

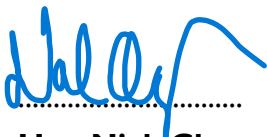
Section 78(1) of the *Planning, Development and Infrastructure Act 2016*

# 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

28.1.22

# 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.

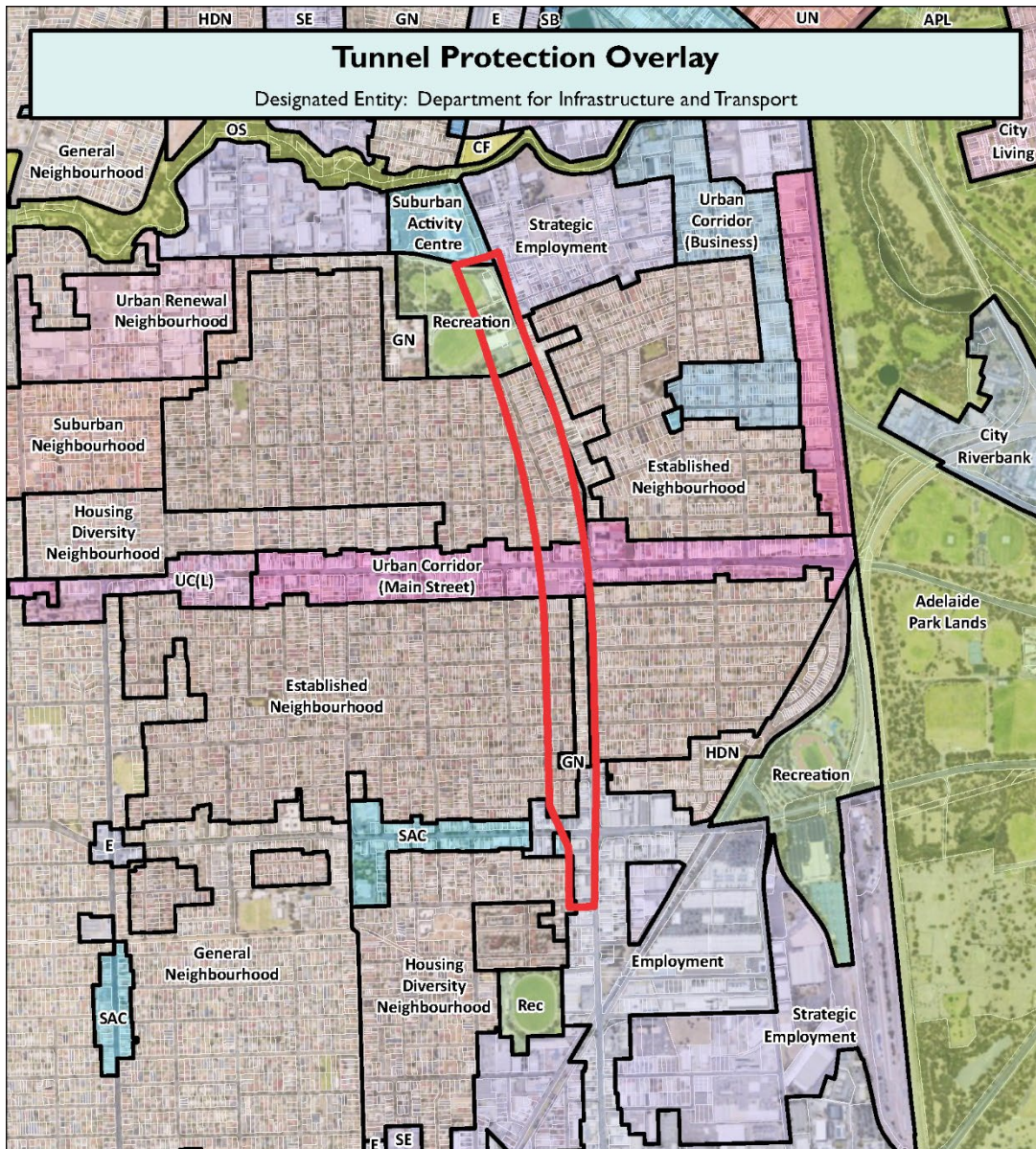
### Instructions

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 alphabetical 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 alphabetical order within the table of definitions, new definition for 'Regulated surface level' in accordance with **Attachment D**.
5. 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

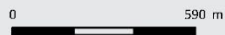
Map A



**LGA:** Marion, West Torrens, Mitcham, Unley,  
**Affected Area (ha):** 33  
**Current Zone:**  
**Proposed Zone:** No zone change - application of new Tunnel Protection Overlay



