

SECTION I

Preliminary questions – do the homebuilder regulations apply?

1. Designated Area Is the land in question within a HomeBuilder designated area?	Yes	No	If “no” - stop here, the HomeBuilder regulations do not apply.
2. HomeBuilder Grant Has an application been made for a HomeBuilder grant on or before the 14 April 2021? <i>[Note – a later date may be applied by notice in the Government Gazette]</i>	Yes	No	If “no” - stop here, the HomeBuilder regulations do not apply.
3. Heritage Is the land in question located in either of the following: (a) State Heritage Place Overlay (b) Local Heritage Place Overlay	Yes	No	If “yes” - stop here, the HomeBuilder regulations do not apply.
4. Battle-axe arrangement Does the land in question involve an allotment or site that is battle-axe shaped?	Yes	No	If “yes” - stop here, the HomeBuilder regulations do not apply.
5. New Dwelling Are you proposing to build a new dwelling?	Yes	No	If “yes” – proceed to question 6. If “no” – proceed to question 7.
6. New Dwelling – site contamination If there is a possibility that the allotment is or may have been subject to site contamination as a result of a previous use or activity undertaken on the land, has: <ul style="list-style-type: none"> ○ a site contamination audit report prepared under Part 10A of the Environment Protection Act 1993 been provided to Council confirming that the site contamination no longer exists or has been addressed to the extent necessary to be suitable for unrestricted residential use? or <ul style="list-style-type: none"> ○ a consent for the division of the subject land has not been granted on or after 1 September 2009? 	Yes	No	If “no” - stop here, the HomeBuilder regulations do not apply. If “yes” – proceed to: <ul style="list-style-type: none"> ● Section 2, and ● Section 3 and complete the relevant checklist.
7. Alterations or Additions to an existing Dwelling Are you proposing ground level alterations or additions to an existing dwelling, which do <u>not</u> involve a mezzanine or second or subsequent level?	Yes	No	If “no” - stop here, the HomeBuilder regulations do not apply. If “yes” – proceed to: <ul style="list-style-type: none"> ● Section 2, and ● Section 3 and complete the relevant checklist.

SECTION 2

What to include in your application for planning consent

DECLARATIONS / DOCUMENTATION

1. Declaration Has a statutory declaration been completed declaring that the applicant has applied for a HomeBuilder grant?	Yes	No
2. Electricity Act Declaration Have you provided the completed Electricity Act declaration form?	Yes	No
3. Application Form Have you completed the prescribed development application form?	Yes	No
4. Site Contamination If there is the possibility that the allotment is or may have been subject to site contamination, has a site contamination audit report prepared under Part 10A of the Environment Protection Act 1993 been provided?	Yes	No

PLAN SPECIFICATIONS / CONTENT

5. Site Plan Is there a site plan drawn accurately to scale of not less than 1:200 inclusive of bar and ratio scales and showing:	Yes	No	N/A
(a) Position and dimensions of the minimum front and side setbacks of any existing or proposed building on site?	Yes	No	N/A
(b) Position of any existing and proposed buildings	Yes	No	N/A
(c) Location of any regulated tree(s) that exist on site or on adjoining land that might be affected by the work or might affect the proposed work	Yes	No	N/A
(d) Location and dimension of any proposed car parking spaces that are not covered	Yes	No	N/A
(e) Location and finished ground level at each end of any driveway (existing or proposed)	Yes	No	N/A
(f) Location of any authorised or existing driveway crossover to serve as the access point for the driveway?	Yes	No	N/A
(g) Existing and proposed finished floor levels	Yes	No	N/A
(h) True north point	Yes	No	N/A

<p>(i) If a new vehicle access point is to be established, evidence that:</p> <ul style="list-style-type: none"> ○ it has been authorised under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or ○ the driveway access point is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or ○ a driveway access point is not required because the kerbing is formed to allow a car to roll over it. 	Yes	No	N/A
<p>(j) Location of any existing or proposed tanks for or areas where sewage may soak in the ground for onsite disposal installed or to be installed in accordance with the Public & Environmental Health Act 1987.</p>	Yes	No	N/A
<p>6. Floor Plan Is there a floor plan drawn to a scale of not less than 1:100 inclusive of bar and ratio scales showing number and location of bedrooms and other habitable rooms?</p>	Yes	No	
<p>7. Elevation Drawings Are there elevation drawings drawn to scale of not less than 1:100 inclusive of bar and ratio scales showing building heights as measured from the top of footings?</p>	Yes	No	
<p>8. Location Plan Is there a plan showing how the proposed building generally relates to the closest walls of buildings on adjoining sites (other than sites to the rear)?</p>	Yes	No	

