

# INFORMATION SHEET: ANCILLARY ACCOMMODATION

## What is ancillary accommodation?

Ancillary Accommodation is defined in the Planning and Design Code as:

*...accommodation that:*

- *is located on the same allotment as an existing dwelling;*
- *contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom; and*
- *is subordinate to and shares the same utilities of the existing dwelling.*

## Do I need development approval?

Yes. Ancillary accommodation always requires an assessment.

## What do I need to do?

An application must be submitted via the PlanSA Portal, which can be accessed here:

[https://plan.sa.gov.au/development\\_applications/lodge\\_an\\_application/lodge\\_online](https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online)

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application (subject to applicable fees).

The information required to be submitted for an application can be found here:

[https://plan.sa.gov.au/\\_data/assets/pdf\\_file/0006/685536/Fact\\_Sheet\\_-\\_Development\\_application\\_checklist.pdf](https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf)

## What is considered as part of the planning assessment of my application?

The following is likely to be considered in a planning assessment of Ancillary Accommodation:

- size;
- wall height and total building height;
- position/location on the site;
- materials and colours;
- ensuring that there will be enough private open space and landscaping remaining on the site;
- any other constraints that may specifically apply to your site; and
- car parking provisions and access.

Keep in mind that different zones have different development policies relating to the assessment of Ancillary Accommodation and these will be considered as part of the assessment of the development application.

You can find out all the policies that apply to ancillary accommodation at your address at the following website by clicking 'what policies apply to a development at an address?': <https://code.plan.sa.gov.au/>

After the planning assessment, a structural building assessment will occur.

# INFORMATION SHEET: ANCILLARY ACCOMMODATION

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002  
admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004  
council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



City of  
Port Lincoln  
Seafood Capital of Australia

(08) 8621 2300

plcc@plcc.sa.gov.au

# INFORMATION SHEET: COMMERCIAL OR INDUSTRIAL DEVELOPMENT

## Do I need development approval to change the type of business or expand my existing business?

You may need development approval to change the type of business or expand an existing business.

Please also note if you are establishing a new business, you will need a development approval unless you are carrying out a home activity (refer to “home activity” information sheet).

## What will be considered as part of my development application to establish or expand my business?

The following is likely to be considered as part of a development application to establish or expand a business:

- Will the hours of operation change and will there be offsite noise impacts to residences?
- Is there a need for additional staff?
- Is there an appropriate amount of car parking available on site?
- Is access in and out of the site still safe and convenient for the amount and size of vehicles it is servicing?
- How will waste be managed?

## What do I need to do to lodge a development application?

A development application is required to be submitted via the PlanSA Portal, which can be accessed here: [https://plan.sa.gov.au/development\\_applications/lodge\\_an\\_application/lodge\\_online](https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online)

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application.

The following information will need to be submitted with a development application:

- existing land use/business and details of proposed land use/business, including on site activities;
- site plan, drawn to scale and detailing:
  - location of existing and proposed buildings/structures (labelled)
  - location of storage and loading areas
  - number of car parks and layout
  - location of wastewater system (if any)
  - location and details regarding access into and through the site
- floor plan (existing and proposed), including any internal alterations/fit outs (if required);
- building elevations;
- civil and stormwater plan;
- details of proposed signage (if any), including dimensions and whether illuminated;
- hours of operation;
- number of staff; and
- declarations for native vegetation and/or electrical infrastructure.

Please note, that after a preliminary assessment has been undertaken of the application, additional information may be requested.

# INFORMATION SHEET: COMMERCIAL OR INDUSTRIAL DEVELOPMENT

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



(08) 8628 2004

council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



(08) 8621 2300

plcc@plcc.sa.gov.au

# INFORMATION SHEET: DOMESTIC OUTBUILDINGS

## What is an outbuilding?

An outbuilding is defined in the Planning and Design Code as:

*“a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building, but does not include a private bushfire shelter.”*

An outbuilding can include sheds, garages and shipping containers where there is already a building (ie. a dwelling) on site. If there is not an existing dwelling on site - see the [frequently asked questions about vacant land](#) information sheet.