Government of South Australia  
 Department for Trade and Investment



Affected Area  
 Code Zones  
 Parcel Boundaries

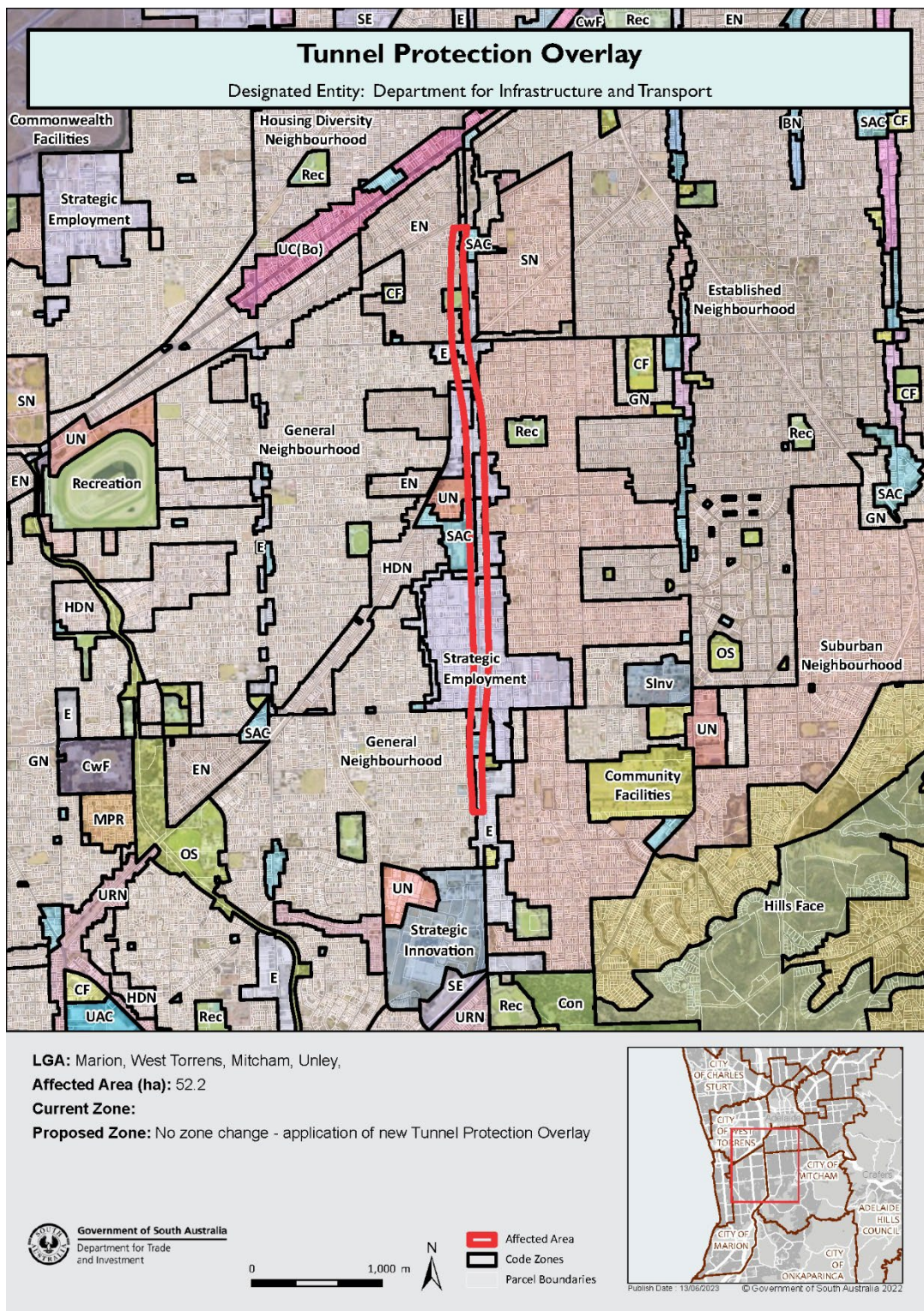


Publish Date: 13/06/2023 © Government of South Australia 2022

**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)**

Desired 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 Use and Intensity	
<p>PO 1.1</p> <p>Development does not unsatisfactorily increase loading on underground tunnel corridors or infrastructure.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a) and (b):</p> <p>(a) comprises one or more of the following, and does not exceed 3 building levels above the regulated surface level:</p> <ul style="list-style-type: none"> <li>(i). ancillary accommodation</li> <li>(ii). carport</li> <li>(iii). child care facility</li> <li>(iv). community facility</li> <li>(v). consulting room</li> <li>(vi). dwelling</li> <li>(vii). educational facility</li> <li>(viii). hotel</li> <li>(ix). office</li> <li>(x). outbuilding</li> <li>(xi). retirement facility</li> <li>(xii). shop (other than a bulky goods outlet)</li> <li>(xiii). student accommodation</li> <li>(xiv). supported accommodation</li> <li>(xv). tourist accommodation</li> <li>(xvi). verandah</li> <li>(xvii). development which is, in the opinion of the relevant authority, minor in nature or</li> </ul>

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

### 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.

<b>Class of Development / Activity</b>	<b>Referral Body</b>	<b>Purpose of Referral</b>	<b>Statutory Reference</b>
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.

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

Class of Development	Accepted Development Classification Criteria
Building work on railway land  Except where any of the following apply: <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	1. Building work is associated with a railway  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  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. <u>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</u>  7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u>  8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u>  9. <u>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>

Class of Development	Accepted Development Classification Criteria
<u>Excavation</u>	1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u>
<u>Filling of land</u>	1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u>
<u>Ground intruding activity</u>	1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u> 2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u>
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 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 <sup>2</sup> 5. No part of the shade sail will be: <ul style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> 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



Class of Development	Accepted Development Classification Criteria
	<p>as delineated by the SA Property and Planning Atlas</p> <p>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>12. <u>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></p>
<u>Storage of material or equipment</u>	<p>1. <u>It does not include storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p>
<p>Temporary public service depot</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Traffic Generating Development Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<p>1. Occupies land for no longer than 3 months</p> <p>2. Ensures litter and water are contained on site</p> <p>3. Provides temporary security fencing around the perimeter of the site.</p> <p>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>5. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p> <p>6. <u>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></p>
<u>Temporary stockpiling</u>	<p>1. <u>It does not include temporary stockpiling over a designated stockpile area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>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</p> <p>3. The tank is part of a roof drainage system</p> <p>4. Total floor area - not exceeding 15m<sup>2</sup></p> <p>5. The tank is located wholly above ground</p> <p>6. Tank height - does not exceed 4m above natural ground level</p>

Class of Development	Accepted Development Classification Criteria
	<ol style="list-style-type: none"> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>11. <u>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></li> </ol>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<ol style="list-style-type: none"> <li>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</li> <li>2. The tank (including any associated pump) is located wholly below the level of the ground</li> <li>3. Does not involve the clearance of native vegetation.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>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></li> </ol>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1](#) and [Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p><u>Excavation</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>

Class of Development	Accepted Development Classification Criteria
<p><u>Filling of land</u></p>	<p>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<p><u>Ground intruding activity</u></p>	<p>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u></p>
<p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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.</p> <p>3. It is detached from and ancillary to a dwelling erected on the site.</p> <p>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.</p> <p>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).</p> <p>6. Total floor area - does not exceed 40m<sup>2</sup>.</p> <p>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).</p> <p>8. Building height - does not exceed 5m.</p> <p>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ul> <p>10. 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.</p>



Class of Development	Accepted Development Classification Criteria
	<p>11. If the outbuilding is a garage - 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).</p> <p>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):</p> <ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ul> <p>13. If the outbuilding is a garage, it is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) is not obtained from a State Maintained Road, and will use a driveway that: <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</li> <li>(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</li> <li>(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</li> </ul> </li> </ul>

Class of Development	Accepted Development Classification Criteria										
	<p>covered car parking space for which it provides vehicle access</p> <p>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p> <p>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.</p> <p>15. Does not involve-</p> <p>(a) excavation exceeding a vertical height of 1 metre; or</p> <p>(b) filling exceeding a vertical height of 1 metre,</p> <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> <p>16. Does not involve the clearance of native vegetation.</p> <p>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</p> <p>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="844 1384 1350 1792"> <thead> <tr> <th data-bbox="850 1391 1177 1570">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1391 1343 1570">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="850 1570 1177 1626">&lt;150</td> <td data-bbox="1177 1570 1343 1626">10%</td> </tr> <tr> <td data-bbox="850 1626 1177 1682">150-200</td> <td data-bbox="1177 1626 1343 1682">15%</td> </tr> <tr> <td data-bbox="850 1682 1177 1738">201-450</td> <td data-bbox="1177 1682 1343 1738">20%</td> </tr> <tr> <td data-bbox="850 1738 1177 1792">&gt;450</td> <td data-bbox="1177 1738 1343 1792">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p> <p>19. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
<p>Private bushfire shelter</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Primary street setback - at least as far back as the building to which it is ancillary</li> <li>4. Secondary street setback - at least 900mm from the boundary of the allotment</li> <li>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)</li> <li>6. Does not involve the clearance of native vegetation</li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:             <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> </ol>

