Tunnel Protection Overlay Code Amendment

By the Chief Executive, Department for Infrastructure and Transport

THE AMENDMENT - FOR EARLY COMMENCEMENT

Adopted for early commencement by:

Hon Nick Champion MP

Minister for Planning

28. 1.2. 1.22

Tunnel Protection Overlay Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code as outlined in the Draft Code Amendment released for public consultation. These changes will come into operation on an interim basis on the day specified by the notice published in the Gazette and pursuant to Section 78 of the *Planning, Development and Infrastructure Act 2016.*

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, Version 2023.12 published on 17 August 2023. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

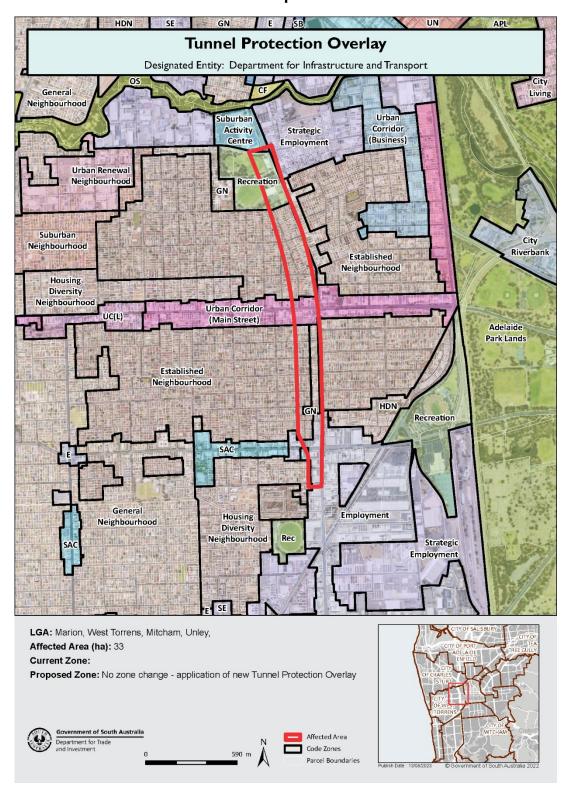
Instructions

Amend the Planning and Design Code as follows:

- 1. Spatially apply the Tunnel Protection Overlay to the 'Affected Area' bounded by the red line in Maps A and B contained in **Attachment A**.
- 2. In Part 3 Overlays, insert, in aphabetical order, new Tunnel Protection Overlay as contained in **Attachment B**.
- 3. In Part 2 Zones and Subzones, amend the following zones in accordance Attachment C:
 - Employment Zone
 - · Established Neighbourhood Zone
 - General Neighbourhood Zone
 - Housing Diversity Neighbourhood Zone
 - Local Activity Zone
 - Recreation Zone
 - Strategic Employment Zone
 - Suburban Activity Centre Zone
 - Suburban Neighbourhood Zone
 - Urban Corridor (Main Street) Zone
 - Urban Neighbourhood Zone.
- 4. In Part 8 Administrative Terms and Definitions, insert in alpahbetical order within the table of definitions, new definition for 'Regulated surface level' in accordance with **Attachment D**.
- In Part 13 Table of Amendments, update the publication date, Code version number, amendment type
 and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect
 the publication of this Code Amendment.

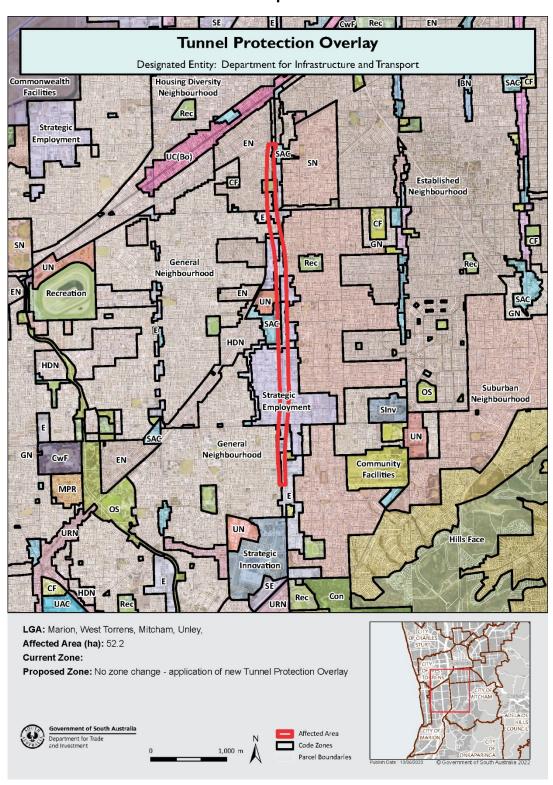
ATTACHMENT A

Map A



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Tunnel Protection Overlay Code Amendment is adopted by the Minister under section 78(1) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Map B



Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Tunnel Protection Overlay Code Amendment is adopted by the Minister under section 78(1) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT B

Tunnel Protection Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desire	d Outcome
DO 1	Development which preserves the integrity and operation of underground tunnel corridors and associated infrastructure.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed to Satisfy Criteria / Designated Performance Feature				
Land U	se and Intensity				
PO 1.1	DTS/DPF 1.1				
Development does not unsatisfactorily	Development satisfies (a) and (b):				
increase loading on underground tunnel corridors or infrastructure.	(a) comprises one or more of the following, and does not exceed 3 building levels above the regulated surface level:				
	(i). ancillary accommodation				
	(ii). carport				
	(iii). child care facility				
	(iv). community facility				
	(v). consulting room				
	(vi). dwelling				
	(vii). educational facility				
	(viii). hotel				
	(ix). office				
	(x). outbuilding				
	(xi). retirement facility				
	(xii). shop (other than a bulky goods outlet)				
	(xiii). student accommodation				
	(xiv). supported accommodation				
	(xv). tourist accommodation				
	(xvi). verandah				
	(xvii). development which is, in the opinion of the relevant authority, minor in nature or				

	would not warrant a referral when considering the purpose of the referral.
	(b) does not include any of the following:
	(i) filling of land more than 1m above the regulated surface level
	(ii) storage of material or equipment or temporary stockpiling over a designated stockpiling or storage area that is larger than 100 square metres.
Excavation and	Ground Intruding Activity
PO 2.1	DTS/DPF 2.1
Development does not unsatisfactorily interact with or reduce the loading on underground tunnel corridors or infrastructure.	Development does not include any of the following: (a) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level
	(b) ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development, and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, development that is within a Tunnel Protection Area	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority in relation to the potential for development to adversely impact upon the safety and structural integrity of tunnels and associated underground infrastructure proposed by or under the care, control and management of the Commissioner of Highways.	Development of a class to which Schedule 9 clause 3 item 8 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

ATTACHMENT C

Drafting Note: Changes proposed by the Code Amendment are outlined as follows:

Deletion shown by red text with strikethrough e.g., remove text Addition shown by green text with underline e.g., add text

Part 2 - Zones and Subzones

Employment Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Ac	cepted Development Classification Criteria
Building work on railway land	1.	Building work is associated with a railway
 Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay 	2.	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
Local Heritage Place OverlaySignificant Landscape Protection OverlayState Heritage Area Overlay	3.	It is required for the conduct or maintenance of railway activities
State Heritage Place Overlay	4.	It does not involve the clearance of native vegetation
	5.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6.	It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8.	It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Class of Development	Accepted Development Classification Criteria
Excavation	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	 It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.
Shade sail Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Area OverlayState Heritage Place Overlay	3. Shade sail consists of permeable material
Claire Freninge France Crona,	 The total area of the sail - does not exceed 40m²
	5. No part of the shade sail will be:
	(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
	(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
	 Primary street setback - at least as far back as the building line of the building to which it is ancillary
	 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
	8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
	Does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level