## Do I need development approval?

An outbuilding may not require development approval in [certain zones](#) if the following is achieved:

- a) *is detached from and ancillary to another building which is erected on the site, or for which consent has been granted by the relevant authority, or which is classified as accepted development or deemed-to-satisfy development; and*
- b) *has a total floor area not exceeding 15sqm; and*
- c) *has no roofspan (being the horizontal distance between supporting walls, posts or columns of the outbuilding) exceeding 3m, and no part of the building being higher than 2.5m above the natural surface of the ground; and*
- d) *is not being constructed, added to or altered so that any portion of the building is situated -*
  - i) *in front of any part of the building line of the building to which it is ancillary that faces the primary street; or*
  - i) *within 900mm of a boundary of the land with a secondary street (if the land has boundaries on 2 or more roads); and*
- e) *is not within 6m of the intersection of 2 boundaries of the land where those boundaries both face a road, other than where a 4x4m corner cut-off has already been provided (and is to be preserved).*

In some instances, outbuildings will require development approval even where the outbuilding meets the criteria (above). For example, an outbuilding, regardless of its size, will require development approval where the relevant site is subject to flooding.

It is recommended you try the approval wizard available via the link below to find out if your outbuilding needs development approval:

[https://plan.sa.gov.au/development\\_applications/before\\_you\\_lodge/find\\_out\\_if\\_you\\_need\\_approval](https://plan.sa.gov.au/development_applications/before_you_lodge/find_out_if_you_need_approval)

# INFORMATION SHEET: DOMESTIC OUTBUILDINGS

## If I need development approval, what do I need to do?

If development approval is required an application must be submitted via the PlanSA Portal, which can be assessed here:

[https://plan.sa.gov.au/development\\_applications/lodge\\_an\\_application/lodge\\_online](https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online)

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application (subject to applicable fees). The information required to be submitted for an application can be found here:

[https://plan.sa.gov.au/\\_data/assets/pdf\\_file/0006/685536/Fact\\_Sheet\\_-\\_Development\\_application\\_checklist.pdf](https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf)

## What is considered as part of the planning assessment?

The following is likely to be considered in a planning assessment of an outbuilding:

- size;
- wall height and total building height;
- position/location on the site;
- materials and colours;
- any other constraints that may specifically apply to your site; and
- proximity to onsite wastewater system (if relevant).

Keep in mind that different zones have different development policies relating to the assessment of outbuildings and these will be considered as part of your development application. If you wish to build a larger shed, the following will likely be considered:

- the use of shed;
- amenity impacts on neighbours; and
- streetscape/visual impact.

After the planning assessment, a structural building assessment will occur.

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004

council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



(08) 8621 2300

plcc@plcc.sa.gov.au

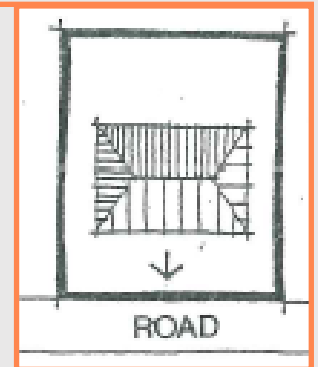
# INFORMATION SHEET: DWELLINGS

## What types of dwellings are there?

There are 5 types of dwellings within the Planning and Design Code. The definitions and example diagrams illustrating these definitions are provided below:

### Detached Dwelling:

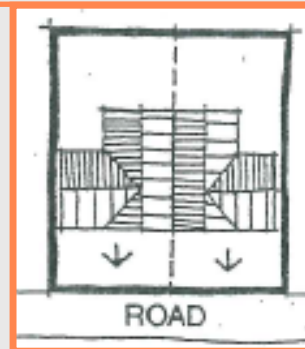
means a detached building comprising 1 dwelling on its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.



