

Tunnel Protection – proposed Code Amendment

The Australian and South Australian governments are delivering the most significant infrastructure project ever undertaken in South Australia, the 10.5km River Torrens to Darlington (T2D) Project.

Two sets of tunnels will be built in the north (Richmond to Torrensville) and south (Clovelly Park to Glandore) with an open motorway connecting them. When complete, more than 50% of the T2D motorway will be underground tunnels.

The tunnels will run underneath the existing South Road corridor and, in some sections, underneath properties at depths of around 10m to approximately 30m below the surface.

To protect the integrity and ongoing operation of the new tunnels, we are seeking to amend the State's Planning and Design Code (the Code) to ensure that future development activity and construction work nearby doesn't impact the tunnels.

To complement the policies in the Code, the Minister for Planning has introduced a new Ministerial Building Standard setting out technical matters that builders and engineers need to consider in designing building work and structures near major transport tunnels.

What does this mean for me as a property owner?

If you plan to renovate or build in the future at a property that is immediately above or adjacent to the alignment of the new tunnels, the Code Amendment means there may be an additional process that will occur as part of the usual approvals required.

The assessment pathway for certain types of development will change to ensure that potential impacts on the tunnels are considered in their design. The nature of the development you want to do determines whether this additional process is required or not.

The intent of the changes is not to stop developments, but to ensure they do not impact on the tunnels. In most instances, the Code Amendment is not expected to impact any work a property owner may want to do in the future.

What is the Planning and Design Code?

The Code sets out the rules and policies that determine how land can be used in South Australia and what can be built on it.

It includes specific requirements for development near essential infrastructure (such as major roads, airports and pipelines) to avoid interruptions and impacts to this infrastructure.

Changing the requirements in the Code is called a 'Code Amendment'.

Why do you need to change the Code?

As the T2D tunnels are the first major transport tunnels in South Australia, new requirements need to be introduced to guide development near this new type of essential infrastructure.

It's important that the area immediately around the tunnels is protected from intrusion from structures, such as pilings or basements, or works such as excavation, and to ensure development activities don't create a change in the loading (or weight or stress) that is beyond what has been factored into the tunnel design.

The new requirements are consistent with similar planning measures interstate outlining what builders and engineers will need to consider when designing and building near the tunnels.

What change is proposed?

Certain development applications will be referred to the Commissioner for Highways for review to ensure they do not impact the tunnels.

Not all development applications will require this referral, only those that satisfy the following criteria:

- a new building (or alteration of or extension to an existing building) or temporary structure that exceeds 3 building levels
- excavation or ground intrusion at a depth exceeding 2.5m (such as footings, underground carparks, cellars, pipes or drains)
- fill or earthworks that build up the ground level by more than one metre
- storage of material or equipment or temporary stockpiling over a designated stockpiling or storage area exceeding 100m²

How you submit a development application will not change, this is just an additional step as part of the application process.

The intent is not to stop developments but to ensure they do not impact on the tunnels.

Any development applications lodged after 31 August 2023 will be subject to the new provisions.

What will the referral involve?

The referral will involve a technical assessment to ensure what is proposed will not impact the tunnels.

If the technical assessment finds that the work planned is likely to impact the tunnels, guidance will be provided on elements that don't meet the requirements.

What area is affected by the proposed change?

Properties within the affected area map are those near the northern and southern tunnels shown on the plan over the page. From a planning perspective, the affected area is called the 'Tunnel Protection Overlay.'