Class of Development	Accepted Development Classification Criteria
	as delineated by the SA Property and Planning Atlas
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Storage of material or equipment	It does not include storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay,
Temporary public service depot	Occupies land for no longer than 3 months
Except where any of the following apply:	Ensures litter and water are contained on site
Hazards (Flooding) OverlayLocal Heritage Place Overlay	Provides temporary security fencing around the perimeter of the site.
 Major Urban Transport Routes Overlay State Heritage Place Overlay Traffic Generating Development Overlay 	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
Urban Transport Routes Overlay	5. It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m² where located within the Tunnel Protection Overlay.
	6. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Temporary stockpiling	It does not include temporary stockpiling over a designated stockpile area that is larger than 100m² where located within the Tunnel Protection Overlay.
Water tank (above ground) Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Place Overlay	3. The tank is part of a roof drainage system
	4. Total floor area - not exceeding 15m ²
	5. The tank is located wholly above ground
	Tank height - does not exceed 4m above natural ground level

Class of Development	Accepted Development Classification Criteria
	 Primary street setback - at least as far back as the building line of the building to which it is ancillary
	In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour
	Does not involve the clearance of native vegetation.
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Water tank (underground) Except where any of the following apply: Coastal Areas Overlay	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
 Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	The tank (including any associated pump) is located wholly below the level of the ground
	Does not involve the clearance of native vegetation.
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Table 2 – Deemed-to-Satisfy Development Classification

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF</u>

1.1 and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1</u> as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:

- Advertisement
- Replacement building
- Temporary accommodation in an area affected by bushfire

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> <u>and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following Classes of Development:

- Advertisement
- Consulting room
- Light industry

- Office
- Retaining wall
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Warehouse.

Established Neighbourhood Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Ac	cepted Development Classification Criteria
Building work on railway land	1.	Building work is associated with a railway
 Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay 	2.	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
 Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Area Overlay 	3.	It is required for the conduct or maintenance of railway activities
State Heritage Place Overlay	4.	It does not involve the clearance of native vegetation
	5.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6.	It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8.	It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	1.	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Class of Development	Accepted Development Classification Criteria
Filling of land	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	 It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.
Outbuilding Except where any of the following apply:	 The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Flooding) Overlay 	 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
 Historic Area Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay 	3. It is detached from and ancillary to a dwelling erected on the site.
 Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	 Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
	5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
	6. Total floor area - does not exceed 40m ² .
	 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
	8. Building height - does not exceed 5m.
	 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:
	 (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
	(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
	 Site coverage does not exceed 50% or the the amount specified in the Site Coverage Technical and Numeric Variation layer in the SA planning database, whichever is less.

Class of Development	Acc	cepted	d D	evelop	ment Classification Criteria
	11.	for ve does of the	hic no wi	cle acce t excee	g is a garage - door opening ess facing a street frontage - d, in total, 7m in width or 30% he allotment frontage er).
	12.	bound	dar dar	y of the	g abuts or is situated on the allotment (not being a primary street or secondary
		(a		structur	ot result in all relevant walls or res located along the boundary ing 45% of the length of the iry; and
		(t		other w unless bounda building	of the located within 3m of any all along the same boundary on an adjacent site on that ary there is an existing wall of a that would be adjacent to or a proposed wall or structure.
	13.			tbuilding	g is a garage, it is located so ess:
		(8		authoris or an ac has bee	ded via a lawfully existing or sed driveway or access point ccess point for which consent en granted as part of an tion for the division of land; or
		(b	,		btained from a State ned Road, and will use a ay that:
				(i)	is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
				(ii)	will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
				(iii)	is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
				(iv)	is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the

Class of Development	Accepted Development Classification Criteria
	covered car parking space for which it provides vehicle access
	(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
	If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
	15. Does not involve-
	(a) excavation exceeding a vertical height of 1 metre; or
	(b) filling exceeding a vertical height of 1 metre,
	and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
	Does not involve the clearance of native vegetation.
	17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
	(a) a total area as determined by the following table:
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) Minimum percentage of site
	<150 10%
	150-200 15%
	201-450 20%
	>450 25%
	(b) the amount of existing soft landscaping prior to the development occurring.
	19. It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Class of Development	Accepted Development Classification Criteria
Private bushfire shelter Except where any of the following apply:	 The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
 Coastal Areas Overlay Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay 	 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system Primary street setback - at least as far back as
Local Heritage Place OverlayRiver Murray Flood Plain Protection Area Overlay	the building to which it is ancillary 4. Secondary street setback - at least 900mm
 Significant Landscape Protection Overlay State Heritage Area Overlay 	from the boundary of the allotment
State Heritage Place Overlay	 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)
	Does not involve the clearance of native vegetation
	7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	It does not include temporary stockpiling or storage of material or equipment over a
	designated stockpile or storage area that is larger than 100m ² where located within the Tunnel Protection Overlay
	9. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Shade sail Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Area OverlayState Heritage Place Overlay	Shade sail consists of permeable material
State Hemaye Flace Overlay	4. The total area of the sail - does not exceed 40m ²
	5. No part of the shade sail will be:
	(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
	(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment

Class of Development	Acc	epted Development Classi	fication Criteria	
	6.	Primary street setback - at le the building line of the buildi ancillary		
	7.	If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m		
	8.	In a case where any part of supporting structure will be supporting structure will be supporting to any such supporting together with all relevant wallocated along the boundary of 45% of the length of the boundary.	situated on a side he length of the g structure lls or structures will not exceed	
	9.	Does not involve the clearar vegetation	nce of native	
	10.	The development will not be extents of the River Murray as delineated by the SA Pro Planning Atlas	1956 Flood Level	
	11.	Retains a total area of soft la accordance with (a) or (b), w		
		(a). a total area as determined by the following table:		
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	
		<150	10%	
		150-200	15%	
		201-450	20%	
		>450	25%	
		(b). the amount of existing landscaping prior to occurring.		
	12.	It does not involve filling of la above the regulated surface located within the Tunnel Pre	level where	
	13.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within	
Swimming pool or spa pool Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> A	e purposes of	
Coastal Areas OverlayFuture Local Road Widening Overlay	2.	The development will not be encroach, on an area that is	built, or	

Class of Development Accepted Development Classification Criteria Future Road Widening Overlay required for a sewerage system or waste control system Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay It is ancillary to a dwelling erected on the site Historic Area Overlay or a dwelling to be erected on the site in Local Heritage Place Overlay accordance with a development authorisation State Heritage Area Overlay which has been granted State Heritage Place Overlay Allotment boundary setback - not less than 1m Primary street setback - at least as far back as the building line of the building to which it is ancillary Location of filtration system from a dwelling on an adjoining allotment: (a). not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or (b). not less than 12m in any other case. Does not involve the clearance of native vegetation The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: (a). a total area as determined by the following table: Dwelling site area (or in Minimum the case of residential percentage flat building or group of site dwelling(s), average site area) (m2) <150 10% 150-200 15% 201-450 20% >450 25% (b). the amount of existing soft landscaping prior to the development occurring. 10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 11. It does not involve excavation or ground intruding activity more than 2.5m below the

Class of Development	Accepted Development Classification C	Criteria	
	regulated surface level where located the Tunnel Protection Overlay.	<u>within</u>	
Verandah Except where any of the following apply:	 The development will not be contrary regulations prescribed for the purpose section 86 of the Electricity Act 1996. 		
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	The development will not be built, or encroach, on an area that is, or will be required for a sewerage system or wa control system.		
State Heritage Area Overlay	3. It is ancillary to a dwelling erected on	the site	
State Heritage Place Overlay	 Primary street setback – as far back a building line of the building to which it ancillary. 		
	5. Total floor area - does not exceed 40r	n².	
	Post height - does not exceed 3m meaning from natural ground level.	asured	
	7. Building height - does not exceed 5m.		
		Length – does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment.	
	 Site coverage does not exceed 50% of amount specified in the Site Coverage Technical and Numeric Var layer in the Sa planning database while less. 	iation	
	Does not involve the clearance of nati vegetation	ve	
	 Retains a total area of soft landscapin accordance with (a) or (b), whichever 	_	
	(a). a total area as determined by following table:	the	
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) Minimum percenta of site		
	<150 10%		
	150-200 15%	-	
	201-450 20%		
	>450 25%		
	(b). the amount of existing soft landscaping prior to the devel occurring.	opmen	

Class of Development	Aco	cepted Development Classi	ification Criteria		
	12.	It does not involve filling of la above the regulated surface located within the Tunnel Pr	level where		
	13.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within		
Water tank (above ground) Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> and the section 86 of the section 86 of the Electricity and the Electricity and the section 86 of the Electricity and the section 86 of the Electricity and the El	e purposes of		
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage sys control system	e built, or , or will be,		
State Heritage Place Overlay	3.	The tank is part of a roof dra	ainage system		
	4.	Total floor area - not exceed	ling 15m²		
	5.	The tank is located wholly al	bove ground		
	6.	Tank height - does not exceed 4m above natural ground level			
	7.	Primary street setback - at le the building line of the buildi ancillary			
		In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour			
		Does not involve the clearance of native vegetation.			
		Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:			
		(a). a total area as deter following table:	rmined by the		
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site		
		<150	10%		
		150-200	15%		
		201-450	20%		
		>450	25%		
		(b). the amount of existing landscaping prior to occurring.			

