

DO I NEED APPROVAL?

If your property is within a State Heritage Area or is a State or Local Heritage Place*, then yes, always.

Approval is NOT required in the following situations:

ADVERTISING/SIGNAGE:

- Displayed on a building used primarily for retail, commercial or business purposes, providing it is not displayed above any verandah or, where there is no verandah, no part of the advertisement is greater than 3.7m above ground level
- Does not move, flash or reflect light to be a traffic distraction
- Is not internally illuminated

AERIALS & TOWERS:

- In the Hills Face Zone - the total height of aerials does not exceed 7.5m (if not attached to a building) or 2m (if attached to a building)
- Outside the Hills Face Zone– the total height of aerials does not exceed 10m (if not attached to a building) or 4m (if attached to a building)

BUILDER'S SHED:

- Used for storing materials or documents, providing amenities for workers, or any other purpose connected with the performance of the building work, other than to provide overnight accommodation
- To be removed upon completion of the relevant building work
- On the ground and totally within the site of the building work

DAMS:

- Outside the Hills Face Zone or a Flood Area†
- With a levee or mound of 3m or less (when measured above natural ground)
- A retaining wall which retains a difference in ground levels less than 1m is to be used or formed
- With capacity less than 5 megalitres

Note: Approval still needs to be sought for dams (where they are not development) from Natural Resources Adelaide & Mount Lofty Ranges (contact details are located in the contact list below).

DECKING:

- Outside the Hills Face Zone, a Bushfire Prone Area or an Historic Conservation Area
- In association with a dwelling
- The floor of the deck is no higher than 500mm above the natural surface of the ground
- Entire deck is more than 900mm from a property boundary

EXCAVATION/FILLING:

- Incidental earthworks for installation of services (i.e., trenches etc)
- If within the Hill Face Zone, the volume of material is less than 9m³
- Not required to enable other development

FENCES:

Swimming pool fencing and any brush fencing closer than 3m to a residential building always requires approval.

Otherwise approval for fencing not required if

- Outside the Hills Face Zone, a Flood Area or Historic Conservation Area
- Not exceeding 2.1m in height (measured from the lower of two adjoining finished ground levels) and no portion exceeds 1m in height within 6m of the intersection of two boundaries of land where those boundaries both face a road, other than where a 4 x 4 metres cut-off has already been provided (and is to be preserved)
- Masonry fence or pillars and not exceeding 1m in height
- Post and wire fence (other than a chain mesh fence in a Flood Area)

Note: Combined fence and retaining wall structures greater than 2.1m require Council Approval.

FLAGPOLE:

- Not attached to a building and not more than 10m in height
- Attached to a building and not more than 4m in height above the topmost point of attachment to the building, exclusive of guy wires

GARAGE/CARPORT DOORS:

- Associated with an existing garage/carport
- Not in front of the building line of a dwelling/building
- Not in an Historic Conservation Zone

HOME ACTIVITY:

- The land is used for residential purposes and the use is conducted by a person resident on the site
- The activity does not require assistance by more than one person who is not a resident in the dwelling
- The activity occupies 30m² or less of floor area (whether temporarily or permanently)
- The activity does not impose a greater load or demand on public utility services than residential activity
- The activity does not display goods in a window or about the dwelling or land
- No vehicle exceeding 3 tonne in weight is used (also refer *Home Based Business* fact sheet)
- Selling of food produce from the land (eg apples, cherries etc)

INTERNAL ALTERATIONS OF BUILDING:

- Demolition of any part of the building (other than the removal of fixtures, fittings or non-load bearing partitions) is involved
- Not adversely affecting the structural soundness of the building or the health of any person occupying or using it

OUTBUILDING (Garages, Tool Sheds, Garden Structures, etc):

- Not located in the Hills Face Zone or Flood Area
- Ancillary to another building which is erected on the site
- Storage is the main purpose
- Not greater than 15m² in floor area (10m² in Historic Conservation Areas)
- Not more than 2.5m in height
- The building span is not greater than 3 metres
- No part of the construction will be situated:
 - In front of the building line of the main building that faces a primary street
 - Less than 900mm from a boundary of the land with a secondary street
 - Within 6m of an intersection of 2 boundaries of the land where those boundaries both face a road, other than where a 4m x 4m cut-off has already been provided (and is to be preserved)

PERGOLAS:

- Associated with an existing dwelling
- No solid roof cover (other than shade cloth)
- Open on each freestanding side
- No part is higher than 4m above ground level
- Not constructed so that any part of the pergola is erected in front of the building line of the dwelling that faces the primary street

RETAINING WALLS:

- The land is not in the Hills Face Zone or a Flood Area
- Not retaining a difference in ground levels exceeding 1m
- Not required to enable other development (in all other cases development approval is required even if the wall is less than 1m in height)

SHADE SAILS:

- The land is not in an Historic Conservation Area
- Constructed of permeable material
- Less than 20m² in area
- No higher than 3m above ground/floor level
- Not constructed so that any part of the shade sail is erected in front of the building line of the building that faces the primary street

SOLAR PANELS:

- The system comprises solar photovoltaic panels that have a total weight not exceeding 100kg
- Panels (and associated components) do not overhang any part of the roof
- Panels are fitted parallel to the roof with the underside surface of the panel being not more than 100mm above the surface of the roof
- Panels are installed by a person who holds an accreditation under a scheme recognised by the Minister
- If installed on a Local Heritage Place, no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street

SPAS:

- Associated with a dwelling and intended primarily for use by the occupants
- Capacity is less than 680 litres

SWIMMING POOLS:

- Not located in the Hills Face Zone or a Flood Area
- Associated with a dwelling and intended primarily for use by the occupants
- Depth does not exceed 300mm
- In the case of an above ground or inflatable swimming pool, the pool does not incorporate a filtration system

WATER TANKS:

- The tank forms part of the roof drainage system
- The total floor area does not exceed 10m²
- Located wholly above ground
- No part is higher than 4m above the natural surface of the ground

PLEASE NOTE

The information provided in this Fact Sheet is only intended to be a summary. All applications are considered on their individual merits and therefore situations may vary. Please contact the duty planner to check whether your ideas require development approval before you start work.

Contact details

Development & Regulatory Services
Duty Planner
(08) 8408 0400

Further information

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**Natural Resources -
Adelaide & Mt Lofty Ranges**

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* State Heritage Place means either a place entered in the State Heritage Register (including on a provision basis) or a place within a State Heritage Area.

* Local Heritage Place means a place designated as a place of local heritage value in Table AdHi/2 in the Adelaide Hills Council Development Plan.

^ Signage – not development for a local heritage place where listed criteria can be achieved.

† Check with Council's duty planner to determine flood areas