Class of Development	Accepted Development Classification Criteria										
	<p>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>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</p> <p>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</p> <p>9. Does not involve the clearance of native vegetation</p> <p>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</p> <p>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p style="padding-left: 40px;">(a). a total area as determined by the following table:</p> <table border="1" data-bbox="844 1081 1350 1487"> <thead> <tr> <th data-bbox="847 1084 1177 1272">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1084 1347 1272">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1272 1177 1323">&lt;150</td> <td data-bbox="1177 1272 1347 1323">10%</td> </tr> <tr> <td data-bbox="847 1323 1177 1375">150-200</td> <td data-bbox="1177 1323 1347 1375">15%</td> </tr> <tr> <td data-bbox="847 1375 1177 1426">201-450</td> <td data-bbox="1177 1375 1347 1426">20%</td> </tr> <tr> <td data-bbox="847 1426 1177 1478">&gt;450</td> <td data-bbox="1177 1426 1347 1478">25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>Swimming pool or spa pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>2. The development will not be built, or encroach, on an area that is, or will be,</p>										



Class of Development	Accepted Development Classification Criteria										
<ul style="list-style-type: none"> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>required for a sewerage system or waste control system</p> <p>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</p> <p>4. Allotment boundary setback - not less than 1m</p> <p>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>6. Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 40px;">(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</p> <p style="padding-left: 40px;">(b). not less than 12m in any other case.</p> <p>7. Does not involve the clearance of native vegetation</p> <p>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.</p> <p>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p style="padding-left: 40px;">(a). a total area as determined by the following table:</p> <table border="1" data-bbox="844 1279 1350 1686"> <thead> <tr> <th data-bbox="847 1283 1177 1469">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1283 1347 1469">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1469 1177 1525">&lt;150</td> <td data-bbox="1177 1469 1347 1525">10%</td> </tr> <tr> <td data-bbox="847 1525 1177 1581">150-200</td> <td data-bbox="1177 1525 1347 1581">15%</td> </tr> <tr> <td data-bbox="847 1581 1177 1637">201-450</td> <td data-bbox="1177 1581 1347 1637">20%</td> </tr> <tr> <td data-bbox="847 1637 1177 1686">&gt;450</td> <td data-bbox="1177 1637 1347 1686">25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>11. <u>It does not involve excavation or ground intruding activity more than 2.5m below the</u></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria										
	<p><a href="#"><u>regulated surface level where located within the Tunnel Protection Overlay.</u></a></p>										
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback – as far back as the building line of the building to which it is ancillary.</li> <li>5. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>6. Post height - does not exceed 3m measured from natural ground level.</li> <li>7. Building height - does not exceed 5m.</li> <li>8. Length – does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment.</li> <li>9. Site coverage does not exceed 50% or the amount specified in the Site Coverage Technical and Numeric Variation layer in the Sa planning database whichever is less.</li> <li>10. Does not involve the clearance of native vegetation</li> <li>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:             <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:                 <table border="1" data-bbox="845 1444 1348 1848" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0070C0; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0070C0; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(b). the amount of existing soft landscaping prior to the development occurring.</li> </ol> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria										
	<p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>										
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. The tank is part of a roof drainage system</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup></li> <li>5. The tank is located wholly above ground</li> <li>6. Tank height - does not exceed 4m above natural ground level</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:             <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:                 <table border="1" data-bbox="847 1444 1350 1850"> <thead> <tr> <th data-bbox="847 1444 1177 1630">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1444 1350 1630">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1630 1177 1686">&lt;150</td> <td data-bbox="1177 1630 1350 1686">10%</td> </tr> <tr> <td data-bbox="847 1686 1177 1742">150-200</td> <td data-bbox="1177 1686 1350 1742">15%</td> </tr> <tr> <td data-bbox="847 1742 1177 1798">201-450</td> <td data-bbox="1177 1742 1350 1798">20%</td> </tr> <tr> <td data-bbox="847 1798 1177 1850">&gt;450</td> <td data-bbox="1177 1798 1350 1850">25%</td> </tr> </tbody> </table> </li> <li>(b). the amount of existing soft landscaping prior to the development occurring.</li> </ol> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
	11. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a> 12. <a href="#">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.</a>
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	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. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a> 5. <a href="#">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.</a>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1 and Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>2. The development will not be built, or encroach, on an area that is, or will be,</li> </ol>

Class of Development	Accepted Development Classification Criteria
<ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>required for a sewerage system or waste control system.</p> <ol style="list-style-type: none"> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>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.</li> <li>5. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).</li> <li>7. Building height - does not exceed 5m.</li> <li>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:               <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ol> </li> <li>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):               <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ol> </li> <li>10. Site coverage does not exceed 60%.</li> <li>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)</li> <li>12. The carport is located so that vehicle access:               <ol style="list-style-type: none"> <li>(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</li> </ol> </li> </ol>

Class of Development	Accepted Development Classification Criteria				
	<p>(b) is not obtained from a State Maintained Road, and will use a driveway that:</p> <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</li> <li>(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</li> <li>(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</li> <li>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul> <p>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.</p> <p>14. Does not involve the clearance of native vegetation.</p> <p>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:</li> </ul> <table border="1" data-bbox="845 1783 1350 2022"> <thead> <tr> <th data-bbox="845 1783 1177 1968">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1179 1783 1350 1968">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="845 1971 1177 2022">&lt;150</td> <td data-bbox="1179 1971 1350 2022">10%</td> </tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site				
<150	10%				

Class of Development	Accepted Development Classification Criteria							
	<table border="1"> <tr> <td data-bbox="850 248 1169 297">150-200</td> <td data-bbox="1177 248 1345 297">15%</td> </tr> <tr> <td data-bbox="850 297 1169 347">201-450</td> <td data-bbox="1177 297 1345 347">20%</td> </tr> <tr> <td data-bbox="850 347 1169 405">&gt;450</td> <td data-bbox="1177 347 1345 405">25%</td> </tr> </table>	150-200	15%	201-450	20%	>450	25%	<p>(b) the amount of existing soft landscaping prior to the development occurring.</p> <p>16. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>17. <u>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></p>
150-200	15%							
201-450	20%							
>450	25%							
<u>Excavation</u>	1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u>							
<u>Filling of land</u>	1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u>							
<u>Ground intruding activity</u>	1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u>	2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u>						
<p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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.</p> <p>3. It is detached from and ancillary to a dwelling erected on the site.</p> <p>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.</p> <p>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).</p> <p>6. Total floor area - does not exceed 40m<sup>2</sup>.</p> <p>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).</p>							