### Semi-Detached Dwelling:

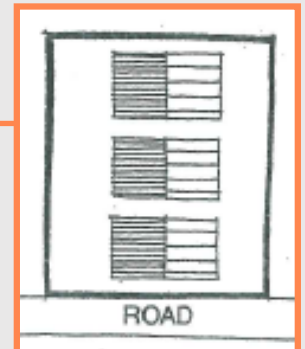
means a dwelling:

- occupying its own site and has a frontage to a public road, or to a road proposed in a plan of division that is the subject of a current development authorisation; and
- comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.



### Group Dwelling:

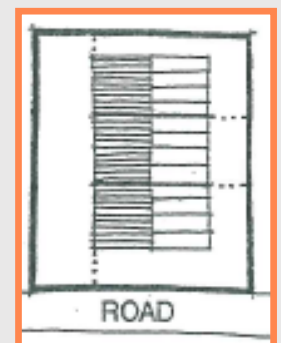
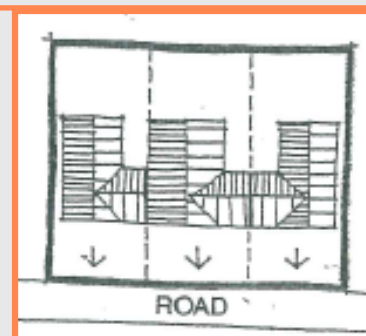
means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.



### Row Dwelling:

means a dwelling:

- occupying its own site and has a frontage to a public road, or to a road proposed in a plan of division that is the subject of a current development authorisation; and
- comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.



### Residential Flat Building:

means a single building in which there are 2 or more dwellings.

# INFORMATION SHEET: DWELLINGS

## Do dwellings require development approval?

Yes, all forms of dwellings require development approval.

## Can I build any type of dwelling on my land?

Each zone provides guidance on the types of dwellings envisaged for a site and provides minimum allotment sizes and frontage widths. For information on subdividing an allotment see “land division/boundary realignment” information sheet. It is recommended you speak with your local Council if you wish to build more than one dwelling on land.

## What do I need to do to get development approval?

A development application is required to be submitted via the PlanSA Portal, which can be accessed here: [https://plan.sa.gov.au/development\\_applications/lodge\\_an\\_application/lodge\\_online](https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online)

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application. The information required to be submitted for an application can be found here: [https://plan.sa.gov.au/\\_data/assets/pdf\\_file/0006/685536/Fact\\_Sheet\\_-\\_Development\\_application\\_checklist.pdf](https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf)

## What other things should be considered?

If the land has not previously had a dwelling on it or was not approved as part of a land division for residential purposes, you may be required to undertake investigations in relation to site contamination. Practice Direction 14: Site Contamination Assessment 2021 the assessment of site contamination can be accessed via this link:

[https://plan.sa.gov.au/resources/planning/practice\\_directions/practice\\_direction\\_14\\_site\\_contamination\\_assessment\\_2021](https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_14_site_contamination_assessment_2021)

Other aspects of consideration are:

- Hazards such as flooding and bushfire risk.
- Existing and/or native vegetation.
- Existing easements, rights of way or other registered interest (encumbrance or land management agreement).
- Gradient/slope of the land and need for earthworks and retaining walls.
- Access to services (water/sewer/electricity), including whether there is a requirement for an onsite wastewater disposal system.

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL OF CLEVE

(08) 8628 2004

council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



(08) 8621 2300

plcc@plcc.sa.gov.au



# INFORMATION SHEET: HOME ACTIVITY

## Do I need development approval to run a business at home?

You will not need development approval if your business fits within the definition of a **home activity** specified below.

