

Frequently Asked Questions



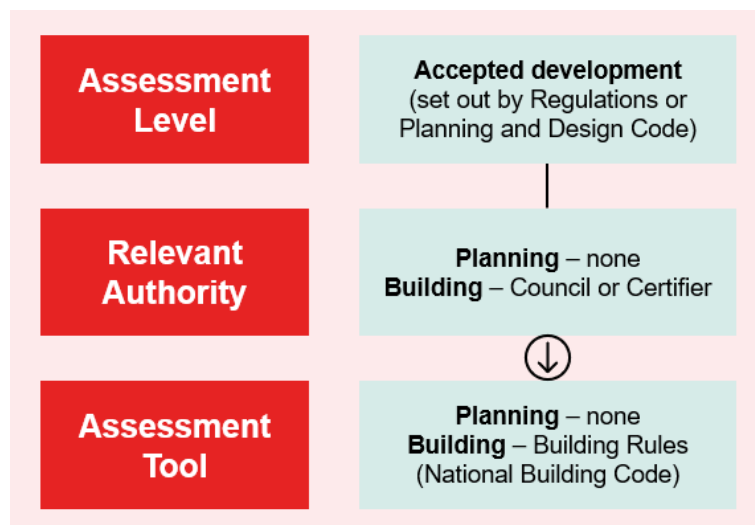
Schedule 6A – Accepted Development

Q – What does ‘accepted development’ mean?

A – Accepted development is a category of development that does not require a planning assessment.

A development is approved once a relevant authority has assessed the development against, and granted, all relevant consents. An accepted development only requires building consent before development approval is issued.

The *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) and the Planning and Design Code (the Code) set out what is accepted development.



Q – What do the Regulation amendments mean?

A – The Regulations have been amended to remove the need for planning consent for detached dwellings in greenfield ‘Master Planned Neighbourhood’ and ‘Master Planned Township’ zones.

Changes to Schedule 6A in the Regulations set out minimum planning requirements for assessment under the fast-track approval pathway, including:

- building setbacks
- maximum building heights
- minimum design, appearance and site services.

These aspects are easily assessable by a building certifier, allowing these basic planning matters to be considered at the building consent stage.

Version history: Initial amendments to Schedule 6A were made on the 16 August 2023; with further requirements added to Schedule 6A on 16 November 2023.

Q – How do I apply for an accepted development?

A – To obtain approvals for a proposed development, a development application should be submitted online via the Development Application Processing (DAP) system to the relevant authority.

The relevant authority will then verify the application and determine the category of development. If the development is categorised as accepted development, planning consent will not be required, and the application will progress to the building consent stage.

Building consent can be assessed by council or an accredited professional (Certifier).

Q – What happens if the development does not meet the Schedule 6A criteria for accepted development?

A – If the development does not meet the criteria for accepted development set out in Schedule 6A of the Regulations, it will be assessed against the Code.

The development may meet accepted development criteria prescribed by the Code (including Building Envelope Plans) or fall into another category of development - deemed to satisfy, performance assessed or restricted development.

Q – What criteria must a development meet to be accepted development?

A – Development must meet all of the criteria in the requirements checklist to be accepted development.

If the answer for any of the following requirements is 'no', the development is not 'accepted' pursuant to Schedule 6A of the Regulations and the category of development will be determined by the Code.

Schedule 6A - Accepted Development – 11 November 2023	
REQUIREMENTS CHECKLIST	
Important - Schedule 6A – Accepted Development <u>DOES NOT</u> apply if – (a) a building envelope plan (as defined in regulation 19A(5) of the Regulations) exists in relation to the site; or (b) the dwelling is in the State Heritage Area Overlay, State Heritage Place Overlay or Local Heritage Place Overlay under the Code.	
Location and development type	
Is the Development Location within the Master Planned Neighbourhood Zone or Master Planned Township Zone?	Yes or No
Is the development for a 'detached dwelling'?	Yes or No
Will this be the only dwelling on an existing allotment?	Yes or No
Setbacks	
The setback of the dwelling from the primary street boundary is at least— (a) where the allotment adjoins a public reserve, greater than 2000 m ² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment—1.5 m; or (ab) where paragraph (a) does not apply and the allotment is in the Master Planned Neighbourhood Zone under the Planning and Design Code – 3 m; or (b) in any other case— 5 m. Any proposed projections, such as a verandah, porch, balcony, awning or bay window, may not encroach more than 1.5 m into the minimum setback prescribed.	Yes or No
Building walls are set back at least 900 mm from a secondary street boundary.	Yes or No
Building walls on side boundaries satisfy either of the following: (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; (b) do not— (i) exceed 3 m in wall height; and	Yes or No