Class of Development	Accepted Development Classification Criteria
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Water tank (underground) Except where any of the following apply:	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
 Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	The tank (including any associated pump) is located wholly below the level of the ground
	Does not involve the clearance of native vegetation.
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Table 2 – Deemed-to-Satisfy Development Classification

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:</u>

- Ancillary accommodation
- Carport
- Dwelling addition
- Outbuilding
- Replacement building
- Temporary accommodation in an area affected by bushfire
- Verandah

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Ancillary accommodation
- Carport
- Deck
- Detached dwelling
- Dwelling addition
- Fence
- Group dwelling

- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Verandah.

General Neighbourhood Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Accepted Development Classification Criteria
Building work on railway land	Building work is associated with a railway
 Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay 	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
 Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Area Overlay 	It is required for the conduct or maintenance of railway activities
State Heritage Place Overlay	It does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8. It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. Output Description:
Carport Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
Future Local Road Widening OverlayFuture Road Widening Overlay	The development will not be built, or encroach, on an area that is, or will be,

Cla	ss of Development	Ac	cepted Development Classification Criteria
•	Historic Area Overlay Local Heritage Place Overlay		required for a sewerage system or waste control system.
•	State Heritage Area Overlay State Heritage Place Overlay	3.	It is ancillary to a dwelling erected on the site.
	Clate Heritage Flace Overlay	4.	Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
		5.	Total floor area - does not exceed 40m ² .
		6.	Post height - does not exceed 3m measured from natural ground level (and not including a gable end).
		7.	Building height - does not exceed 5m.
		8.	If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:
			(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
			(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
		9.	If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):
			(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
			(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
		10.	Site coverage does not exceed 60%.
		11.	Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
		12.	The carport is located so that vehicle access:
			 (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or

Class of Development	Accepted Development Classification Criteria
	(b) is not obtained from a State Maintained Road, and will use a driveway that:
	(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
	 (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
	(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
	(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
	 (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
	 If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
	Does not involve the clearance of native vegetation.
	15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
	(a) a total area as determined by the following table:
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) Minimum percentage of site
	<150 10%

Class of Development	Acc	cepted Development Class	ification Criteria			
		150-200	15%			
		201-450	20%			
		>450	25%			
		(b) the amount of existi landscaping prior to occurring.				
	16.	 It does not involve filling of land more than above the regulated surface level where located within the Tunnel Protection Overl 				
	17.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within			
Excavation	1.	It does not involve excavation below the regulated surface located within the Tunnel Pr	level where			
Filling of land	1.	It does not involve filling of la above the regulated surface located within the Tunnel Pr	level where			
Ground intruding activity	1.	It does not involve ground in more than 2.5m below the relevel where located within the Protection Overlay.	egulated surface			
	2.	It does not involve ground in involving an underground dr conduit, tunnel, underground adit.	rain, pipe, cable,			
Outbuilding Except where any of the following apply:	1.	The development will not be regulations prescribed for the section 86 of the Electricity 2	e purposes of			
 Coastal Areas Overlay Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Flooding) Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage sys control system.	s, or will be,			
Historic Area OverlayLocal Heritage Place Overlay	3.	It is detached from and anci erected on the site.	llary to a dwelling			
 Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay 	4.	Primary street setback - at le primary street boundary and the building line of the buildi ancillary.	d as far back as			
	5.	Secondary street setback - a from the boundary of the allehas boundaries on two or m	otment (if the land			
	6.	Total floor area - does not e	xceed 40m ² .			
	7.	Wall height - does not exceed from natural ground level (and gable end).				

Class of Development	Ac	cepted Development Classification Criteria
	8.	Building height - does not exceed 5m.
	9.	If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
		(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
		(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
	10.	Site coverage does not exceed 60%.
	11.	Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
	12.	If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
		 (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
		(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
	13.	If the outbuilding is a garage, it is located so that vehicle access:
		 (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
		(b) is not obtained from a State Maintained Road, and will use a driveway that:
		(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
		(ii) will not interfere with an item of street furniture (including directional signs, lighting,

Class of Development	Acc	epted Develo	oment Class	fication Criteria
				weather shelters), tructure, or a tree;
		(iii)	from the plathe boundar to the finish the front of the work is	o that the gradient ace of access on any of the allotment ed floor level at the carport when completed is not in 1:4 on average
		(iv)	so that there a 20 degrees before centreline of the public round the centre covered car	elative to the street e is no more than e deviation from 90 tween the f the driveway at oad boundary and of the front of the parking space for vides vehicle
		(v)	access from right of way right or way	o as to provide n an alley, lane or - the alley, lane or is at least 6.2m the boundary of nt / site
	14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.			
	15. Does not involve-			
			ation exceedir etre; or	ng a vertical height
		(b) filling e metre,	exceeding a v	ertical height of 1
		and, if the deve excavation and excavation and vertical height	d filling, the to d filling must r	tal combined
	_	Does not involvegetation.	ve the clearar	nce of native
			River Murray	located within the 1956 Flood Level perty and
		Retains a total accordance wi		andscaping in vhichever is less:
			area as deteing table:	mined by the
		Dwelling site the case of re- flat building o	sidential	Minimum percentage of site

Class of Development	Acc	cepted Development Classi	ification Criteria
		dwelling(s), average site area) (m²)	
		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
		(b) the amount of existing landscaping prior to occurring.	
	19.	It does not involve ground in more than 2.5m below the relevel where located within the Protection Overlay.	egulated surface
Private bushfire shelter Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> A	e purposes of
 Coastal Areas Overlay Future Local Road Widening Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage sys or waste control system	, or will be,
Future Road Widening OverlayHazards (Acid Sulfate Soils) Overlay	3.	Primary street setback - at let the building to which it is and	
Hazards (Flooding) OverlayLocal Heritage Place Overlay		Secondary street setback - a from the boundary of the allo	
 River Murray Flood Plain Protection Area Overlay Significant Landscape Protection Overlay 	5.	At least 6m from the corner which abuts the intersection roads (other than where a 4 cut-off is already in place)	of two or more
State Heritage Area Overlay State Heritage Place Overlay	6.	Does not involve the clearar vegetation	nce of native
State Heritage Place Overlay	7.	It does not involve filling of la above the regulated surface located within the Tunnel Pr	level where
	8.	It does not include temporar storage of material or equipmed designated stockpile or storal larger than 100m² where local Tunnel Protection Overlay	ment over a age area that is
	9.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within
Shade sail Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> 2	e purposes of
Future Local Road Widening Overlay	2.	The development will not be encroach, on an area that is	

Class of Development	Acc	cepted Development Classi	ification Criteria		
Future Road Widening OverlayHistoric Area Overlay		required for a sewerage sys control system	tem or waste		
Local Heritage Place OverlayState Heritage Area Overlay	3.	Shade sail consists of perme	eable material		
State Heritage Place Overlay	4.	The total area of the sail - do 40m^2	oes not exceed		
	5.	No part of the shade sail will	l be:		
		(a). 3m above ground or (depending on wher any place within 900 boundary of the allo	re it is situated) at Omm of a		
		(b). 5m above ground or (depending on wher within any other par	e it is situated)		
	6.	Primary street setback - at lethe building line of the building ancillary			
	7.	If any part of the sail will be boundary of the allotment, the along a boundary does not ex-	ne length of sail		
	8.	In a case where any part of supporting structure will be a boundary of the allotment - t sail and any such supporting together with all relevant wa located along the boundary 45% of the length of the bound	situated on a side the length of the g structure lls or structures will not exceed		
	9.	Does not involve the clearance of native vegetation			
	10.	 The development will not be located within extents of the River Murray 1956 Flood Lev as delineated by the SA Property and Planning Atlas 			
	11.	Retains a total area of soft la accordance with (a) or (b), v			
		(a). a total area as determined by the following table:			
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site		
		<150	10%		
		150-200	15%		
		201-450	20%		
		>450	25%		

Class of Development	Accepted Development Classification Criteria
	(b). the amount of existing soft landscaping prior to the development occurring.
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Solar photovoltaic panels (roof mounted) Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
Local Heritage Place OverlayState Heritage Area OverlayState Heritage Place Overlay	 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
	Panels and associated components do not overhang any part of the roof
	Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system
	 If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
Swimming pool or spa pool Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Place Overlay State Heritage Place Overlay 	2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
	3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted
	4. Allotment boundary setback - not less than 1m
	 Primary street setback - at least as far back as the building line of the building to which it is ancillary
	Location of filtration system from a dwelling on an adjoining allotment:
	(a). not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
	(b). not less than 12m in any other case.