## What is a home activity?

The *Planning, Development and Infrastructure (General) Regulations 2017* define a **home activity** as the

*“use of a site by a person resident on the site -*

- a) that does not detrimentally affect the amenity of the locality or any part of the locality; and*
- b) that does not require or involve any of the following:*
  - i. assistance by more than 1 person who is not a resident in the dwelling*
  - ii. use (whether temporary or permanently) of a floor area exceeding 30 square metres*
  - iii. the imposition on the services provided by a public utility organisation of any demand or load greater than that which is ordinarily imposed by other users of the services in the locality*
  - iv. the display of goods in a window or about the dwelling or its curtilage*
  - v. the use of a vehicle exceeding 3 tonne tare in weight”*

Please be aware that your business must not have a detrimental effect on the amenity of the area at any time to fall within the definition of a home activity.

## What sort of home activity can detrimentally defect the amenity?

Generally, a home activity which can cause a problem are activities that will:

- create repeated, prolonged, or loud noise;
- produce smoke, smells, fumes, dust, etc;
- increase traffic in the street or cause congestion by visitor parking and general movement; and/or
- are carried on outside or normal business hours.

If your activity is likely to result in any of the above, your business will require development approval.

## Can I display signage?

Any signage advertising a home activity should be discrete, not detract from the prevailing amenity, and can only be a maximum surface area (sign face) of 0.2 metres.

# INFORMATION SHEET: HOME ACTIVITY

## What do I do if I don't meet the definition of a home activity?

If your home business does not meet the definition of a home activity (overleaf), development approval will be required and an application must be submitted.

Please contact your local Council's planner for more advice about whether this activity can be supported in your zone. See below for Council contact details.

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

[admin@wudinna.sa.gov.au](mailto:admin@wudinna.sa.gov.au)



(08) 8676 0400

[development@dclep.sa.gov.au](mailto:development@dclep.sa.gov.au)



(08) 8626 1001

[dcstreaky@streakybay.sa.gov.au](mailto:dcstreaky@streakybay.sa.gov.au)



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

[dctumby@tumbybay.sa.gov.au](mailto:dctumby@tumbybay.sa.gov.au)



(08) 8627 2026

[council@kimba.sa.gov.au](mailto:council@kimba.sa.gov.au)



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004

[council@cleve.sa.gov.au](mailto:council@cleve.sa.gov.au)



(08) 8687 9177

[dce@elliston.sa.gov.au](mailto:dce@elliston.sa.gov.au)



(08) 8629 2019

[council@franklinharbour.sa.gov.au](mailto:council@franklinharbour.sa.gov.au)



(08) 8625 3407

[council@ceduna.sa.gov.au](mailto:council@ceduna.sa.gov.au)



City of  
Port Lincoln  
Seafood Capital of Australia

(08) 8621 2300

[plcc@plcc.sa.gov.au](mailto:plcc@plcc.sa.gov.au)

# INFORMATION SHEET: LAND DIVISION/BOUNDARY REALIGNMENT

## Can I subdivide my land?

Whether your land can be divided is reliant on a number of factors. A list of some of these factors is provided below. You can find the relevant policies applicable to dividing your land by typing the property address and selecting “land division” at the link below:

[https://code.plan.sa.gov.au/home/what\\_is\\_the\\_property\\_address?code=apply2dev](https://code.plan.sa.gov.au/home/what_is_the_property_address?code=apply2dev)

## What needs to be considered before applying to divide land?

Following is a list of matters that should be explored/investigated prior to lodging a land division application:

- Minimum allotment sizes and frontage width prescribed for the land (by following the steps above).
- If the proposed allotments are of a suitable size and shape to support the future intended development.
- The proposed use of the allotments and the site contamination criteria if the land use of the allotments is proposing to change to a more sensitive land use. Practice Direction 14: Site Contamination Assessment 2021 that guides the assessment of site contamination can be accessed at this link [https://plan.sa.gov.au/resources/planning/practice\\_directions/practice\\_direction\\_14\\_site\\_contamination\\_assessment\\_2021](https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_14_site_contamination_assessment_2021).
- The gradient/slope of the land, including if proposed allotments will require earthworks to support future development.
- Stormwater or surface flows through the site.
- Existing buildings on the site and if they are proposed to be retained (Note: existing buildings may affect future allotment boundaries).
- That safe and convenient access to all allotments can be provided.
- Location of existing services (e.g. water, sewer and electricity) and if there is a need to relocate/upgrade services for the land division.
- Existing easements, rights of way or other registered interest (encumbrance or land management agreement) that may affect future development on the land.
- Existing water courses and/or water bodies.
- Hazards such as bushfire or flood risk.
- Existing vegetation and/or native vegetation.
- In some instances where connection to SA Water mains sewer and water is not available, the relevant authority may request evidence of an approved wastewater application with accompanying engineering documentation that demonstrates all future allotments are capable of achieving connection to an on-site wastewater system.

# INFORMATION SHEET: LAND DIVISION/BOUNDARY REALIGNMENT

## What information needs to be provided with an application?

When lodging an application for land division, a plan of division will need to be provided and must also include the following (where relevant):

- any existing structures on the site;
- topographical features;
- existing registered easements; and
- the location of regulated or significant trees, including trunk circumference.

In some instances where connection to SA Water mains sewer and water is not available, the relevant authority may request evidence of an approved wastewater application with accompanying engineering documentation that demonstrates all future allotments are capable of achieving connection to an on-site wastewater system.

It is recommended that a surveyor be engaged to prepare the plan of division. Please note, that after a preliminary assessment of the application has been undertaken by the relevant authority, additional information may be requested to ensure that the relevant policies in the Planning and Design Code are addressed.

## Who can help me with a land division?

It is recommended that a surveyor be engaged due to the complex drafting requirements associated with legal identification of land and associated easements or encumbrances.

If your land division is complex, we recommend also engaging a planning consultant. In some instances, an engineer may also be required at the planning stage to inform the design of infrastructure.

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004

council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



City of  
Port Lincoln  
Seafood Capital of Australia

(08) 8621 2300

plcc@plcc.sa.gov.au

# INFORMATION SHEET: LAND DIVISION/BOUNDARY REALIGNMENT

## What is the process for dividing land?

2

The relevant authority will undertake a planning assessment which may require public notification or a referral to other government agencies. A planning decision will be made following this.

4

If approval is given, it may include conditions / requirements of consent. These generally relate to infrastructure and service requirements. It is the applicants responsibility to comply with these conditions/requirements. Through the PlanSA Portal (or in writing to Council), you must confirm once all conditions/ requirements have been met. If achieved, Council will issue clearance to the Commission.

6

After receiving the final documents, you may then lodge the application with the Lands Titles Office to obtain the new Certificates of Title.

1

Lodge application on the PlanSA Portal ([https://plan.sa.gov.au/development\\_applications/lodge\\_an\\_application/lodge\\_online](https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online)) and payment of relevant application fees.

3

Land division consent will involve referral to the relevant agencies (ie. SA Water, Commission) and a land division decision will be made.

5

The Commission will check to confirm its conditions have been satisfied and issue a Land Division Certificate.

# INFORMATION SHEET: PUBLIC NOTIFICATION

## When is public notification required?

The *Planning Development and Infrastructure (General) Regulations 2017* specify when a Relevant Authority is required to undertake public notification during the assessment of a development application. Public notification allows neighbours and other interested parties to view the documents submitted as part of the development, make comment on the application and to be heard by the Eyre Peninsula Regional Assessment Panel if they wish.

## What types of public notification are there?

The way a development is notified is determined by its category and any exclusions in the Planning and Design Code.

### **Code Assessed - Performance Assessed**

---

- Letter sent to land owners within 60 metres
- Sign placed on the site for 15 business days
- The Planning and Design Code can exclude classes of Performance Assessed development from public notification and/or from requiring a sign on the land.

