

DEVELOPMENT APPLICATION INFORMATION SHEET - DWELLING ADDITIONS / ALTERATIONS

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

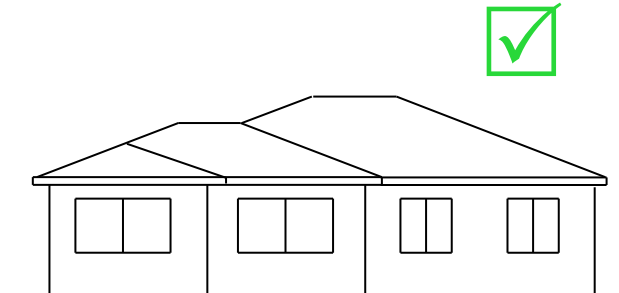
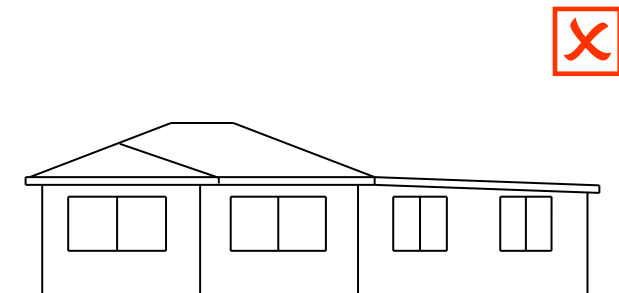
- Application for Approval Form
- Development Application Checklist

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, eg. 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

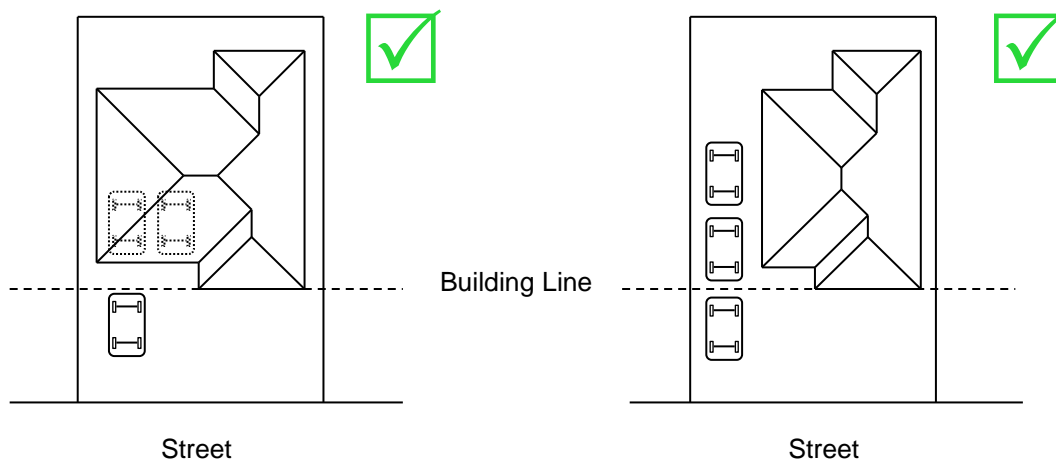
Controls con't

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.

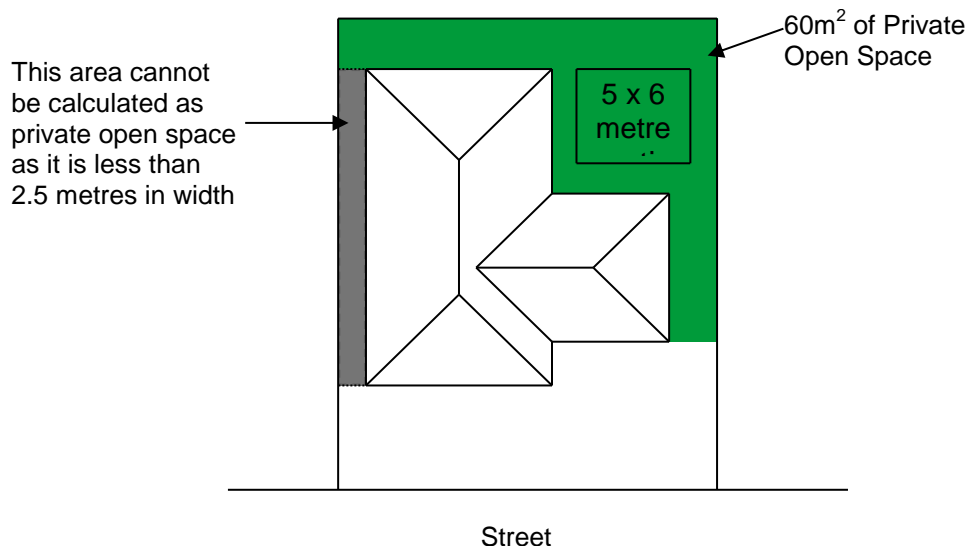
Car parking requirements



Controls con't

- Garages and carports should not dominant 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



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.