Class of Development	Accepted Development Classification Criteria
	<p>8. Building height - does not exceed 5m.</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ul> <p>10. Site coverage does not exceed 60%.</p> <p>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)</p> <p>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):</p> <ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ul> <p>13. If the outbuilding is a garage, it is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) is not obtained from a State Maintained Road, and will use a driveway that: <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting,</li> </ul> </li> </ul>

Class of Development	Accepted Development Classification Criteria		
	<p>seating and weather shelters), other infrastructure, or a tree;</p> <p>(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</p> <p>(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</p> <p>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p> <p>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.</p> <p>15. Does not involve-</p> <p>(a) excavation exceeding a vertical height of 1 metre; or</p> <p>(b) filling exceeding a vertical height of 1 metre,</p> <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> <p>16. Does not involve the clearance of native vegetation.</p> <p>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</p> <p>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="845 1912 1350 2029"> <tr> <td data-bbox="845 1912 1177 2029">Dwelling site area (or in the case of residential flat building or group</td> <td data-bbox="1179 1912 1350 2029">Minimum percentage of site</td> </tr> </table>	Dwelling site area (or in the case of residential flat building or group	Minimum percentage of site
Dwelling site area (or in the case of residential flat building or group	Minimum percentage of site		

Class of Development	Accepted Development Classification Criteria	
	dwelling(s), average site area) (m <sup>2</sup> )	
	<150	10%
	150-200	15%
	201-450	20%
	>450	25%
	(b) the amount of existing soft landscaping prior to the development occurring.	
	19. <a href="#">It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</a>	
<p>Private bushfire shelter</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Primary street setback - at least as far back as the building to which it is ancillary</li> <li>4. Secondary street setback - at least 900mm from the boundary of the allotment</li> <li>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)</li> <li>6. Does not involve the clearance of native vegetation</li> <li>7. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></li> <li>8. <a href="#">It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</a></li> <li>9. <a href="#">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.</a></li> </ol>	
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>2. The development will not be built, or encroach, on an area that is, or will be,</li> </ol>	

Class of Development	Accepted Development Classification Criteria										
<ul style="list-style-type: none"> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>required for a sewerage system or waste control system</p> <ol style="list-style-type: none"> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:               <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> <li>9. Does not involve the clearance of native vegetation</li> <li>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</li> <li>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:               <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:</li> </ol> <table border="1" data-bbox="842 1592 1350 1995" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0070C0; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0070C0; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
	<p>(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>2. 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</li> <li>3. Panels and associated components do not overhang any part of the roof</li> <li>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system</li> <li>5. 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.</li> </ol>
<p>Swimming pool or spa pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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</li> <li>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</li> <li>4. Allotment boundary setback - not less than 1m</li> <li>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>6. Location of filtration system from a dwelling on an adjoining allotment:             <ol style="list-style-type: none"> <li>(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</li> <li>(b). not less than 12m in any other case.</li> </ol> </li> </ol>



Class of Development	Accepted Development Classification Criteria										
	<p>7. Does not involve the clearance of native vegetation</p> <p>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.</p> <p>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p style="padding-left: 40px;">(a). a total area as determined by the following table:</p> <table border="1" data-bbox="844 629 1350 1032"> <thead> <tr> <th data-bbox="847 629 1177 815">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 629 1347 815">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 815 1177 869">&lt;150</td> <td data-bbox="1177 815 1347 869">10%</td> </tr> <tr> <td data-bbox="847 869 1177 922">150-200</td> <td data-bbox="1177 869 1347 922">15%</td> </tr> <tr> <td data-bbox="847 922 1177 976">201-450</td> <td data-bbox="1177 922 1347 976">20%</td> </tr> <tr> <td data-bbox="847 976 1177 1032">&gt;450</td> <td data-bbox="1177 976 1347 1032">25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>11. <u>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></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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.</p> <p>3. It is ancillary to a dwelling erected on the site.</p> <p>4. Primary street setback – as far back as the building line of the building to which it is ancillary.</p> <p>5. Total floor area - does not exceed 40m<sup>2</sup>.</p> <p>6. Post height - does not exceed 3m measured from natural ground level.</p> <p>7. Building height - does not exceed 5m.</p>										

Class of Development	Accepted Development Classification Criteria										
	<p>8. Length – does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.</p> <p>9. Site coverage does not exceed 60%.</p> <p>10. Does not involve the clearance of native vegetation</p> <p>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p style="padding-left: 40px;">(a). a total area as determined by the following table:</p> <table border="1" data-bbox="847 647 1350 1052"> <thead> <tr> <th data-bbox="847 647 1177 835">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 647 1350 835">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 835 1177 891">&lt;150</td> <td data-bbox="1177 835 1350 891">10%</td> </tr> <tr> <td data-bbox="847 891 1177 947">150-200</td> <td data-bbox="1177 891 1350 947">15%</td> </tr> <tr> <td data-bbox="847 947 1177 1003">201-450</td> <td data-bbox="1177 947 1350 1003">20%</td> </tr> <tr> <td data-bbox="847 1003 1177 1052">&gt;450</td> <td data-bbox="1177 1003 1350 1052">25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>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</p> <p>3. The tank is part of a roof drainage system</p> <p>4. Total floor area - not exceeding 15m<sup>2</sup></p> <p>5. The tank is located wholly above ground</p> <p>6. Tank height - does not exceed 4m above natural ground level</p> <p>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p>										

Class of Development	Accepted Development Classification Criteria										
	<p>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</p> <p>9. Does not involve the clearance of native vegetation.</p> <p>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p style="padding-left: 40px;">(a). a total area as determined by the following table:</p> <table border="1" data-bbox="847 600 1350 1003"> <thead> <tr> <th data-bbox="847 600 1177 786">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 600 1350 786">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 786 1177 837">&lt;150</td> <td data-bbox="1177 786 1350 837">10%</td> </tr> <tr> <td data-bbox="847 837 1177 889">150-200</td> <td data-bbox="1177 837 1350 889">15%</td> </tr> <tr> <td data-bbox="847 889 1177 940">201-450</td> <td data-bbox="1177 889 1350 940">20%</td> </tr> <tr> <td data-bbox="847 940 1177 1003">&gt;450</td> <td data-bbox="1177 940 1350 1003">25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>12. <u>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></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<p>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</p> <p>2. The tank (including any associated pump) is located wholly below the level of the ground</p> <p>3. Does not involve the clearance of native vegetation.</p> <p>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>5. <u>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></p>										