SECTION 3

Checklists

Checklist 1	Requirements for new dwellings, more than one dwelling on an allotment and retained dwellings
Checklist 2	Requirements for Single Level Dwelling Alterations and Additions

Checklist 1

NOTES:

- (1) If you answer “no” to any of the requirements below, Council may not be able to assess the application under the HomeBuilder regulations.
- (2) Any requirement that is not relevant to the development (eg upper level balcony requirements in relation to a single storey (ground level) dwelling), please use the N/A field.

REQUIREMENTS

PART 1: New dwelling on a site / allotment (see PART 2 if there is more than one dwelling on the allotment)

	Yes	No	N/A						
<p>1. Primary Street (i.e. Front) Setback</p> <p>Is the dwelling setback from the boundary of the primary street frontage at least as far as any one of the following:</p> <ul style="list-style-type: none"> (a) the distance specified in the Planning and Design Code in relation to any road or portion of a road that constitutes the primary street frontage (b) not more than 1m further forward of the average setback of existing dwellings on adjoining allotments with the same primary street frontage or, if there is only one such building, the setback of that building (c) where there are existing buildings other than dwellings on adjoining allotments with the same primary street frontage— not more than 1m further forward of the average setback of the buildings or, if there is only one such building, the setback of that building. 									
<p>2. Secondary Street (ie Side Street) Setback</p> <p>Is the alteration or addition setback from the boundary of the secondary street frontage at least 900mm or, where a dwelling on an adjoining allotment is closer to the secondary street than 900mm, not less than the setback of that dwelling?</p>									
<p>3. Rear Boundary Setback</p> <p>Is the closest solid wall of the dwelling setback from the rear boundary in accordance with the following table?</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Allotment / site area</th> <th style="width: 70%;">Setback from rear boundary</th> </tr> </thead> <tbody> <tr> <td>Up to 300m²</td> <td>At least 3m for the ground floor of the dwelling At least 5m for any other storey of the dwelling</td> </tr> <tr> <td>Greater than 300m²</td> <td>At least 4m for the ground floor of the dwelling At least 6m for any other storey of the dwelling</td> </tr> </tbody> </table>	Allotment / site area	Setback from rear boundary	Up to 300m ²	At least 3m for the ground floor of the dwelling At least 5m for any other storey of the dwelling	Greater than 300m ²	At least 4m for the ground floor of the dwelling At least 6m for any other storey of the dwelling			
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<p>4. Side Wall Setback If the dwelling has any side wall greater than 3 metres in height measured from the top of the footings, is satisfied either of the following:</p> <ul style="list-style-type: none"> (a) it is setback from the side boundary at least 900mm plus an additional 1/3 of the wall height over 3m (b) the side boundary itself is or is to be comprised of a wall of a building on an adjoining allotment. 	Yes	No	N/A												
<p>5. Walls on side boundaries If the dwelling includes any wall on a side boundary, does it satisfy one of the following:</p> <ul style="list-style-type: none"> (a) the side boundary itself is or is to be comprised of a wall of a building on an adjoining allotment or (b) in any other case: <ul style="list-style-type: none"> (i) the wall height does not exceed 3m measured from the top of the footings (ii) the wall does not exceed 8m in length (iii) the total length of all existing and proposed walls or structures on the same boundary will not exceed 45% of the length of the boundary (iv) the wall is not within 3m of any other relevant wall or structure located along the boundary. 	Yes	No	N/A												
<p>6. South facing walls If development includes building work in relation to an upper storey, other than where the boundary on that side of the building is with a secondary street, is the upper storey component setback:</p> <ul style="list-style-type: none"> (a) from the side boundary at least 1900mm plus an additional 1/3 of the wall height over 3m (b) in any other case—at least 1 m from the side wall. 	Yes	No	N/A												
<p>7. Building Height Limit Does the dwelling meet the following height limits, measured from the top of the footings:</p> <ul style="list-style-type: none"> (a) a maximum of 9m at any point of any part of a building (b) a maximum wall height of 6m. 	Yes	No	N/A												
<p>8. Private Open Space Is private open space provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) an area in accordance with the following table: <table border="1" data-bbox="108 1727 1026 2004"> <thead> <tr> <th>Site area</th> <th>Minimum area of private open space in site area</th> <th>Minimum area of private open space at rear or side of relevant dwelling</th> </tr> </thead> <tbody> <tr> <td>more than 501 m²</td> <td>80 m²</td> <td>24 m²</td> </tr> <tr> <td>between 301 m² and 501 m² (inclusive)</td> <td>60 m²</td> <td>24 m²</td> </tr> <tr> <td>less than 301 m²</td> <td>24 m²</td> <td>24 m²</td> </tr> </tbody> </table>	Site area	Minimum area of private open space in site area	Minimum area of private open space at rear or side of relevant dwelling	more than 501 m ²	80 m ²	24 m ²	between 301 m ² and 501 m ² (inclusive)	60 m ²	24 m ²	less than 301 m ²	24 m ²	24 m ²	Yes	No	N/A
Site area	Minimum area of private open space in site area	Minimum area of private open space at rear or side of relevant dwelling													
more than 501 m ²	80 m ²	24 m ²													
between 301 m ² and 501 m ² (inclusive)	60 m ²	24 m ²													
less than 301 m ²	24 m ²	24 m ²													