Class of Development	Aco	cepted Development Classi	fication Criteria			
	7.	 Does not involve the clearance of native vegetation 				
	8.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.				
	9.	Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:				
		(a). a total area as determined by the following table:				
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)	Minimum percentage of site			
		<150	10%			
		150-200	15%			
		201-450	20%			
		>450	25%			
		(b). the amount of existing soft landscaping prior to the development occurring.				
	10.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay				
	11.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within			
Verandah Except where any of the following apply:	The development will not be contri- regulations prescribed for the purp section 86 of the <i>Electricity Act 19</i>		e purposes of			
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage sys control system.	, or will be,			
State Heritage Area OverlayState Heritage Place Overlay	3.	It is ancillary to a dwelling en	rected on the site.			
• State Heritage Place Overlay	4.	Primary street setback – as building line of the building t ancillary.				
	5.	Total floor area - does not exceed 40m².				
	6.	Post height - does not exceed 3m measured from natural ground level.				
	7.	Building height - does not ex	cceed 5m.			

Class of Development	Acc	Accepted Development Classification Criteria				
	Length – does not exceed 11.5m if a the structure abuts or is situated on boundary of the allotment.					
	9. Site coverage does not exceed 60%.10. Does not involve the clearance of native vegetation					
	11.	 Retains a total area of soft landscaping accordance with (a) or (b), whichever is 				
		(a). a total area as determined by the following table:				
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site			
		<150	10%			
		150-200	15%			
		201-450	20%			
		>450	25%			
		(b). the amount of existing soft landscaping prior to the development occurring.				
	12.	It does not involve filling of land more that above the regulated surface level where located within the Tunnel Protection Over				
	13.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within			
Water tank (above ground) Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> A	e purposes of			
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage syscontrol system	, or will be,			
State Heritage Place Overlay	3.	The tank is part of a roof dra	inage system			
	4.	Total floor area - not exceed	ling 15m ²			
	5.	The tank is located wholly al	pove ground			
	6.	Tank height - does not excentatural ground level	ed 4m above			
	7.	Primary street setback - at le the building line of the building ancillary				

Class of Development	Acc	Accepted Development Classification Criteria			
		 In the case of a tank made of metal - the is pre-colour treated or painted in a non-reflective colour 			
		Does not involve the clearance of native vegetation.			
	10. Retains a total area of soft landscaping is accordance with (a) or (b), whichever is (a). a total area as determined by the following table:				
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)	Minimum percentage of site		
		<150	10%		
		150-200	15%		
		201-450	20%		
		>450	25%		
		(b). the amount of existing soft landscaping prior to the development occurring.			
	 11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay 12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. 				
Water tank (underground) Except where any of the following apply:	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system				
 Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 		The tank (including any associated pump) is located wholly below the level of the ground			
		Does not involve the clearar vegetation.	nce of native		
	 4. It does not involve filling of land more tabove the regulated surface level where located within the Tunnel Protection Or surface intruding activity more than 2.5m below regulated surface level where located within the Tunnel Protection Overlay. 				

Table 2 – Deemed-to-Satisfy Development Classification

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria for the following Classes of Development:</u>

- Ancillary accommodation
- Carport
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Outbuilding
- Replacement building
- Row dwelling
- Semi-detached dwelling
- · Temporary accommodation in an area affected by bushfire
- Verandah

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Ancillary accommodation
- Carport
- Deck
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Fence
- Group dwelling
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Verandah.

Housing Diversity Neighbourhood Zone

Table 1 - Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Accepted Development Classification Criteria
Building work on railway land	Building work is associated with a railway
Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay	2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
	It is required for the conduct or maintenance of railway activities
	It does not involve the clearance of native vegetation
	5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8. It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Carport Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
 Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
	3. It is ancillary to a dwelling erected on the site.
	 Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
	5. Total floor area - does not exceed 40m ² .

Class of Development	Ac	cepted Development Classification Criteria	
	6.	Post height - does not exceed 3m measured from natural ground level (and not including a gable end).	
	7.	Building height - does not exceed 5m.	
	8.	If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:	
		(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and	
		(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.	
	9.	If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):	
		(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and	
		(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.	
	10.	Site coverage does not exceed 60%.	
	11. Door opening for vehicle access facing street frontage - does not exceed, in to in width or 50% of the width of the allot frontage (whichever lesser)		
	12.	The carport is located so that vehicle access:	
		 (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or 	
		(b) is not obtained from a State Maintained Road, and will use a driveway that:	
		(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;	
		(ii) will not interfere with an item of street furniture (including directional signs, lighting,	

Class of Development	Acc	epted Develop	ment Classi	ification Criter	ia	
				weather shelte tructure, or a tre		
		(iii)	from the pla the boundar to the finish the front of the work is	o that the gradi ace of access o ry of the allotmoned floor level at the carport who completed is no in 1:4 on averag	n ent t en ot	
	so that there a 20 degree degrees betw centreline of the public roa the centre of covered car				elative to the street e is no more than e deviation from 90 tween the of the driveway at boad boundary and of the front of the r parking space for vides vehicle	
		(v)	access from right of way right or way	o as to provide n an alley, lane - the alley, land is at least 6.2n the boundary o	e or n	
	13. If any part involves cladding in sheet me have cladding which is pre-colour treated painted in a non-reflective colour.					
	14. Does not involve the clearance of native vegetation.					
			rea of soft landscaping in (a) or (b), whichever is less:			
	(a) a total area as determined following table:					
		Dwelling site at the case of results flat building or dwelling(s), avarea) (m²)	sidential group	Minimum percentage of site		
		<150		10%		
		150-200		15%		
		201-450		20%		
		>450		25%		
				ng soft the developme	∍nt	

Class of Development	Accepted Development Classification Criteria
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	17. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.
Outbuilding Except where any of the following apply:	 The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Flooding) Overlay Historic Area Overlay 	 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
	It is detached from and ancillary to a dwelling erected on the site.
 State Heritage Area Overlay State Heritage Place Overlay 	 Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
	 Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
	6. Total floor area - does not exceed 40m².
	 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
	8. Building height - does not exceed 5m.
	 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:

Class of Development	Accepted Development Classification Criteria
	(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
	(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
	10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
	 (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser
	extent. 11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
	12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
	(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
	(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
	13. If the outbuilding is a garage, it is located so that vehicle access:
	 (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
	(b) is not obtained from a State Maintained Road, and will use a driveway that:
	(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;

Class of Development	Accepted Development Classification Criteria
	(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
	(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
	(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
	(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
	14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
	15. Does not involve-
	(a) excavation exceeding a vertical height of 1 metre; or
	(b) filling exceeding a vertical height of 1 metre,
	and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
	Does not involve the clearance of native vegetation.
	17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
	(a) a total area as determined by the following table:

Class of Development	Acc	cepted Development Class	ification Criteria
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)	Minimum percentage of site
		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
	19.	(b) the amount of existing landscaping prior to occurring. It does not involve ground in more than 2.5m below the relevel where located within the Protection Overlay.	ntruding activity egulated surface
Private bushfire shelter Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i>	e purposes of
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay River Murray Flood Plain Protection Area Overlay Significant Landscape Protection Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage sys or waste control system	s, or will be,
	3.	Primary street setback - at lethe building to which it is an	
	4.	Secondary street setback - from the boundary of the all	
	5.	At least 6m from the corner which abuts the intersection roads (other than where a 4 cut-off is already in place)	of two or more
	6.	Does not involve the clearar vegetation	nce of native
	7.	It does not involve filling of I above the regulated surface located within the Tunnel Pr	level where
	8.	It does not include temporar storage of material or equip designated stockpile or stor- larger than 100m ² where loo Tunnel Protection Overlay	ment over a age area that is
	9.	It does not involve excavation intruding activity more than regulated surface level whe the Tunnel Protection Overl	2.5m below the re located within

Class of Development	Aco	cepted Development Classi	fication Criteria
Shade sail Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> A	e purposes of
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage systemtol system	, or will be,
State Heritage Area Overlay	3.	Shade sail consists of perme	eable material
State Heritage Place Overlay	4.	The total area of the sail - do 40m^2	oes not exceed
	5.	No part of the shade sail will	be:
		(a). 3m above ground or (depending on wher any place within 900 boundary of the allo	e it is situated) at Omm of a
		(b). 5m above ground or (depending on wher within any other par	e it is situated)
	6.	Primary street setback - at le the building line of the building ancillary	
	7.	If any part of the sail will be a boundary of the allotment, the along a boundary does not be	ne length of sail
	8.	In a case where any part of supporting structure will be soundary of the allotment - t sail and any such supporting together with all relevant wa located along the boundary 45% of the length of the boundary.	situated on a side the length of the g structure lls or structures will not exceed
	9.	Does not involve the clearar vegetation	nce of native
	10.	The development will not be extents of the River Murray as delineated by the SA Pro Planning Atlas	1956 Flood Level
	11.	Retains a total area of soft la accordance with (a) or (b), w	
		(a). a total area as deter following table:	mined by the
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
		<150	10%

Class of Development	Acc	cepted Development Classi	fication Criteria
		150-200	15%
		201-450	20%
		>450	25%
		(b). the amount of existing landscaping prior to occurring.	
	12.	It does not involve filling of la above the regulated surface located within the Tunnel Pre	level where
	13.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within
Swimming pool or spa pool Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> A	e purposes of
 Coastal Areas Overlay Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay 	2.	The development will not be encroach, on an area that is required for a sewerage system	, or will be,
 Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	3.	It is ancillary to a dwelling er or a dwelling to be erected of accordance with a developm which has been granted	n the site in
State Hemage Flace Overlay	4.	Allotment boundary setback	- not less than 1m
	5.	Primary street setback - at lethe building line of the building ancillary	
	6.	Location of filtration system an adjoining allotment:	from a dwelling on
		(a). not less than 5m wh system is located in structure that will ha on the transmission	side a solid ve material impact
		(b). not less than 12m in	any other case.
	7.	Does not involve the clearar vegetation	nce of native
	8.	The development will not be extents of the River Murray as delineated by the SA Pro Planning Atlas.	1956 Flood Level
	9.	Retains a total area of soft la accordance with (a) or (b), w	
		(a). a total area as deter following table:	mined by the

Class of Development	Accepted Development Classification Criteria	
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) Minimum percentage of site	
	<150 10%	
	150-200 15%	
	201-450 20%	
	>450 25%	
	(b). the amount of existing soft landscaping prior to the development occurring.	t
	 It does not involve filling of land more than 1r above the regulated surface level where located within the Tunnel Protection Overlay 	
	11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.	
Verandah Except where any of the following apply:	 The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. 	
 Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay 	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.	
	3. It is ancillary to a dwelling erected on the site	
	 Primary street setback – as far back as the building line of the building to which it is ancillary. 	
	5. Total floor area - does not exceed 40m².	
	Post height - does not exceed 3m measured from natural ground level.	
	7. Building height - does not exceed 5m.	
	 Length – does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.)f
	Does not involve the clearance of native vegetation	
	 Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: 	
	(a). a total area as determined by the following table:	

Class of Development	Acc	epted Development Classi	fication Criteria
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
		(b). the amount of existing landscaping prior to occurring.	
	11.	It does not involve filling of la above the regulated surface located within the Tunnel Pre	level where
		It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within
Water tank (above ground) Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> A	e purposes of
 Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 		The development will not be encroach, on an area that is required for a sewerage system	, or will be,
	3.	The tank is part of a roof dra	inage system
	4.	Total floor area - not exceed	ling 15m ²
	5.	The tank is located wholly al	bove ground
		Tank height - does not excenatural ground level	ed 4m above
		Primary street setback - at le the building line of the building ancillary	
		In the case of a tank made of is pre-colour treated or paint reflective colour	
		Does not involve the clearar vegetation.	nce of native
	10.	Retains a total area of soft la accordance with (a) or (b), w	
		(a). a total area as deter following table:	mined by the

Class of Development	Acc	epted Development Classi	fication Criteria
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)	Minimum percentage of site
		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
		(b). the amount of existing soft landscaping prior to the development occurring.	
		It does not involve filling of la above the regulated surface located within the Tunnel Pr	level where
		It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within
Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay		The development will not be encroach, on an area that is required for a sewerage sys control system	, or will be,
		The tank (including any assolocated wholly below the lev	
		Does not involve the clearar vegetation.	nce of native
		It does not involve filling of la above the regulated surface located within the Tunnel Pr	level where
		It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria for the following Classes of Development:</u>

- Ancillary accommodation
- Carport
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:

- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
- (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Outbuilding
- Replacement building
- Row dwelling
- Semi-detached dwelling
- · Temporary accommodation in an area affected by bushfire
- Verandah

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Ancillary accommodation
- Carport
- Deck
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Fence
- Group dwelling
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Verandah.

Local Activity Centre Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Accepted Development Classification Criteria
Building work on railway land	Building work is associated with a railway
Except where any of the following apply:	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14

Class of Development	Accepted Development Classification Criteria
 Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Area Overlay 	of the Planning, Development and Infrastructure (General) Regulations 2017)
	It is required for the conduct or maintenance of railway activities
State Heritage Place Overlay	It does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8. It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.
Partial demolition of a building or structure	None
Except where any of the following apply:	
 Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	

Class of Development	Accepted Development Classification Criteria
Shade sail Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
 State Heritage Area Overlay 	Shade sail consists of permeable material
State Heritage Place Overlay	The total area of the sail - does not exceed 40m ²
	5. No part of the shade sail will be:
	(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
	(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
	8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
	Does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Storage of material or equipment	It does not include storage of material or equipment over a designated storage area that is larger than 100m² where located within the Tunnel Protection Overlay,

Class of Development	Ac	cepted Development Classification Criteria
Temporary public service depot	1.	Occupies land for no longer than 3 months
Except where any of the following apply:	2.	Ensures litter and water are contained on site
Hazards (Flooding) OverlayLocal Heritage Place Overlay	3.	Provides temporary security fencing around the perimeter of the site.
 Major Urban Transport Routes Overlay State Heritage Place Overlay Traffic Generating Development Overlay Urban Transport Routes Overlay 	4. 5.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m² where located within the Tunnel Protection Overlay.
	6.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Temporary stockpiling	1.	It does not include temporary stockpiling over a designated stockpile area that is larger than 100m² where located within the Tunnel Protection Overlay.
Water tank (above ground) Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Place Overlay	3.	The tank is part of a roof drainage system
	4.	Total floor area - not exceeding 15m ²
	5.	The tank is located wholly above ground
	6.	Tank height - does not exceed 4m above natural ground level
	7.	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	8.	In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour
	9.	Does not involve the clearance of native vegetation.
	10.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	11.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Class of Development	Accepted Development Classification Criteria
Water tank (underground)	The development will not be built, or encroach, on an area that is, or will be,
Except where any of the following apply:	required for a sewerage system or waste control system
Coastal Areas OverlayHazards (Acid Sulfate Soils) Overlay	The tank (including any associated pump) is located wholly below the level of the ground
Ramsar Wetlands Overlay	,
	Does not involve the clearance of native vegetation.
	It does not involve filling of land more than 1m above the regulated surface level where
	located within the Tunnel Protection Overlay
	It does not involve excavation or ground intruding activity more than 2.5m below the
	regulated surface level where located within the Tunnel Protection Overlay.