<ul style="list-style-type: none"> (ii) exceed 11.5 m in length; and (iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary; and (iv) encroach within 3 m of any other existing or proposed boundary walls on the subject land. 	
<p>Building walls are set back from the rear boundary at least—</p> <ul style="list-style-type: none"> (a) 3 m for the first building level or 0 m where the rear boundary adjoins a laneway; and (b) 5 m for any second building level or 0 m where the rear boundary adjoins a laneway. 	Yes or No
<p>Building walls not located on side boundaries are set back –</p> <ul style="list-style-type: none"> (a) if the wall height does not exceed 3 m – at least 900 mm from a side boundary; or (b) in any other case – at least 900 mm from a side boundary plus a distance of one-third of the extent to which the height of the wall exceeds 3 m from the top of the footings. 	Yes or No
Height	
<p>A dwelling does not exceed the following:</p> <ul style="list-style-type: none"> (a) a maximum building height of 2 building levels or 9 m; (b) a wall height of 7 m (except where a gable end). 	Yes or No
Design and appearance	
<p>Where the dwelling is in the Hazards (Flooding) Overlay, Hazards (Flooding – Evidence Required) Overlay or the Hazards (Flooding General) Overlay under the Code:</p> <ul style="list-style-type: none"> (a) the finished floor level is 300 mm above the highest point of the kerb of the primary street. 	Yes or No
<p>Where there is a frontage to a public street, the dwelling:</p> <ul style="list-style-type: none"> (a) includes 1 window facing the primary street from a habitable room; and (b) has an aggregate window area of at least 2 m² facing the primary street. 	Yes or No
<p>Upper-level windows facing side or rear boundaries shared with another residential allotment or site—</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5 m above finished floor level and are fixed or not capable of being opened more than 125 mm; or (b) have sill heights greater than or equal to 1.5 m above finished floor level; or (c) incorporate screening to a height of 1.5 m above finished floor level. 	Yes or No

A living room of the dwelling incorporates a window with an outlook towards the street frontage, private open space, public open space or waterfront areas.	Yes or No
<p>If the dwelling exceeds 1 building level, any balconies satisfy at least 1 of the following:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15 m wide in all places faced by the balcony or terrace; (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency or openings fixed to a minimum height of— <ul style="list-style-type: none"> (i) if the balcony is located at least 15 m from the nearest habitable window of a dwelling on adjacent land—1.5 m above finished floor level; or (ii) in all other cases—1.7 m above finished floor level. 	Yes or No
<p>Private open space is provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) the total private open space area must be— <ul style="list-style-type: none"> (i) if the site area is less than 301 m²—24 m² located behind the building line; or (ii) in any other case—60 m² located behind the building line; and (b) the private open space area that is directly accessible from a living room must be at least 16 m² with a minimum dimension of 3 m. 	Yes or No
Vehicle access and parking	
<p>Car parking spaces are provided on-site as part of the development at a rate no less than—</p> <ul style="list-style-type: none"> (a) in the case of a 1 bedroom dwelling—1 space per dwelling; or (b) in any other case—2 spaces per dwelling, 1 of which must be covered. 	Yes or No
<p>Car parking spaces for the dwelling enclosed by fencing, walls or other obstructions have the following internal dimensions:</p> <ul style="list-style-type: none"> (a) for a single parking space— <ul style="list-style-type: none"> (i) a minimum length of 5.4 m; and (ii) a minimum width of 3 m; and (iii) a minimum garage door width of 2.4 m; (b) for a double parking space (that consists of side-by-side spaces)— <ul style="list-style-type: none"> (i) a minimum length of 5.4 m; and (ii) a minimum width of 5.5 m; and (iii) a minimum garage door width of 2.4 m per space. 	Yes or No

<p>Car parking spaces for the dwelling that are uncovered have the following internal dimensions:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4 m; (b) a minimum width of 2.4 m; (c) a minimum width between the centreline of the space and any fence, wall or other obstruction of 1.5 m 	Yes or No
<p>Garages and carports facing a street—</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling; and (b) are set back at least 5.5 m from the boundary of the primary street; and (c) have a garage door or opening width not exceeding 7 m; and (d) have a garage door or opening width not exceeding 50% of the site frontage unless the dwelling has 2 or more building levels at the building line fronting the same street. 	Yes or No
<p>Vehicle access to car parking spaces is located—</p> <ul style="list-style-type: none"> (a) 500 mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner; and (b) 2 m or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and (c) 6 m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing; and (d) so that access is not obtained from, and is located at least 25 m from the tangent point of any State Maintained Road. 	Yes or No
<p>Vehicle access to designated car parking spaces satisfies either of the following:</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point for which consent has been granted as part of an application for the division of land; (b) if newly proposed— <ul style="list-style-type: none"> (i) is set back 6 m or more from the tangent point of an intersection of 2 or more roads; and (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing; and (iii) does not involve the removal or relocation of, or damage to, a mature street tree, street furniture or utility infrastructure services. 	Yes or No
<p>Driveways and access points on sites with a frontage to a public road of 10 m or less have a width of between 3 and 3.2 m measured at the property boundary and are the only access points provided on the site.</p>	Yes or No

