklist

### The following controls shall be considered
- Dwelling additions are to be internally integrated with the existing dwelling.
- Dwelling additions shall be constructed of materials which complement the existing dwelling, e.g., a brick veneer dwelling requires a brick veneer addition.
- Dwelling additions shall not be capable of being easily adapted to create a dual occupancy.
- The roof of the dwelling addition shall complement the existing dwelling’s roof form by:
  - adopting the existing roof form when it can be seen from a public place or street, or
  - adopting the existing roof form or a skillion roof where the dwelling addition cannot be seen from a public place or street provided that the skillion roof is not more than 25% of the total roof area.

The roof of the addition must be integrated with existing dwelling.

Skillion roofs are not permitted where the new roof is greater than 25% of the total roof area.
Controls con't

Dwelling additions / alterations must comply with other requirements of the Fairfield City Wide DCP (which is accessible via Council’s website).

The following is a summary of these sections and is to be used as a guide only.

- The Floor Space Ratio for the combined existing dwelling and dwelling addition must be 0.45:1.
- Any part of the dwelling addition (except landscaping and retaining walls) must be located within 1.5 metres of the average existing front street setback.
- The garage and carport front setback must be a minimum of 5.5 metres.
- Side setbacks must be a minimum of 900mm.
- Corner sites require a minimum secondary setback of 1.5 metres.
- Three car parking spaces must be provided onsite and two of the three must be behind the building line.

Car parking requirements

![Car parking requirements diagram](image)
Controls con’t

- Garages and carports should not dominate the building façade.
- The private open space must have direct access to the dwelling’s living areas.
- A minimum of 30% of the site is to be dedicated for soft soil zone. Soft soil includes gardens and grass and other soil that are not restricted by the depth of the soil.
- A dwelling house must have a minimum private open space area of 60m², with at least one 5 metre x 6 metre portion in the rear yard. In the calculation of private open space, the open space area must be a grassed or soft landscaped area, located in the rear yard, with no area less than 2.5 metres in width.

Private Open Space Requirements

- 5 x 6 metre portion of Private Open Space
- 60m² of Private Open Space

For further information

Should you require additional information or advice, please contact Council’s Customer Service team on 9725-0222.

Copies of forms and checklists to be completed and submitted with a Development Application are available at Council’s Administration Centre or alternatively, visit Council’s website to access forms, checklists and DCP’s.