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria for the following Classes of Development:</u>

- Advertisement
- Consulting room
- Office
- Replacement building
- Shop
- · Temporary accommodation in an area affected by bushfire

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Advertisement
- Consulting room
- Dwelling
- Fence
- Office
- Retaining wall
- Shop
- Store
- Telecommunications facility
- Verandah.

Recreation Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Ac	Accepted Development Classification Criteria	
Building work on railway land	1.	Building work is associated with a railway	
 Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay Local Heritage Place Overlay 	2.	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)	
	3.	It is required for the conduct or maintenance of railway activities	
State Heritage Place Overlay	4.	It does not involve the clearance of native vegetation	
	5.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas	
	6.	It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay	
	7.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay	
	8.	It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay	
	9.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.	
Outbuilding Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .	
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.	
	3.	It is detached from and ancillary to a dwelling erected on the site.	
Significant Landscape Protection OverlayState Heritage Area Overlay	4.	Primary street setback - at least 5.5m from the primary street boundary and as far back as	

Class of Development	Aco	cepted Development Classification Criteria
State Heritage Place Overlay		the building line of the building to which it is ancillary.
	5.	Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
	6.	Total floor area - does not exceed 40m ² .
	7.	Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
	8.	Building height - does not exceed 5m.
	9.	If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
		(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
		(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
	10.	If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
		(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
		(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
	11.	Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
	12.	If the outbuilding is a garage door opening for vehicle access facing a street frontage does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
	13.	If the outbuilding is a garage, it is located so that vehicle access:
		(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent

Class of Development	Accepted Development Classification Criteria
	has been granted as part of an application for the division of land; or
	(b) is not obtained from a State Maintained Road, and will use a driveway that:
	(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
	(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
	(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
	(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
	(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
	If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
	15. Does not involve-
	(a) excavation exceeding a vertical height of 1 metre; or
	(b) filling exceeding a vertical height of 1 metre,
	and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
	Does not involve the clearance of native vegetation.

Class of Development	Ac	cepted Development Classification Criteria
	17.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	18.	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	1.	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	1.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	1.	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	2.	It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.
Shade sail Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Area Overlay	3.	Shade sail consists of permeable material
State Heritage Place Overlay	4.	The total area of the sail - does not exceed 40m ²
	5.	No part of the shade sail will be:
		(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
		(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
	6.	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	7.	If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
	8.	In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the

Class of Development	Acc	epted Development Classification Criteria
		sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
		Does not involve the clearance of native vegetation
	10.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	11.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Storage of material or equipment	1.	It does not include storage of material or equipment over a designated storage area that is larger than 100m² where located within the Tunnel Protection Overlay,
Temporary stockpiling	1.	It does not include temporary stockpiling over a designated stockpile area that is larger than 100m² where located within the Tunnel Protection Overlay.
Verandah Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
 Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay 		The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
	3.	It is ancillary to a dwelling erected on the site
	4.	Primary street setback - as far back as the building line of the building to which it is ancillary
	5.	Total floor area - does not exceed 40m2
		Post height - does not exceed 3m measured from natural ground level
	7.	Building height - does not exceed 5m
	8.	Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment
	9.	Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
	10.	Does not involve the clearance of native vegetation.

Class of Development	Aco	cepted Development Classification Criteria
	11.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Water tank (above ground)	1.	The development will not be contrary to the
Except where any of the following apply:		regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Place Overlay	3.	The tank is part of a roof drainage system
	4.	Total floor area - not exceeding 15m ²
	5.	The tank is located wholly above ground
	6.	Tank height - does not exceed 4m above natural ground level
	7.	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	8.	In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour
	9.	Does not involve the clearance of native vegetation.
	10.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	11.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Water tank (underground)	1.	The development will not be built, or encroach, on an area that is, or will be,
Except where any of the following apply:		required for a sewerage system or waste control system
 Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	2.	The tank (including any associated pump) is located wholly below the level of the ground
	3.	Does not involve the clearance of native vegetation.
	4.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5.	It does not involve excavation or ground intruding activity more than 2.5m below the

Class of Development	Accepted Development Classification Criteria
	regulated surface level where located within the Tunnel Protection Overlay.

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria for the following Classes of Development:</u>

- Advertisement
- Outbuilding
- Replacement building
- Temporary accommodation in an area affected by bushfire
- Verandah

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Advertisement
- Outbuilding
- Retaining wall
- Shop
- Verandah.

Strategic Employment Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Accepted Development Classification Criteria
Building work on railway land	Building work is associated with a railway
 Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay 	 It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
 Local Heritage Place Overlay Significant Landscape Protection Overlay 	 It is required for the conduct or maintenance of railway activities
State Heritage Area OverlayState Heritage Place Overlay	 It does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8. It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	 It does not involve ground intruding activity involving an underground drain, pipe, cable,

Class of Development	Ac	cepted Development Classification Criteria
		conduit, tunnel, underground passageway or adit.
Shade sail Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Area Overlay	3.	Shade sail consists of permeable material
State Heritage Place Overlay	4.	The total area of the sail - does not exceed $40 m^2$
	5.	No part of the shade sail will be:
		(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
		(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
	6.	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	7.	If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
	8.	In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
	9.	Does not involve the clearance of native vegetation
	10.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	11.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Storage of material or equipment	1.	It does not include storage of material or equipment over a designated storage area

Class of Development	Acc	cepted Development Classification Criteria
		that is larger than 100m² where located within the Tunnel Protection Overlay,
Temporary public service depot	1.	Occupies land for no longer than 3 months
Except where any of the following apply:	2.	Ensures litter and water are contained on site
Hazards (Flooding) OverlayLocal Heritage Place Overlay	3.	Provides temporary security fencing around the perimeter of the site.
 Major Urban Transport Routes Overlay State Heritage Place Overlay Traffic Generating Development Overlay 	4.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
Urban Transport Routes Overlay	5.	It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m² where located within the Tunnel Protection Overlay.
	6.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Temporary stockpiling	1.	It does not include temporary stockpiling over a designated stockpile area that is larger than 100m² where located within the Tunnel Protection Overlay.
Water tank (above ground) Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Place Overlay	3.	The tank is part of a roof drainage system
	4.	Total floor area - not exceeding 15m ²
	5.	The tank is located wholly above ground
	6.	Tank height - does not exceed 4m above natural ground level
	7.	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	8.	In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour
	9.	Does not involve the clearance of native vegetation.
	10.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	11.	It does not involve excavation or ground intruding activity more than 2.5m below the

Class of Development	Ac	cepted Development Classification Criteria
		regulated surface level where located within the Tunnel Protection Overlay.
 Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	1.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
	2.	The tank (including any associated pump) is located wholly below the level of the ground
	3.	Does not involve the clearance of native vegetation.
	4.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:</u>

- Advertisement
- Replacement Building
- Temporary accommodation in an area affected by bushfire

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> <u>and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Advertisement
- Consulting room
- General Industry
- Light industry
- Office
- Outbuilding
- Retail fuel outlet
- Retaining wall
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Warehouse.