<p>[Note: any area at ground level at the front of the proposed dwelling or any existing dwelling on the site is not included in the private open space area calculation]</p> <ul style="list-style-type: none"> (b) each ground level area has a width of at least 2.5m, other than any verandah, pergola, patio or any other covered outdoor area (c) any verandah, pergola, patio or any other covered outdoor area does not comprise more than 50% of the private open space (d) any balcony has a width of at least 2m. 			
<p>9. Building walls setback from at least one side boundary Does the dwelling have a wall setback at least 900mm from at least one side boundary of the site?</p>	Yes	No	N/A
<p>10. Side facing windows Do any upper storey window that will face a side or rear boundary of the site, other than in relation to a boundary that adjoins a road (including any road reserve) or a reserve (including any land held as open space) that has a width exceeding 15m:</p> <ul style="list-style-type: none"> (a) have sill height at least 1.5m above the finished floor level or (b) have permanently obscure glazing in any part of the window below 1.5 m above the finished floor level and, if it is capable of being opened, the window will not be capable of being opened more than 200 mm. 	Yes	No	N/A
<p>11. Upper level balcony / terrace If the dwelling has a balcony or terrace on an upper storey, does the longest side of that balcony or terrace face a road (including any road reserve), or reserve (including any land held as open space), that is at least 15 m wide at all places?</p>	Yes	No	N/A
<p>12. Garages & Carports – design and siting If the dwelling comprises a garage or carport, does the garage or carport satisfy all of the following:</p> <ul style="list-style-type: none"> (a) is setback at least 5.5m from the primary street? (b) no part of the building will be in front of the building line of the dwelling (c) the garage or carport opening or openings facing a street frontage will not exceed, in total, 7m in width (d) if vehicle access to the garage or carport is from an alley, lane or right of way, the access is not less than 6.2m wide along the boundary of the allotment (e) the garage or carport is located so that vehicle access can be obtained via any one of the following: <ul style="list-style-type: none"> (i) an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application) (ii) a driveway that is at least 6m from a intersection of 2 or more roads or a pedestrian actuated crossing (iii) a kerb that is designed to allow a vehicle to roll over it 	Yes	No	N/A