<p>Driveways are designed and sited so that—</p> <p>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average; and</p> <p>(b) the driveways are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary.</p>	Yes or No
Site and services	
<p>Development does not involve any of the following:</p> <p>(a) excavation exceeding a vertical height of 1 m;</p> <p>(b) filling exceeding a vertical height of 1 m;</p> <p>(c) a total combined excavation and filling vertical height of 2 m or more.</p>	Yes or No
<p>One of the following is satisfied:</p> <p>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>; or</p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p>	Yes or No
A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development.	Yes or No
Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development.	Yes or No
<p>Where the Native Vegetation Overlay or State Significant Native Vegetation Overlay under the Code applies in relation to the relevant site or allotment, the application is accompanied by:</p> <p>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the <i>Native Vegetation Act 1991</i>, including any clearance that may occur—</p> <p>(i) in connection with a relevant access point or driveway; or</p> <p>(ii) within 20 m of a dwelling for fire prevention and control; or</p> <p>(iii) within 50 m of residential accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area; or</p> <p>(b) a report prepared in accordance with regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that establishes that the clearance is categorised as Level 1 clearance.</p>	Yes or No

Q – As a Relevant Authority, how do I record a Schedule 6A – Accepted Development at verification?

1. In verification, ensure that the element type 'new housing' is refined to 'detached dwelling'

✓ Relevant Authority

✓ Verify Documentation

> Elements

Category of Development

Confirm Consent

Nature and Cost of Development

Referrals

Public Notifications

Fee Request

Summary

What do you want to do?

Elements

[Land use definitions](#)

If you need to add or remove an element that will affect the consents required for this application, please do so from the application summary page.

Please review the range of elements selected in this application.

Elements

<input type="checkbox"/> Boundary realignment	<input type="checkbox"/> Land division	<input type="checkbox"/> Carport or garage
<input type="checkbox"/> Change of building classification	<input type="checkbox"/> Change of use	<input type="checkbox"/> Demolition
<input type="checkbox"/> Dwelling alteration or addition	<input checked="" type="checkbox"/> New housing	<input type="checkbox"/> Shed
<input type="checkbox"/> Swimming pool or spa pool and associated swimming pool safety features	<input type="checkbox"/> Tree-damaging activity	<input type="checkbox"/> Verandah

[Show more elements](#)

1

Refine elements to provide more detail

- New housing [refine](#)
 - Detached dwelling

Refine 'New housing'

Please specify which elements are included in this application from the detailed list below. [x](#)

<input type="checkbox"/> Ancillary accommodation
<input checked="" type="checkbox"/> Detached dwelling
<input type="checkbox"/> Dwelling
<input type="checkbox"/> Dwelling within the Limited Dwelling Overlay
<input type="checkbox"/> Dwelling or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority
<input type="checkbox"/> Group dwelling
<input type="checkbox"/> Row dwelling
<input type="checkbox"/> Residential flat building
<input type="checkbox"/> Retirement facility
<input type="checkbox"/> Student accommodation
<input type="checkbox"/> Semi-detached dwelling
<input type="checkbox"/> Supported accommodation
<input type="checkbox"/> Temporary accommodation in an area affected by bushfire

2. Select the 'accepted development' category of development, and record the reason as 'other' being *Schedule 6A – Dwellings in certain zones*

✓ Relevant Authority

✓ Verify Documentation

> Elements

> Category of Development

Confirm Consent

Nature and Cost of Development

Referrals

Public Notifications

Fee Request

Summary

Category of development for each element

[Land use definitions](#)

Please reference the current code below for each element, to ensure that any recent code amendments are taken into account in your verification. [?](#)

Detached dwelling *

Accepted

[Current P&D code for this element \(valuation 1903330128\) \[?\]\(#\)](#)

Category of development for this consent

[Help for this section](#)

Development category

Accepted

This category is automatically selected based on the highest category you've selected for the elements.

Reason *

☐ P & D Code

☒ Other

Reason details *

Schedule 6A - Dwellings in certain zones

2

Set the planning consent for this application to Not Required?

[?](#) You have selected 'ACCEPTED' as the category of development. If you proceed, the planning consent for this application will be set to **Not Required**.