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1](#) and [Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>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.</li> <li>5. Total floor area - does not exceed 40m<sup>2</sup>.</li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).</p> <p>7. Building height - does not exceed 5m.</p> <p>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:</p> <ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ul> <p>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):</p> <ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ul> <p>10. Site coverage does not exceed 60%.</p> <p>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)</p> <p>12. The carport is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) is not obtained from a State Maintained Road, and will use a driveway that: <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting,</li> </ul> </li> </ul>



Class of Development	Accepted Development Classification Criteria										
	<p>seating and weather shelters), other infrastructure, or a tree;</p> <p>(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</p> <p>(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</p> <p>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p> <p>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.</p> <p>14. Does not involve the clearance of native vegetation.</p> <p>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="844 1435 1350 1843"> <thead> <tr> <th data-bbox="847 1440 1177 1626">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1179 1440 1347 1626">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1628 1177 1680">&lt;150</td> <td data-bbox="1179 1628 1347 1680">10%</td> </tr> <tr> <td data-bbox="847 1682 1177 1733">150-200</td> <td data-bbox="1179 1682 1347 1733">15%</td> </tr> <tr> <td data-bbox="847 1736 1177 1787">201-450</td> <td data-bbox="1179 1736 1347 1787">20%</td> </tr> <tr> <td data-bbox="847 1789 1177 1841">&gt;450</td> <td data-bbox="1179 1789 1347 1841">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
	<p>16. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>17. <u>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></p>
<u>Excavation</u>	<p>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Filling of land</u>	<p>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Ground intruding activity</u>	<p>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u></p>
<p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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.</p> <p>3. It is detached from and ancillary to a dwelling erected on the site.</p> <p>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.</p> <p>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).</p> <p>6. Total floor area - does not exceed 40m<sup>2</sup>.</p> <p>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).</p> <p>8. Building height - does not exceed 5m.</p> <p>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:</p>

Class of Development	Accepted Development Classification Criteria
	<ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ul> <p>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):</p> <ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ul> <p>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)</p> <p>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):</p> <ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ul> <p>13. If the outbuilding is a garage, it is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) is not obtained from a State Maintained Road, and will use a driveway that: <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> </ul> </li> </ul>

Class of Development	Accepted Development Classification Criteria
	<ul style="list-style-type: none"> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</li> <li>(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</li> <li>(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</li> <li>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul> <p>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.</p> <p>15. Does not involve-</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1 metre; or</li> <li>(b) filling exceeding a vertical height of 1 metre,</li> </ul> <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> <p>16. Does not involve the clearance of native vegetation.</p> <p>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</p> <p>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:</li> </ul>

Class of Development	Accepted Development Classification Criteria											
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Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site											
<150	10%											
150-200	15%											
201-450	20%											
>450	25%											
<p>Private bushfire shelter</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>(b) the amount of existing soft landscaping prior to the development occurring.</p> <p>19. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>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</p> <p>3. Primary street setback - at least as far back as the building to which it is ancillary</p> <p>4. Secondary street setback - at least 900mm from the boundary of the allotment</p> <p>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)</p> <p>6. Does not involve the clearance of native vegetation</p> <p>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></p> <p>9. <u>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></p>											

Class of Development	Accepted Development Classification Criteria				
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:               <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> <li>9. Does not involve the clearance of native vegetation</li> <li>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</li> <li>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:               <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:                   <table border="1" data-bbox="842 1765 1348 2004"> <thead> <tr> <th data-bbox="842 1765 1177 1953">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1765 1348 1953">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 1953 1177 2004">&lt;150</td> <td data-bbox="1177 1953 1348 2004">10%</td> </tr> </tbody> </table> </li> </ol> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site				
<150	10%				



Class of Development	Accepted Development Classification Criteria	
	150-200	15%
	201-450	20%
	>450	25%
	<p>(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>	
<p>Swimming pool or spa pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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</p> <p>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</p> <p>4. Allotment boundary setback - not less than 1m</p> <p>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>6. Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 40px;">(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</p> <p style="padding-left: 40px;">(b). not less than 12m in any other case.</p> <p>7. Does not involve the clearance of native vegetation</p> <p>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.</p> <p>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p style="padding-left: 40px;">(a). a total area as determined by the following table:</p>	

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<150	10%											
150-200	15%											
201-450	20%											
>450	25%											
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>11. <u>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></p> <ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback – as far back as the building line of the building to which it is ancillary.</li> <li>5. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>6. Post height - does not exceed 3m measured from natural ground level.</li> <li>7. Building height - does not exceed 5m.</li> <li>8. Length – does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.</li> <li>9. Does not involve the clearance of native vegetation</li> <li>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: <ul style="list-style-type: none"> <li>(a). a total area as determined by the following table:</li> </ul> </li> </ol>											

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Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site											
<150	10%											
150-200	15%											
201-450	20%											
>450	25%											
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. The tank is part of a roof drainage system</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup></li> <li>5. The tank is located wholly above ground</li> <li>6. Tank height - does not exceed 4m above natural ground level</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:             <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:</li> </ol> </li> </ol>											

Class of Development	Accepted Development Classification Criteria											
	<table border="1"> <tr> <th data-bbox="847 241 1177 434">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 241 1350 434">Minimum percentage of site</th> </tr> <tr> <td data-bbox="847 434 1177 488">&lt;150</td> <td data-bbox="1177 434 1350 488">10%</td> </tr> <tr> <td data-bbox="847 488 1177 542">150-200</td> <td data-bbox="1177 488 1350 542">15%</td> </tr> <tr> <td data-bbox="847 542 1177 595">201-450</td> <td data-bbox="1177 542 1350 595">20%</td> </tr> <tr> <td data-bbox="847 595 1177 649">&gt;450</td> <td data-bbox="1177 595 1350 649">25%</td> </tr> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%	
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site											
<150	10%											
150-200	15%											
201-450	20%											
>450	25%											
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>Coastal Areas Overlay</li> <li>Hazards (Acid Sulfate Soils) Overlay</li> <li>Ramsar Wetlands Overlay</li> </ul>	<p>(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>11. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></p> <p>12. <a href="#">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.</a></p> <p>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</p> <p>2. The tank (including any associated pump) is located wholly below the level of the ground</p> <p>3. Does not involve the clearance of native vegetation.</p> <p>4. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></p> <p>5. <a href="#">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.</a></p>											