Suburban Activity Centre Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Ac	cepted Development Classification Criteria
Building work on railway land	1.	Building work is associated with a railway
 Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay Local Heritage Place Overlay 	2.	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
	3.	It is required for the conduct or maintenance of railway activities
State Heritage Place Overlay	4.	It does not involve the clearance of native vegetation
	5.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6.	It does not involve building work that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8.	It does not include storage of material or equipment or temporary stockpiling over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	1.	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	1.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	1.	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	2.	It does not involve ground intruding activity involving an underground drain, pipe, cable,

Class of Development	Ac	cepted Development Classification Criteria
		conduit, tunnel, underground passageway or adit.
Shade sail Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Area Overlay	3.	Shade sail consists of permeable material
State Heritage Place Overlay	4.	The total area of the sail - does not exceed $40m^2$
	5.	No part of the shade sail will be:
		(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
		(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
	6.	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	7.	If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
	8.	In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
	9.	Does not involve the clearance of native vegetation
	10.	The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	11.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Storage of material or equipment	1.	It does not include storage of material or equipment over a designated storage area

Class of Development	Accepted Development Classification Criteria
	that is larger than 100m² where located within the Tunnel Protection Overlay,
Temporary public service depot	Occupies land for no longer than 3 months
Except where any of the following apply:	2. Ensures litter and water are contained on site
Hazards (Flooding) OverlayLocal Heritage Place Overlay	Provides temporary security fencing around the perimeter of the site.
 Major Urban Transport Routes Overlay State Heritage Place Overlay Traffic Generating Development Overlay 	4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
Urban Transport Routes Overlay	5. It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m² where located within the Tunnel Protection Overlay.
	6. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Temporary stockpiling	It does not include temporary stockpiling over a designated stockpile area that is larger than 100m² where located within the Tunnel Protection Overlay.
Water tank (above ground) Except where any of the following apply:	 The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
 Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay 	 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Place Overlay	3. The tank is part of a roof drainage system
	4. Total floor area - not exceeding 15m ²
	5. The tank is located wholly above ground
	Tank height - does not exceed 4m above natural ground level
	 Primary street setback - at least as far back as the building line of the building to which it is ancillary
	8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour
	Does not involve the clearance of native vegetation.
	10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	11. It does not involve excavation or ground intruding activity more than 2.5m below the

Class of Development	Ac	cepted Development Classification Criteria
		regulated surface level where located within the Tunnel Protection Overlay.
 Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	1.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
	2.	The tank (including any associated pump) is located wholly below the level of the ground
	3.	Does not involve the clearance of native vegetation.
	4.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:</u>

- Advertisement
- Consulting room
- Office
- · Replacement Building
- Shop
- · Temporary accommodation in an area affected by bushfire

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Advertisement
- Consulting room
- Dwelling
- Fence
- Office
- Retaining wall
- Shop
- Store
- Telecommunications facility
- Verandah.

Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Class of Development	Accepted Development Classification Criteria
Building work on railway land	Building work is associated with a railway
 Coastal Areas Overlay Hazards (Acid Sulphate Soils) Overlay Local Heritage Place Overlay 	It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)
	It is required for the conduct or maintenance of railway activities
	It does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay
	7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8. It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. Output Description:
Carport Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
 Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
	3. It is ancillary to a dwelling erected on the site.
	 Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.

Class of Development	Ac	cepted Development Classification Criteria
	5.	Total floor area - does not exceed 40m ² .
	6.	Post height - does not exceed 3m measured from natural ground level (and not including a gable end).
	7.	Building height - does not exceed 5m.
	8.	If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:
		(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
		(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
	9.	If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):
		(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
		(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
	11.	Site coverage does not exceed 50%. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 30% of the width of the allotment frontage (whichever lesser) The carport is located so that vehicle access:
		 (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
		(b) is not obtained from a State Maintained Road, and will use a driveway that:
		(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
		(ii) will not interfere with an item of street furniture (including directional signs, lighting,

Class of Development	Acce	epted Develop	ment Classi	ification Criter	ia
				weather shelte tructure, or a tre	
		(iii)	from the pla the boundar to the finish the front of the work is	o that the gradiction of the allotmost of the allotmost of the allotmost of the carport who completed is not a 1:4 on average	n ent t en ot
		(iv)	so that there a 20 degrees before centreline of the public root the centre covered car	elative to the stree is no more the deviation from tween the f the driveway and boundary a fifthe front of the parking space vides vehicle	an n 90 at nnd e
		(v)	access from right of way right or way	o as to provide n an alley, lane - the alley, land is at least 6.2n the boundary o nt / site	e or n
	r		vhich is pre-c	in sheet metal- colour treated o olour.	
		Does not involv regetation.	e the clearar	nce of native	
		Retains a total a		andscaping in vhichever is les	ss:
			area as detei g table:	rmined by the	
		Dwelling site at the case of rest flat building or dwelling(s), avarea) (m²)	sidential group	Minimum percentage of site	
		<150		10%	
		150-200		15%	
		201-450		20%	
		>450		25%	
				ng soft the developme	ent

Class of Development	Acc	cepted Development Classification Criteria
	16.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	17.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Excavation	1.	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	1.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	1.	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	2.	It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.
Outbuilding Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
	3.	It is detached from and ancillary to a dwelling erected on the site.
	4.	Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
	5.	Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
	6.	Total floor area - does not exceed 40m ² .
	7.	Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
	8.	Building height - does not exceed 5m.
	9.	If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless: (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Class of Development	Accepted Development Classification Criteria
	(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent. 10. If the outbuilding abuts or is situated on the
	boundary of the allotment (not being a boundary with a primary street or secondary street): (a) it will not result in all relevant walls or
	structures located along the boundary exceeding 45% of the length of the boundary; and
	 (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11. Site coverage does not exceed 50%.
	11. Site coverage does not exceed 50%.12. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
	 If the outbuilding is a garage, it is located so that vehicle access:
	 (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
	(b) is not obtained from a State Maintained Road, and will use a driveway that:
	(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
	(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
	(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
	(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the

Class of Development	Accepted Development Classification Criteria
	centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
	(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
	 If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
	15. Does not involve-
	(a) excavation exceeding a vertical height of 1 metre; or
	(b) filling exceeding a vertical height of 1 metre,
	and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
	Does not involve the clearance of native vegetation.
	17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
	(a) a total area as determined by the following table:
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) Minimum percentage of site
	<150 10%
	150-200 15%
	201-450 20%
	>450 25%
	(b) the amount of existing soft landscaping prior to the development occurring.

Class of Development	Ac	cepted Development Classification Criteria
	19.	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Private bushfire shelter Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Coastal Areas Overlay Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
Hazards (Flooding) OverlayLocal Heritage Place Overlay	3.	Primary street setback - at least as far back as the building to which it is ancillary
 River Murray Flood Plain Protection Area Overlay Significant Landscape Protection Overlay 	4.	Secondary street setback - at least 900mm from the boundary of the allotment
State Heritage Area OverlayState Heritage Place Overlay	5.	At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)
	6.	Does not involve the clearance of native vegetation
	7.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	8.	It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m² where located within the Tunnel Protection Overlay
	9.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Shade sail Except where any of the following apply:	1.	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	2.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
	3.	Shade sail consists of permeable material
	4.	The total area of the sail - does not exceed 40m^2
	5.	No part of the shade sail will be:
		(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment

Class of Development	Accepted Development Classification Criteri	ia
	(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotmer	nt
	Primary street setback - at least as far back the building line of the building to which it is ancillary	
	 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m 	
	8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary)
	Does not involve the clearance of native vegetation	
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 	
	11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:	
	(a). a total area as determined by the following table:	
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²) Minimum percentage of site	
	<150 10%	
	150-200 15%	
	201-450 20%	
	>450 (b). the amount of existing soft landscaping prior to the developme occurring.	nt
	12. It does not involve filling of land more than above the regulated surface level where located within the Tunnel Protection Overlay	
	 It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. 	<u>1</u>

Accepted Development Classification Criteria Class of Development Swimming pool or spa pool The development will not be contrary to the regulations prescribed for the purposes of Except where any of the following apply: section 86 of the Electricity Act 1996. Coastal Areas Overlay The development will not be built, or Future Local Road Widening Overlay encroach, on an area that is, or will be, Future Road Widening Overlay required for a sewerage system or waste Hazards (Acid Sulfate Soils) Overlav control system Hazards (Flooding) Overlay It is ancillary to a dwelling erected on the site Historic Area Overlay or a dwelling to be erected on the site in Local Heritage Place Overlay accordance with a development authorisation State Heritage Area Overlay which has been granted State Heritage Place Overlay Allotment boundary setback - not less than 1m Primary street setback - at least as far back as the building line of the building to which it is ancillary Location of filtration system from a dwelling on an adjoining allotment: (a). not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or (b). not less than 12m in any other case. Does not involve the clearance of native vegetation The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: (a). a total area as determined by the following table: Dwelling site area (or in Minimum the case of residential percentage flat building or group of site dwelling(s), average site area) (m²) 10% <150 150-200 15% 201-450 20% >450 25% (b). the amount of existing soft landscaping prior to the development occurring.