<p>(f) the driveway does not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree</p> <p>(g) vehicle access to the garage or carport from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when the work is completed is not steeper than 1:4 on average.</p>												
<p>13. Parking Does the dwelling provide car parking such that any of the following are not met:</p> <p>(a) each dwelling has a number of vehicle parking spaces available in accordance with the following table:</p> <table border="1" data-bbox="113 696 1045 907"> <thead> <tr> <th>Dwelling bedroom(s) – at completion of the development</th> <th>Minimum number of parking spaces</th> <th>Spaces to be enclosed or covered (or capable of being enclosed or covered)</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 space</td> <td>At least 1</td> </tr> <tr> <td>2 or more bedrooms</td> <td>2 spaces</td> <td>At least 1</td> </tr> </tbody> </table> <p>(b) each enclosed or covered parking space complies with or can comply with the requirements set out in clause 12 – Garages and Carports</p> <p>(c) in relation to a dwelling that will have 2 or more bedrooms – 1 space may consist of a driveway provided it complies with the requirements set out in clause 12 – Garages and Carports (except subparagraphs (a) and (b) of that cause) as if it were a garage or carport.</p>	Dwelling bedroom(s) – at completion of the development	Minimum number of parking spaces	Spaces to be enclosed or covered (or capable of being enclosed or covered)	1 bedroom	1 space	At least 1	2 or more bedrooms	2 spaces	At least 1	Yes	No	N/A
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2 or more bedrooms	2 spaces	At least 1										
<p>14. Appearance from the Primary Street Will the dwelling have at least 1 habitable room window facing the primary street?</p>	Yes	No	N/A									
<p>15. Site Coverage Is the total roofed area of all buildings on the site ≤ 60% of the total site area?</p>	Yes	No	N/A									
<p>16. Cut and fill Cut and fill associated with the development does not exceed a vertical height of 2 metres overall with no single cut or fill exceeding 1m in height?</p>	Yes	No	N/A									
<p>17. Wastewater connection Is the site, for the purposes of a dwelling, connected to or capable of being connected to a wastewater system (being a system which complies with the requirements of the <i>South Australian Public Health Act 2011</i>)?</p>	Yes	No	N/A									
<p>18. Waste control The development will not be built on or encroach upon an area that is or will be required for on-site waste control as per the Public and Environment Health Act?</p>	Yes	No	N/A									

PART 2: More than one dwelling on a site / allotment – requirements are additional to PART I

19. Minimum Site Area

Is the Planning and Design Code minimum site area for a detached dwelling or semi-detached dwelling (whichever is lesser) met for each new site (including any balance of the allotment)?

Yes No N/A

20. Minimum Site Frontage

Is the Planning and Design Code minimum site frontage for a detached dwelling or semi-detached dwelling (whichever is lesser) met for each new site (including any balance of the allotment)?

Yes No N/A

PART 3: Retention of an existing dwelling

21. Existing dwelling(s)

If there is an existing dwelling or dwellings on the allotment (which will remain on the allotment after completion of the development), does the existing dwelling or dwellings conform with requirements for a new dwelling in PART I of the checklist in relation to:

- (a) private open space (clause 8)
- (b) garages and carports (clause 12)
- (c) parking (clause 13)?

Yes No N/A

Checklist 2: Single level dwelling additions/alterations

NOTE: If you answer “no” to any of the requirements below, Council may not be able to assess the application under the HomeBuilder regulations.

REQUIREMENTS

1. Existing dwelling alterations / additions

Is the alteration or addition to an existing detached dwelling or semi-detached dwelling?

Yes No

2. Building level

Is the alteration or addition at, or relates to, the ground floor level of the existing dwelling and does not involve the construction or alteration of a mezzanine floor or second or subsequent level.

Yes No

3. Primary Street (i.e. Front) Setback

Is the alteration or addition setback from the boundary of the primary street frontage at least as far as the existing dwelling on the allotment?

Yes No

4. Secondary Street (ie Side Street) Setback

Is the alteration or addition setback from the boundary of the secondary street frontage at least 900mm or, where a dwelling on an adjoining allotment is closer to the secondary street than 900mm, not less than the setback of that dwelling?