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1 and Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
Building work on railway land	1. Building work is associated with a railway
Except where any of the following apply:	2. 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
<ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>of the Planning, Development and Infrastructure (General) Regulations 2017)</p> <ol style="list-style-type: none"> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p><u>Excavation</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>
<p><u>Filling of land</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>
<p><u>Ground intruding activity</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> <li>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u></li> </ol>
<p>Partial demolition of a building or structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>None</p>



Class of Development	Accepted Development Classification Criteria
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:               <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> <li>9. Does not involve the clearance of native vegetation</li> <li>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</li> <li>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>12. <u>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></li> </ol>
<p><u>Storage of material or equipment</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not include storage of material or equipment over a designated storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> </ol>

Class of Development	Accepted Development Classification Criteria
<p>Temporary public service depot</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Traffic Generating Development Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Occupies land for no longer than 3 months</li> <li>2. Ensures litter and water are contained on site</li> <li>3. Provides temporary security fencing around the perimeter of the site.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> <li>6. <u>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></li> </ol>
<p><u>Temporary stockpiling</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not include temporary stockpiling over a designated stockpile area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> </ol>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. The tank is part of a roof drainage system</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup></li> <li>5. The tank is located wholly above ground</li> <li>6. Tank height - does not exceed 4m above natural ground level</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>11. <u>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></li> </ol>

Class of Development	Accepted Development Classification Criteria
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<ol style="list-style-type: none"> <li>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</li> <li>2. The tank (including any associated pump) is located wholly below the level of the ground</li> <li>3. Does not involve the clearance of native vegetation.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>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></li> </ol>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1](#) and [Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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.</li> <li>3. It is detached from and ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as</li> </ol>

Class of Development	Accepted Development Classification Criteria
<ul style="list-style-type: none"> <li>• State Heritage Place Overlay</li> </ul>	<p>the building line of the building to which it is ancillary.</p> <ol style="list-style-type: none"> <li>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).</li> <li>6. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).</li> <li>8. Building height - does not exceed 5m.</li> <li>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:               <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ol> </li> <li>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):               <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ol> </li> <li>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</li> <li>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)</li> <li>13. If the outbuilding is a garage, it is located so that vehicle access:               <ol style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent</li> </ol> </li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p>has been granted as part of an application for the division of land; or</p> <p>(b) is not obtained from a State Maintained Road, and will use a driveway that:</p> <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</li> <li>(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</li> <li>(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</li> <li>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul> <p>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.</p> <p>15. Does not involve-</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1 metre; or</li> <li>(b) filling exceeding a vertical height of 1 metre,</li> </ul> <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> <p>16. Does not involve the clearance of native vegetation.</p>



Class of Development	Accepted Development Classification Criteria
	<p>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</p> <p>18. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Excavation</u>	<p>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Filling of land</u>	<p>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Ground intruding activity</u>	<p>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u></p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>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</p> <p>3. Shade sail consists of permeable material</p> <p>4. The total area of the sail - does not exceed 40m<sup>2</sup></p> <p>5. No part of the shade sail will be:</p> <ul style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ul> <p>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>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</p> <p>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</p>

Class of Development	Accepted Development Classification Criteria
	<p>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</p> <p>9. Does not involve the clearance of native vegetation</p> <p>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</p> <p>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>12. <u>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></p>
<u>Storage of material or equipment</u>	<p>1. <u>It does not include storage of material or equipment over a designated storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p>
<u>Temporary stockpiling</u>	<p>1. <u>It does not include temporary stockpiling over a designated stockpile area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>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</p> <p>3. It is ancillary to a dwelling erected on the site</p> <p>4. Primary street setback - as far back as the building line of the building to which it is ancillary</p> <p>5. Total floor area - does not exceed 40m<sup>2</sup></p> <p>6. Post height - does not exceed 3m measured from natural ground level</p> <p>7. Building height - does not exceed 5m</p> <p>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>10. Does not involve the clearance of native vegetation.</p>

Class of Development	Accepted Development Classification Criteria
	<p>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>12. <u>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></p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>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</p> <p>3. The tank is part of a roof drainage system</p> <p>4. Total floor area - not exceeding 15m<sup>2</sup></p> <p>5. The tank is located wholly above ground</p> <p>6. Tank height - does not exceed 4m above natural ground level</p> <p>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</p> <p>9. Does not involve the clearance of native vegetation.</p> <p>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>11. <u>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></p>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<p>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</p> <p>2. The tank (including any associated pump) is located wholly below the level of the ground</p> <p>3. Does not involve the clearance of native vegetation.</p> <p>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>5. <u>It does not involve excavation or ground intruding activity more than 2.5m below the</u></p>

Class of Development	Accepted Development Classification Criteria
	<a href="#">regulated surface level where located within the Tunnel Protection Overlay.</a>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1](#) and [Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p><u>Excavation</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>
<p><u>Filling of land</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>
<p><u>Ground intruding activity</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> <li>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable,</u></li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p><a href="#">conduit, tunnel, underground passageway or adit.</a></p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:             <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> <li>9. Does not involve the clearance of native vegetation</li> <li>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</li> <li>11. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></li> <li>12. <a href="#">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.</a></li> </ol>
<p><a href="#">Storage of material or equipment</a></p>	<ol style="list-style-type: none"> <li>1. <a href="#">It does not include storage of material or equipment over a designated storage area</a></li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p><u>that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p>
<p>Temporary public service depot</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Traffic Generating Development Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Occupies land for no longer than 3 months</li> <li>2. Ensures litter and water are contained on site</li> <li>3. Provides temporary security fencing around the perimeter of the site.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> <li>6. <u>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></li> </ol>
<p><u>Temporary stockpiling</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not include temporary stockpiling over a designated stockpile area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> </ol>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. The tank is part of a roof drainage system</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup></li> <li>5. The tank is located wholly above ground</li> <li>6. Tank height - does not exceed 4m above natural ground level</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>11. <u>It does not involve excavation or ground intruding activity more than 2.5m below the</u></li> </ol>