Class of Development	Accepted Development Classification Criteria
	 It does not involve filling of land more than 1r above the regulated surface level where located within the Tunnel Protection Overlay
	11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Verandah	The development will not be contrary to the
Except where any of the following apply:	regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
State Heritage Area OverlayState Heritage Place Overlay	3. It is ancillary to a dwelling erected on the site
• State Hemage Flace Overlay	 Primary street setback – as far back as the building line of the building to which it is ancillary.
	5. Total floor area - does not exceed 40m ² .
	Post height - does not exceed 3m measured from natural ground level.
	7. Building height - does not exceed 5m.
	 Length – does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.
	9. Site coverage does not exceed 60%.
	Does not involve the clearance of native vegetation
	 Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
	(a). a total area as determined by the following table:
	Dwelling site area (or in Minimum
	the case of residential percentage flat building or group dwelling(s), average site area) (m²)
	<150 10%
	150-200 15%
	201-450 20%
	>450 25%
	(b). the amount of existing soft landscaping prior to the development occurring.

Class of Development	Aco	cepted Development Classi	fication Criteria	
	12.	It does not involve filling of la above the regulated surface located within the Tunnel Pr	level where	
	13.	It does not involve excavation intruding activity more than a regulated surface level when the Tunnel Protection Overland	2.5m below the re located within	
Water tank (above ground) Except where any of the following apply:	1.	The development will not be regulations prescribed for th section 86 of the <i>Electricity</i> and the section 86 of the section 86 of the Electricity and the Electricity and the section 86 of the Electricity and the section 86 of the Electricity and the El	e purposes of	
	2.	The development will not be encroach, on an area that is required for a sewerage sys control system	built, or , or will be,	
State Heritage Place Overlay	3.	The tank is part of a roof dra	ainage system	
	4.	Total floor area - not exceed	ling 15m²	
	5.	The tank is located wholly above ground		
	6.	natural ground level		
	7.			
	8.	In the case of a tank made of is pre-colour treated or paint reflective colour		
	9.	Does not involve the clearar vegetation.	nce of native	
	10.	Retains a total area of soft la accordance with (a) or (b), w		
		(a). a total area as deter following table:	mined by the	
		Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	
		<150	10%	
		150-200	15%	
		201-450	20%	
		>450	25%	
		(b). the amount of existing landscaping prior to occurring.		

Class of Development	Aco	cepted Development Classification Criteria
	11.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Water tank (underground) Except where any of the following apply:	1.	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
 Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	2.	The tank (including any associated pump) is located wholly below the level of the ground
	3.	Does not involve the clearance of native vegetation.
	4.	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5.	It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Table 2 – Deemed-to-Satisfy Development Classification

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:</u>

- Ancillary accommodation
- Carport
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Outbuilding
- Replacement building
- Row Dwelling
- Semi-detached Dwelling
- Temporary accommodation in an area affected by bushfire
- Verandah

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Ancillary accommodation
- Carport
- Deck
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Fence
- Group dwelling
- Outbuilding
- · Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Verandah.

Urban Corridor (Main Street) Zone

Table 1 – Accepted Development Classification

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Amend table as outlined below (insert new classes of development in alphabetical order):

Class of Development	Accepted Development Classification Criteria
Excavation	It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Filling of land	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.
Ground intruding activity	It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
	It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.

Class of Development	Accepted Development Classification Criteria
Shade sail Except where any of the following apply:	The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
State Heritage Area Overlay	Shade sail consists of permeable material
State Heritage Place Overlay	4. The total area of the sail - does not exceed 40m ²
	5. No part of the shade sail will be:
	(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
	(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
	Primary street setback - at least as far back as the building line of the building to which it is ancillary
	7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
	8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
	Does not involve the clearance of native vegetation
	 The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Water tank (underground) Except where any of the following apply: Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay	The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development	Accepted Development Classification Criteria
Ramsar Wetlands Overlay	The tank (including any associated pump) is located wholly below the level of the ground
	Does not involve the clearance of native vegetation.
	4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Table 2 – Deemed-to-Satisfy Development Classification

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:</u>

- Advertisement
- Consulting Room
- Office
- Replacement Building
- Shop

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Advertisement
- Consulting room
- Dwelling
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Group dwelling
- Licensed premises
- Office
- Residential flat building
- Shop
- Student accommodation
- Tourist accommodation.

Urban Neighbourhood Zone

Table 1 – Accepted Development Classification

OFFICIAL

Drafting Note: Classes of Development and associated Accepted Development Classification Criteria that are not proposed to be amended have been omitted from the table for clarity.

Amend table as outlined below (insert new classes of development in alphabetical order):

Class of Development	epted Developme	nt Classification Criteria
Excavation	below the regulated	excavation more than 2.5m I surface level where funnel Protection Overlay.
Filling of land	above the regulated	filling of land more than 1md surface level where unnel Protection Overlay.
Ground intruding activity		
	involving an underg	ground intruding activity ground drain, pipe, cable, derground passageway or
Shade sail Except where any of the following apply:		vill not be contrary to the ped for the purposes of lectricity Act 1996
 Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay 		vill not be built, or ea that is, or will be, rage system or waste
State Heritage Area Overlay	Shade sail consists	of permeable material
State Heritage Place Overlay	The total area of the 40m²	e sail - does not exceed
	No part of the shad	e sail will be:
	(depending any place v	ground or floor level on where it is situated) at vithin 900mm of a of the allotment
	(depending	ground or floor level on where it is situated) other part of the allotment
		ack - at least as far back as the building to which it is
	boundary of the allo	il will be situated on a ottment, the length of sail oes not exceed 11m
	supporting structure boundary of the allo sail and any such s together with all rele	evant walls or structures oundary will not exceed

Class of Development	Acc	epted Development Classification Criteria
		Does not involve the clearance of native vegetation
		The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
		It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
		It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
Swimming pool or spa pool Except where any of the following apply:		The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> .
 Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay 		The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
		It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted
Ciato nomago naco o cona,	4.	Allotment boundary setback - not less than 1m
		Primary street setback - at least as far back as the building line of the building to which it is ancillary
		Location of filtration system from a dwelling on an adjoining allotment:
		(a). not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
		(b). not less than 12m in any other case.
		Does not involve the clearance of native vegetation
		The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
		It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
		It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Class of Development	Accepted Development Classification Criteria
Water tank (underground)	The development will not be built, or encroach, on an area that is, or will be,
Except where any of the following apply:	required for a sewerage system or waste control system
 Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	The tank (including any associated pump) is located wholly below the level of the ground
	Does not involve the clearance of native vegetation.
	It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
	5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Table 2 – Deemed-to-Satisfy Development Classification

In Column 5 (Overlay) of Table 2, insert <u>Tunnel Protection Overlay [Land Use and Intensity] DTS/DPF 1.1 and Tunnel Protection Overlay [Excavation and Ground Intruding Activity] DTS/DPF 2.1 as 'Deemed-to-satisfy Development Classification Criteria' for the following Classes of Development:</u>

- Advertisement
- Dwelling addition
- Replacement building
- Temporary accommodation in an area affected by bushfire

Table 3 - Applicable Policies for Performance Assessed Development

In Column 5 (Overlay) of Table 3, insert <u>Tunnel Protection Overlay [Land Use and Intensity] PO 1.1</u> and <u>Tunnel Protection Overlay [Excavation and Ground Intruding Activity] PO 2.1</u> as 'applicable policies' for the following development types:

- Advertisement
- Consulting room
- Deck
- Detached dwelling
- Dwelling
- Dwelling addition
- Group dwelling
- Licensed premises
- Office
- Residential flat building
- Row dwelling
- · Semi-detached dwelling.
- Shop
- Student accommodation
- Tourist accommodation.

ATTACHMENT D

Part 8 - Administrative Terms and Definitions

Insert, in alphabetical order, the following definition for *Regulated Surface Level* into the Administrative Terms and Definitions Table in Part 8 – Administrative Terms and Definitions of the Code:

Term	Definition	Illustrations
(Column A)	(Column B)	(Column C)
Regulated surface level	Means the measured ground surface level within the boundaries of the Tunnel Protection Overlay as established at the time of commencement of operation of the Tunnel Corridor Code Amendment, as shown on the Planning Reference layer of the SA Property and Planning Atlas.	