### **Impact Assessed - Code Restricted**

---

- Letter sent to land owners within 60 metres
- Sign placed on the site for 20 business days
- Public notice.

### **Impact Assessed - Minister or Regulations**

---

- Letter sent to land owners within 60 metres
- Sign placed on the site for 20 business days
- Public notice
- The Minister may also require additional consultation.

## Where can I find the development applications on public notification?

The development applications that are currently on public notice can be found at the following link:  
[https://plan.sa.gov.au/have\\_your\\_say/notified\\_developments](https://plan.sa.gov.au/have_your_say/notified_developments)

## How much time do I have to make a representation/submission?

The time to which a representation/submission can be made on a publicly notified development application is dependent on the assessment category and varies between 15 and 20 business days. The due date will be identified on the letters, sign and the above website.

## Who can make a submission?

Any interested person can make a submission.

# INFORMATION SHEET: PUBLIC NOTIFICATION

## What is the process for submitting a representation?

**Understand the application:** When you submit a representation, your comments must relate to planning matters only which may include noise, overlooking, visual appearance etc. If you're unsure about which matters may be relevant, you can access the relevant planning policies that apply to the land here: <https://code.plan.sa.gov.au/>

Make sure you read through all documentation provided with the application to fully understand potential planning impacts.

**Prepare your representation:** Your representation must be submitted through an approved form which can be completed digitally or as a printed paper copy. The digital form is available here: [https://plan.sa.gov.au/have\\_your\\_say/notified\\_developments](https://plan.sa.gov.au/have_your_say/notified_developments)

For a representation to be valid, it must be in writing, outline reasons for the representation, include your name and address, and state if you wish to be heard at a public meeting where the decision will be made.

### Submit your representation:

After completing your representation form, you need to provide it to the relevant authority for consideration. If you are submitting your representation digitally, it will automatically be sent to the relevant authority via the Development Application Processing (DAP) system.

If you are submitting your representation in hardcopy, provide this to the relevant authority of the application by post, email or in person prior to the due date. The relevant authority is noted on the representation form and may be the Eyre Peninsula Regional Assessment Panel or the State Commission Assessment Panel (SCAP).

**Track your representation:** All representations submitted are public information, including your name and address. If you have any concerns about details being published, contact the relevant authority for the application. Valid representations will be:

- forwarded to the applicant to give them the opportunity to respond before a decision
- published for a time on the PlanSA portal or in a Panel Agenda as part of the decision-making process for the development.

## What happens with my representation?

Your representation will be forwarded to the Applicant to review and prepare a response. The Relevant Authority will consider both your representation and the Applicant's response in their assessment before making a decision. If you have requested to be heard, you will be invited to a Panel meeting and will have access to the assessment report and the Applicant's response. After the meeting you will be forwarded a copy of the Decision Notification Form, confirming whether the Relevant Authority decided to grant consent or refuse the application.

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL OF CLEVE

(08) 8628 2004

council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



(08) 8621 2300

plcc@plcc.sa.gov.au

# INFORMATION SHEET: RESTRICTED DEVELOPMENT

## What is restricted development?

Restricted developments are types of development that are listed in Table 4 of a Zone in the Planning and Design Code. It typically includes forms of development that are of a scale/use that requires a more rigorous planning assessment.

Restricted developments are assessed by the State Planning Commission ('Commission').

## Where can I find restricted development?

The Planning and Design Code identifies restricted development in each zone, found here: [https://code.plan.sa.gov.au/home/browse\\_the\\_planning\\_and\\_design\\_code?code=browse](https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse)

Open Part 2 – Zones and Subzones and restricted developments can be found listed within Table 4 – Restricted Development Classification of each zone.

You can find out the zone (and other relevant development policies) that apply to land through the PlanSA mapping system (South Australian Property and Planning Atlas or SAPPA) found here: <https://sappa.plan.sa.gov.au/>

Search the property address then right click on the land to see property information. By clicking on the relevant button (see diagram) the zones and overlays which apply to land will be displayed.