Class of Development	Accepted Development Classification Criteria
	<a href="#">regulated surface level where located within the Tunnel Protection Overlay.</a>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<ol style="list-style-type: none"> <li>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</li> <li>2. The tank (including any associated pump) is located wholly below the level of the ground</li> <li>3. Does not involve the clearance of native vegetation.</li> <li>4. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></li> <li>5. <a href="#">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.</a></li> </ol>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1 and Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>It does not involve building work that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include storage of material or equipment or temporary stockpiling over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p><u>Excavation</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>
<p><u>Filling of land</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></li> </ol>
<p><u>Ground intruding activity</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></li> <li>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable,</u></li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p><u>conduit, tunnel, underground passageway or adit.</u></p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:             <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> <li>9. Does not involve the clearance of native vegetation</li> <li>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</li> <li>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>12. <u>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></li> </ol>
<p><u>Storage of material or equipment</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not include storage of material or equipment over a designated storage area</u></li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p><u>that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></p>
<p>Temporary public service depot</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Major Urban Transport Routes Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Traffic Generating Development Overlay</li> <li>• Urban Transport Routes Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Occupies land for no longer than 3 months</li> <li>2. Ensures litter and water are contained on site</li> <li>3. Provides temporary security fencing around the perimeter of the site.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> <li>6. <u>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></li> </ol>
<p><u>Temporary stockpiling</u></p>	<ol style="list-style-type: none"> <li>1. <u>It does not include temporary stockpiling over a designated stockpile area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay.</u></li> </ol>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. The tank is part of a roof drainage system</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup></li> <li>5. The tank is located wholly above ground</li> <li>6. Tank height - does not exceed 4m above natural ground level</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>11. <u>It does not involve excavation or ground intruding activity more than 2.5m below the</u></li> </ol>

Class of Development	Accepted Development Classification Criteria
	<a href="#">regulated surface level where located within the Tunnel Protection Overlay.</a>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<ol style="list-style-type: none"> <li>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</li> <li>2. The tank (including any associated pump) is located wholly below the level of the ground</li> <li>3. Does not involve the clearance of native vegetation.</li> <li>4. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></li> <li>5. <a href="#">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.</a></li> </ol>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1 and Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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.

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

Class of Development	Accepted Development Classification Criteria
<p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulphate Soils) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. Building work is associated with a railway</li> <li>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)</li> <li>3. It is required for the conduct or maintenance of railway activities</li> <li>4. It does not involve the clearance of native vegetation</li> <li>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</li> <li>6. <u>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</u></li> <li>7. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>8. <u>It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</u></li> <li>9. <u>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></li> </ol>
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>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.</li> </ol>

Class of Development	Accepted Development Classification Criteria
	<p>5. Total floor area - does not exceed 40m<sup>2</sup>.</p> <p>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).</p> <p>7. Building height - does not exceed 5m.</p> <p>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:</p> <ul style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(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.</li> </ul> <p>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):</p> <ul style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(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.</li> </ul> <p>10. Site coverage does not exceed 50%.</p> <p>11. 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)</p> <p>12. The carport is located so that vehicle access:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) is not obtained from a State Maintained Road, and will use a driveway that: <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting,</li> </ul> </li> </ul>



Class of Development	Accepted Development Classification Criteria										
	<p>seating and weather shelters), other infrastructure, or a tree;</p> <p>(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</p> <p>(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</p> <p>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p> <p>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.</p> <p>14. Does not involve the clearance of native vegetation.</p> <p>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="844 1438 1350 1845"> <thead> <tr> <th data-bbox="847 1442 1177 1626">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1179 1442 1347 1626">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1628 1177 1680">&lt;150</td> <td data-bbox="1179 1628 1347 1680">10%</td> </tr> <tr> <td data-bbox="847 1682 1177 1733">150-200</td> <td data-bbox="1179 1682 1347 1733">15%</td> </tr> <tr> <td data-bbox="847 1736 1177 1787">201-450</td> <td data-bbox="1179 1736 1347 1787">20%</td> </tr> <tr> <td data-bbox="847 1789 1177 1841">&gt;450</td> <td data-bbox="1179 1789 1347 1841">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
	<p>16. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>17. <u>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></p>
<u>Excavation</u>	<p>1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Filling of land</u>	<p>1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u></p>
<u>Ground intruding activity</u>	<p>1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u></p> <p>2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u></p>
<p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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.</p> <p>3. It is detached from and ancillary to a dwelling erected on the site.</p> <p>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.</p> <p>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).</p> <p>6. Total floor area - does not exceed 40m<sup>2</sup>.</p> <p>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).</p> <p>8. Building height - does not exceed 5m.</p> <p>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:</p> <p style="margin-left: 40px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p>

Class of Development	Accepted Development Classification Criteria
	<p>(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.</p> <p>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):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(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</p> <p>11. Site coverage does not exceed 50%.</p> <p>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)</p> <p>13. If the outbuilding is a garage, it is located so that vehicle access:</p> <p>(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</p> <p>(b) is not obtained from a State Maintained Road, and will use a driveway that:</p> <p>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</p> <p>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</p> <p>(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</p> <p>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the</p>

Class of Development	Accepted Development Classification Criteria										
	<p>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</p> <p>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p> <p>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.</p> <p>15. Does not involve-</p> <p>(a) excavation exceeding a vertical height of 1 metre; or</p> <p>(b) filling exceeding a vertical height of 1 metre,</p> <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.</p> <p>16. Does not involve the clearance of native vegetation.</p> <p>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</p> <p>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="844 1476 1350 1883"> <thead> <tr> <th data-bbox="852 1487 1174 1659">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1176 1487 1342 1659">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="852 1662 1174 1718">&lt;150</td> <td data-bbox="1176 1662 1342 1718">10%</td> </tr> <tr> <td data-bbox="852 1720 1174 1776">150-200</td> <td data-bbox="1176 1720 1342 1776">15%</td> </tr> <tr> <td data-bbox="852 1778 1174 1834">201-450</td> <td data-bbox="1176 1778 1342 1834">20%</td> </tr> <tr> <td data-bbox="852 1836 1174 1883">&gt;450</td> <td data-bbox="1176 1836 1342 1883">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
	<p>19. <a href="#">It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</a></p>
<p>Private bushfire shelter</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• River Murray Flood Plain Protection Area Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Primary street setback - at least as far back as the building to which it is ancillary</li> <li>4. Secondary street setback - at least 900mm from the boundary of the allotment</li> <li>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)</li> <li>6. Does not involve the clearance of native vegetation</li> <li>7. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a></li> <li>8. <a href="#">It does not include temporary stockpiling or storage of material or equipment over a designated stockpile or storage area that is larger than 100m<sup>2</sup> where located within the Tunnel Protection Overlay</a></li> <li>9. <a href="#">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.</a></li> </ol>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:             <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> </ol> </li> </ol>