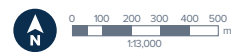
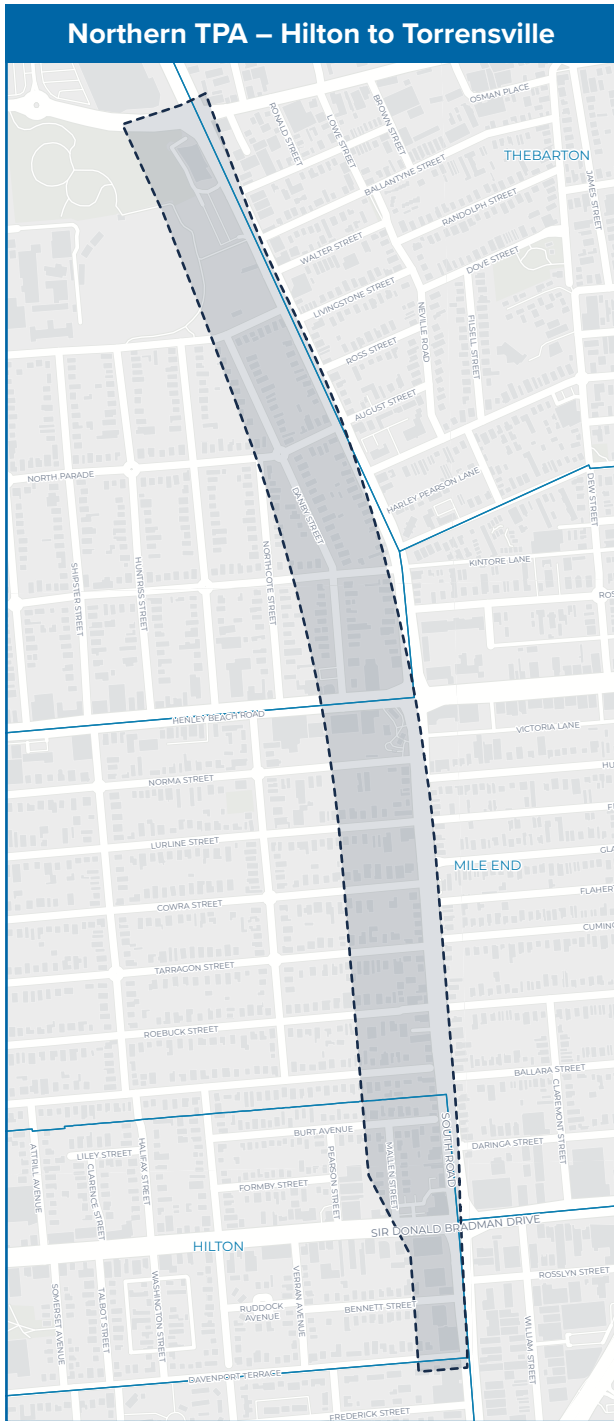
Will the Code Amendment change what can be built?

In most instances, no.

Swimming pools, single storey cellars, as well as footings and foundations associated with buildings less than 3 storeys will generally not require a referral to the Commissioner as they are unlikely to be deeper than 2.5m.

The proposed changes do not change how land is zoned. For example, if a section of land is zoned as residential, the proposed Code Amendment does not change this.

Tunnel Protection Areas (TPAs)



- Tunnel Protection Area Boundary
- Suburb Boundary



Further information and to provide your feedback

The proposed Code Amendment is available on the PlanSA website. Alternatively, please scan the QR code to view this information.

Consultation on the proposed Code Amendment and Building Standard is open from 31 August 2023 to 9 November 2023.

There are several ways to provide your feedback:

- Via our online survey or submission form available on the [PlanSA](#) website.
- Via email to T2D@sa.gov.au
- In writing, addressed to:
Tunnel Protection Overlay Code Amendment
GPO Box 1533
ADELAIDE SA 5001
- By calling 1800 572 414
- Register to attend a drop-in tunnel protection community information session – please visit [On consultation | PlanSA](#) or scan the QR code for more information.

How will my feedback be used?

Your feedback will be used to better understand the potential impacts of the proposed planning policies so that mitigation strategies can be fully considered.

An Engagement Report will summarise all Code Amendment related feedback received during the consultation process. This will be publicly available on the PlanSA Portal following the Minister's decision.



ARTIST'S IMPRESSION

We speak your language



Need information in your language? Call the Interpreting and Translating Centre on:  1800 280 203

For more information



1300 951 145



T2D@sa.gov.au



T2D.sa.gov.au

Meet with the team face-to-face

Visit the T2D Project website for opening times and how to make an appointment to meet the team.



Community Information Centre (southern)

1194 South Road,
Clovelly Park



Community Information Centre pop-up (northern)

Brickworks Marketplace, Shop 24,
(Corner of South Road and Ashwin Parade, Torrensville)



Australian Government



Government of South Australia

Department for Infrastructure
and Transport