Link

**Planning & Design Code:**

All policies that apply to this address

Policies for development at this address

**Planning Report for Parcel:**

Print report

Click the button below to identify planning zone, subzones and overlays that apply to this address

**Planning Zones & Overlays**

Show on screen

Valuation





# INFORMATION SHEET: RESTRICTED DEVELOPMENT

## What is the process for assessing a restricted development?

It is strongly recommended that a planning consultant be engaged to assist in preparing a restricted development application.

If a restricted development can demonstrate (to the satisfaction of the Commission) a social, economic or environmental benefit to the current or future community, and respond to a demonstrated need or demand in the locality, the Commission may decide to proceed with an assessment of the application.

If the Commission decides to proceed, the following information will be requested:

- planning report;
- technical reports (ie. traffic, noise, waste, etc); and
- detailed plans and elevations for the development.

Following receipt of the information, public notification and referral will be undertaken. If representations are received during public notification, the applicant will be able to respond. If any of the representors want to be heard, the application will appear before the Commission at a meeting for a decision.

## Who assesses restricted development applications?

The Commission is the relevant authority for all restricted development, not your local Council or Regional Assessment Panel.

## Who can I contact for more information?

If you have any further information regarding restricted development, please contact the state planning commission at [SAPanningCommission@sa.gov.au](mailto:SAPanningCommission@sa.gov.au) or 1800 752 664.

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

[admin@wudinna.sa.gov.au](mailto:admin@wudinna.sa.gov.au)



(08) 8676 0400

[development@dclep.sa.gov.au](mailto:development@dclep.sa.gov.au)



(08) 8626 1001

[dcstreaky@streakybay.sa.gov.au](mailto:dcstreaky@streakybay.sa.gov.au)



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

[dctumby@tumbybay.sa.gov.au](mailto:dctumby@tumbybay.sa.gov.au)



(08) 8627 2026

[council@kimba.sa.gov.au](mailto:council@kimba.sa.gov.au)



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004

[council@cleve.sa.gov.au](mailto:council@cleve.sa.gov.au)



(08) 8687 9177

[dce@elliston.sa.gov.au](mailto:dce@elliston.sa.gov.au)



(08) 8629 2019

[council@franklinharbour.sa.gov.au](mailto:council@franklinharbour.sa.gov.au)



(08) 8625 3407

[council@ceduna.sa.gov.au](mailto:council@ceduna.sa.gov.au)



City of  
Port Lincoln  
Seafood Capital of Australia

(08) 8621 2300

[plcc@plcc.sa.gov.au](mailto:plcc@plcc.sa.gov.au)

# INFORMATION SHEET: TOURIST ACCOMMODATION

## Do I need development approval to operate tourist accommodation?

Maybe. Tourist accommodation such as eco-pods glamping tents, caravan parks/pads, camp sites, etc, require development approval.

'Air B&Bs' / Bed and Breakfasts may not require development approval if the use falls within the definition of a "home activity". Further details regarding home activities are available on the "home activity" information sheet.

## What do I need to consider before submitting a development application?

Council will assess the following aspects when determining whether tourist accommodation is acceptable on land:

- the relevant Zone and Overlays;
- potential amenity impacts on adjoining neighbours (ie. noise, lighting, traffic);
- management of bushfire risk and environmental impacts;
- length of stay and maximum number of guests at one time; and
- access and parking.

## What do I need to do to lodge a development application?

A development application is required to be submitted via the PlanSA Portal, which can be accessed here: [https://plan.sa.gov.au/development\\_applications/lodge\\_an\\_application/lodge\\_online](https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online)

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application.