Class of Development	Accepted Development Classification Criteria										
	<p>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>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</p> <p>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</p> <p>9. Does not involve the clearance of native vegetation</p> <p>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</p> <p>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a). a total area as determined by the following table:</p> <table border="1" data-bbox="847 1193 1350 1599"> <thead> <tr> <th data-bbox="847 1193 1177 1384">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1193 1350 1384">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1384 1177 1435">&lt;150</td> <td data-bbox="1177 1384 1350 1435">10%</td> </tr> <tr> <td data-bbox="847 1435 1177 1487">150-200</td> <td data-bbox="1177 1435 1350 1487">15%</td> </tr> <tr> <td data-bbox="847 1487 1177 1538">201-450</td> <td data-bbox="1177 1487 1350 1538">20%</td> </tr> <tr> <td data-bbox="847 1538 1177 1599">&gt;450</td> <td data-bbox="1177 1538 1350 1599">25%</td> </tr> </tbody> </table> <p>(b). the amount of existing soft landscaping prior to the development occurring.</p> <p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
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<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria										
<p>Swimming pool or spa pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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</li> <li>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</li> <li>4. Allotment boundary setback - not less than 1m</li> <li>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>6. Location of filtration system from a dwelling on an adjoining allotment:             <ol style="list-style-type: none"> <li>(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</li> <li>(b). not less than 12m in any other case.</li> </ol> </li> <li>7. Does not involve the clearance of native vegetation</li> <li>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.</li> <li>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:             <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:                 <table border="1" data-bbox="842 1451 1348 1859" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0070C0; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0070C0; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(b). the amount of existing soft landscaping prior to the development occurring.</li> </ol> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										



Class of Development	Accepted Development Classification Criteria										
	<p>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</p> <p>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.</p>										
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>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.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback – as far back as the building line of the building to which it is ancillary.</li> <li>5. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>6. Post height - does not exceed 3m measured from natural ground level.</li> <li>7. Building height - does not exceed 5m.</li> <li>8. Length – does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.</li> <li>9. Site coverage does not exceed 60%.</li> <li>10. Does not involve the clearance of native vegetation</li> <li>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:             <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:                 <table border="1" data-bbox="844 1491 1350 1899" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0070C0; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0070C0; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(b). the amount of existing soft landscaping prior to the development occurring.</li> </ol> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
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<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria										
	<p>12. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>13. <u>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></p>										
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Ramsar Wetlands Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. The tank is part of a roof drainage system</li> <li>4. Total floor area - not exceeding 15m<sup>2</sup></li> <li>5. The tank is located wholly above ground</li> <li>6. Tank height - does not exceed 4m above natural ground level</li> <li>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour</li> <li>9. Does not involve the clearance of native vegetation.</li> <li>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:             <ol style="list-style-type: none"> <li>(a). a total area as determined by the following table:                 <table border="1" data-bbox="847 1447 1350 1850"> <thead> <tr> <th data-bbox="847 1447 1177 1632">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1177 1447 1350 1632">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="847 1632 1177 1686">&lt;150</td> <td data-bbox="1177 1632 1350 1686">10%</td> </tr> <tr> <td data-bbox="847 1686 1177 1740">150-200</td> <td data-bbox="1177 1686 1350 1740">15%</td> </tr> <tr> <td data-bbox="847 1740 1177 1794">201-450</td> <td data-bbox="1177 1740 1350 1794">20%</td> </tr> <tr> <td data-bbox="847 1794 1177 1850">&gt;450</td> <td data-bbox="1177 1794 1350 1850">25%</td> </tr> </tbody> </table> </li> <li>(b). the amount of existing soft landscaping prior to the development occurring.</li> </ol> </li> </ol>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Class of Development	Accepted Development Classification Criteria
	11. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a> 12. <a href="#">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.</a>
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	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. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</a> 5. <a href="#">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.</a>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1](#) and [Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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
<a href="#">Excavation</a>	1. <a href="#">It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</a>
<a href="#">Filling of land</a>	1. <a href="#">It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</a>
<a href="#">Ground intruding activity</a>	1. <a href="#">It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</a> 2. <a href="#">It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</a>

Class of Development	Accepted Development Classification Criteria
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:               <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> <li>9. Does not involve the clearance of native vegetation</li> <li>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</li> <li>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>12. <u>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></li> </ol>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> </ul>	<ol style="list-style-type: none"> <li>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</li> </ol>

Class of Development	Accepted Development Classification Criteria
<ul style="list-style-type: none"> <li>• Ramsar Wetlands Overlay</li> </ul>	<ol style="list-style-type: none"> <li>2. The tank (including any associated pump) is located wholly below the level of the ground</li> <li>3. Does not involve the clearance of native vegetation.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>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></li> </ol>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

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

**Table 3 - Applicable Policies for Performance Assessed Development**

In Column 5 (Overlay) of Table 3, insert [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1](#) and [Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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**

**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
<u>Excavation</u>	1. <u>It does not involve excavation more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u>
<u>Filling of land</u>	1. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay.</u>
<u>Ground intruding activity</u>	1. <u>It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</u>  2. <u>It does not involve ground intruding activity involving an underground drain, pipe, cable, conduit, tunnel, underground passageway or adit.</u>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>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</li> <li>3. Shade sail consists of permeable material</li> <li>4. The total area of the sail - does not exceed 40m<sup>2</sup></li> <li>5. No part of the shade sail will be:             <ol style="list-style-type: none"> <li>(a). 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</li> <li>(b). 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</li> </ol> </li> <li>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary</li> <li>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</li> <li>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</li> </ol>



Class of Development	Accepted Development Classification Criteria
	<p>9. Does not involve the clearance of native vegetation</p> <p>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</p> <p>11. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>12. <u>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></p>
<p>Swimming pool or spa pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<p>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</p> <p>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</p> <p>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</p> <p>4. Allotment boundary setback - not less than 1m</p> <p>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary</p> <p>6. Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 40px;">(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</p> <p style="padding-left: 40px;">(b). not less than 12m in any other case.</p> <p>7. Does not involve the clearance of native vegetation</p> <p>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.</p> <p>9. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></p> <p>10. <u>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></p>

Class of Development	Accepted Development Classification Criteria
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Hazards (Acid Sulfate Soils) Overlay</li> <li>• Ramsar Wetlands Overlay</li> </ul>	<ol style="list-style-type: none"> <li>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</li> <li>2. The tank (including any associated pump) is located wholly below the level of the ground</li> <li>3. Does not involve the clearance of native vegetation.</li> <li>4. <u>It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay</u></li> <li>5. <u>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></li> </ol>

**Table 2 – Deemed-to-Satisfy Development Classification**

In Column 5 (Overlay) of Table 2, insert [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:

- 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 [Tunnel Protection Overlay \[Land Use and Intensity\] PO 1.1 and Tunnel Protection Overlay \[Excavation and Ground Intruding Activity\] PO 2.1](#) 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:

<b>Term (Column A)</b>	<b>Definition (Column B)</b>	<b>Illustrations (Column C)</b>
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.	