Yes No

<p>5. Rear Boundary Setback Is the closest solid wall of the dwelling setback from the rear boundary in accordance with the following table?</p> <table border="1" data-bbox="108 331 1120 452"> <thead> <tr> <th>Allotment / site area</th> <th>Setback from rear boundary</th> </tr> </thead> <tbody> <tr> <td>Up to 300m²</td> <td>At least 3m</td> </tr> <tr> <td>Greater than 300m²</td> <td>At least 4m</td> </tr> </tbody> </table>	Allotment / site area	Setback from rear boundary	Up to 300m ²	At least 3m	Greater than 300m ²	At least 4m	Yes	No						
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<p>6. Side Wall Setback If the alterations and additions include any side walls greater than 3 metres in height measured from the top of the footings, are they setback from the side boundary at least 900mm plus an additional 1/3 of the wall height over 3m?</p>	Yes	No												
<p>7. Walls on side boundaries If the development includes any wall on a side boundary, does it satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the wall height does not exceed 3m measured from the top of the footings (b) the wall does not exceed 8m in length (c) the total length of all existing and proposed walls or structures on the same boundary will not exceed 45% of the length of the boundary (d) the wall is not within 3m of any other relevant wall or structure located along the boundary, unless the wall would be adjacent to or abut a wall of a building or structure on an adjacent site. 	Yes	No												
<p>8. Building Height Limits Will the alterations or additions result in a dwelling that meets the following height limits, measured from the top of the footings:</p> <ul style="list-style-type: none"> (a) does not exceed 9m in height (b) no wall height exceeds 6m. 	Yes	No												
<p>9. Retention of Private Open Space Will the alterations and additions retain areas of private open space in accordance with the following:</p> <ul style="list-style-type: none"> (a) amounts in accordance with the following table: <table border="1" data-bbox="108 1444 1101 1724"> <thead> <tr> <th>Site area</th> <th>Minimum area of private open space in site area</th> <th>Minimum area of private open space at rear or side of relevant dwelling</th> </tr> </thead> <tbody> <tr> <td>more than 501 m²</td> <td>80 m²</td> <td>24 m²</td> </tr> <tr> <td>between 301 m² and 501 m² (inclusive)</td> <td>60 m²</td> <td>24 m²</td> </tr> <tr> <td>less than 301 m²</td> <td>24 m²</td> <td>24 m²</td> </tr> </tbody> </table> <p>[Note: any area at ground level at the front of the proposed dwelling or any existing dwelling on the site is not included in the private open space area calculation]</p> <ul style="list-style-type: none"> (b) each ground level area has a width of at least 2.5m, other than any verandah, pergola, patio or any other covered outdoor area (c) any verandah, pergola, patio or any other covered outdoor area does not comprise more than 50% of the private open space area (d) any balcony has a width of at least 2m. 	Site area	Minimum area of private open space in site area	Minimum area of private open space at rear or side of relevant dwelling	more than 501 m ²	80 m ²	24 m ²	between 301 m ² and 501 m ² (inclusive)	60 m ²	24 m ²	less than 301 m ²	24 m ²	24 m ²	Yes	No
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<p>10. Building walls setback from at least one side boundary Do the alterations and additions maintain a dwelling wall setback of at least 900mm from at least one side boundary?</p>	Yes	No									
<p>11. Garages & Carports – design and siting If the alterations and additions comprise a garage or carport, does the garage or carport satisfy all of the following:</p> <ul style="list-style-type: none"> (a) is setback at least 5.5m from the primary street (b) no part of the building will be in front of the building line of the dwelling (c) the garage or carport opening or openings will not exceed 7m in width (d) if vehicle access to the garage or carport is from an alley, lane or right of way, the access is not less than 6.2m wide along the boundary of the site (e) the garage or carport is located so that vehicle access can be obtained via any one of the following: <ul style="list-style-type: none"> (i) an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application) (ii) a driveway that is at least 6m from a intersection of 2 or more roads or a pedestrian actuated crossing (iii) a kerb that is designed to allow a vehicle to roll over it (f) a driveway access does not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree (g) access to the garage or carport from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when the work is completed is not steeper than 1:4 on average. 	Yes	No									
<p>12. Parking Will the alterations or additions result in the removal of car parking spaces such that any of the following are not met:</p> <p>(a) each dwelling has parking available in accordance with the following table:</p> <table border="1" data-bbox="113 1384 1139 1576"> <thead> <tr> <th>Dwelling bedroom(s) – at completion of the development</th> <th>Minimum number of parking spaces</th> <th>Enclosed or covered (or capable of being enclosed)</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 space</td> <td>At least 1</td> </tr> <tr> <td>2 or more bedrooms</td> <td>2 spaces</td> <td>At least 1</td> </tr> </tbody> </table> <p>(b) each enclosed or covered parking space complies with or can comply with the requirements set out in clause 11 – Garages and Carports</p> <p>(c) in relation to a dwelling that will have 2 or more bedrooms – 1 space may consist of a driveway provided it complies with the requirements set out in clause 11 – Garages and Carports (except subparagraphs (a) and (b) of that cause) as if it were a garage or carport.</p>	Dwelling bedroom(s) – at completion of the development	Minimum number of parking spaces	Enclosed or covered (or capable of being enclosed)	1 bedroom	1 space	At least 1	2 or more bedrooms	2 spaces	At least 1	Yes	No
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<p>13. Site Coverage The total roofed area of all buildings on the will does not exceed 60% of the total site area at completion of the development?</p>	Yes	No									

<p>14. Cut and fill Cut and fill associated with the development does not exceed a vertical height of 2 metres overall with no single cut or fill being exceeding 1m in height?</p>	Yes	No
<p>15. Waste Control The development will not be built on or encroach upon an area that is or will be required for on-site waste control as per the Public and Environment Health Act?</p>	Yes	No