The following information will need to be submitted with a development application for tourist accommodation:

- site plan, drawn to scale and including:
  - site boundaries with dimensions
  - location of all existing and proposed structures, including setbacks from allotment boundaries
  - location of proposed visitor car parking as well as parking provided for residents/owners or staff
  - location of wastewater system
  - location and details of access into and through the subject site
- civil and stormwater plan
- floor plan indicating which rooms are to be used for tourist accommodation
- general description of the operation, for example:
  - maximum number of guests at one time
  - details of permanent residents or staff
  - confirmation if any food will be provided to guests (if so, registration of a food business may be necessary)
- details of any new signage
- declarations for native vegetation and/or electrical infrastructure

Please note, that after a preliminary assessment of the application has been undertaken, additional information may be requested.

# INFORMATION SHEET: TOURIST ACCOMMODATION

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002  
admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004  
council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



City of  
Port Lincoln  
Seafood Capital of Australia

(08) 8621 2300

plcc@plcc.sa.gov.au

# INFORMATION SHEET: FREQUENTLY ASKED QUESTIONS ABOUT VACANT RESIDENTIAL LAND

## Can I build a shed before my dwelling?

This depends on the zone your land is in. A shed prior to a dwelling is defined under the Code as a: **“store”** which means a building or enclosed land used for the storage of goods and within or upon which no trade (whether wholesale or retail) or industry is carried on.

Stores are typically not supported in neighbourhood-type (residential) zones.

## What should I consider before deciding to lodge a development application for a store?

You will need to keep in mind that a store is not a residential land use and this can create challenges for future development applications. For example, if a store has been approved and constructed on land and a dwelling is then proposed on the same piece of land, a site contamination assessment may be required to ensure the land is suitable for a dwelling (more information is available here:

[https://plan.sa.gov.au/resources/planning/practice\\_directions/practice\\_direction\\_14\\_site\\_contamination\\_assessment\\_2021](https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_14_site_contamination_assessment_2021)

For this reason, it is recommended that a development application include a shed and a dwelling with the consents staged to allow construction of the shed before the dwelling. If you have any questions about doing this, please contact your local Council.

## If I include my dwelling in the same application, can I change the dwelling design later and how long do I have to build?

Yes, if you change your mind on the design of the dwelling, you can lodge a variation to the original application through the PlanSA Portal.

From the date of development approval, you have 2 years to substantially commence the development and 3 years to complete the development. If you are not able to complete the development within these timeframes you must apply for an extension of time with Council prior to the time lapsing.

## Can I live in a caravan on my land?

You will require development approval to live in a caravan on vacant land. This will require a development application to be submitted to the PlanSA Portal and assessed. The application will be assessed in the same way as a development application for a dwelling and the same information will be provided with the development application (see [https://plan.sa.gov.au/\\_data/assets/pdf\\_file/0006/685536/Fact\\_Sheet\\_-\\_Development\\_application\\_checklist.pdf](https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf)).

Please keep in mind that a number of issues may arise with an application of this nature including:

- sewer and stormwater management; and
- compliance with the Building Rules.

# INFORMATION SHEET: FREQUENTLY ASKED QUESTIONS ABOUT VACANT RESIDENTIAL LAND

## Contact details for your local Council:



Wudinna District Council

(08) 8680 2002

admin@wudinna.sa.gov.au



(08) 8676 0400

development@dclep.sa.gov.au



(08) 8626 1001

dcstreaky@streakybay.sa.gov.au



DISTRICT COUNCIL OF TUMBY BAY

(08) 8688 2101

dctumby@tumbybay.sa.gov.au



(08) 8627 2026

council@kimba.sa.gov.au



DISTRICT COUNCIL  
OF CLEVE

(08) 8628 2004

council@cleve.sa.gov.au



(08) 8687 9177

dce@elliston.sa.gov.au



(08) 8629 2019

council@franklinharbour.sa.gov.au



(08) 8625 3407

council@ceduna.sa.gov.au



City of  
Port Lincoln  
Seafood Capital of Australia

(08) 8621 2300

plcc@plcc.sa.gov.au