



The Coorong District Council Information Guide

Planning & Development

Acts and Activities which are not Development

Introduction

The following acts or activities are excluded from the definition of development (other than in respect of a State Heritage place, or as otherwise indicated below) and therefore do not require Development Approval. If the proposed structure does not meet the criteria below, then a Development Application will be required to be lodged with Council. In general, the following exemptions are **not applicable in the River Murray Flood Zone** – please contact Council's Planning Officer to determine if any there are any instances in which exemptions may exist.

The construction, alteration of, or addition to any of the following (including any incidental excavation or filling) are excluded from the definition of development:

1. An **outbuilding** in which human activity is secondary, and which:
 - Is detached from other building/s existing on the site (i.e. is free-standing); *and*
 - Has a total floor area not exceeding 15m², no span exceeding 3 metres, and no part of the building being higher than 2.5 metres above the natural surface of the ground; *and*
 - Is not closer to the road than the façade of the building it is ancillary to, and in the case of a corner allotment, no closer than 0.9 metres to the boundary of the secondary street frontage; *and*
 - Is not within 6 metres of the corner of a corner block.
2. The construction of a **pergola** associated with an existing dwelling (whether attached to the building or free-standing) which:
 - Does not have a roof; *and*
 - Each free-standing side is open; *and*
 - No part is higher than 4 metres above the ground; *and*
 - Is not closer to the road than the façade of the building it is ancillary to.
3. A **deck** to be used in association with an existing dwelling and which:
 - The floor of the deck will be no greater than 0.5 metres above the natural ground surface; *and*
 - No portion of the deck is located closer than 0.9 metres to any property boundary.
4. A **shade sail**, provided that:
 - It consists of permeable material; *and*
 - The area of the sail will not exceed 20m²; *and*
 - No part of the sail is greater than 3 metres above ground or floor level; *and*
- It is not closer to the road than the façade of the building it is ancillary to.
5. Installation of a **garage/carport door** provided that the garage/carport:
 - Already exists on the site, *and*
 - It is not closer to the road than the façade of the building it is ancillary to.
6. A **swimming pool** for private use that:
 - Does not have a depth exceeding 0.3 metres; *or*
 - In the case of an aboveground or inflatable pool, does not incorporate a filtration system; *or*
 - In the case of a spa pool, does not exceed 680 litres capacity
7. A **rainwater tank** (and any supporting structure) which:
 - Is part of a roof-drainage system; *and*
 - Has a total base area not exceeding 15m²; *and*
 - Has no part higher than 4 metres above the natural surface of the ground; *and*
 - Is located wholly above the ground; *and*
 - No part of the tank will be in front of any part of the building line of the building to which it is ancillary; *and*
 - In the case of a metal tank, the tank is pre-colour treated in a non-reflective colour.
8. A **windmill**
9. The **repair, maintenance or internal alteration of a building** that:
 - Does not involve demolition of any part of the building (other than the removal of fixtures, fittings or non load-bearing partitions); *and*
 - Will not adversely affect the structural soundness of the building or the health or safety of any person occupying or using it.
10. Any **alteration of, or addition to, a building** that is necessary for, or incidental to, the installation of:
 - An individual air-conditioning unit mounted on a wall, window or domestic floor; *or*
 - A ceiling or roof fan or fan-coil section of air-conditioning systems not exceeding 100 kg in weight and installed within the ceiling space; *or*
 - An exhaust fan, where the item being installed does not affect the ability of the building to resist the spread of fire.



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11. A **temporary builder's office, shed, store or other similar building** that:

- Is used for the purpose of storing materials or documents, providing amenities for workers, or for any other purpose connected with the performance of building work, other than to provide overnight accommodation; *and*
- Is positioned on the ground and totally within the site of the building work; *and*
- Is to be removed at the completion of the relevant building work.

12. A **fence** not exceeding 2.1 metres in height measured from the lower of the two adjoining finished ground levels other than:

- A fence that would exceed 1 metre in height within 6 metres of the corner of a corner allotment, other than where a 4 x 4 metre cut-off has already been provided (and is to be preserved); *or*
- A **masonry fence** that would exceed 1 metre in height (measured from the lower of the two adjoining finished ground levels); *or*
- A fence that is to be a **safety fence** for a swimming pool which was, or is to be approved for construction after 1 July 1993; *or*
- A **brush fence** that is to be closer than 3 metres to any wall of an existing or proposed dwelling (other than repair work which does not increase the height or extend the brush fence).

Only a post and wire fence (not including chain mesh fencing) is excluded from the definition of development in the River Murray Flood Zone.

13. A **retaining wall** which retains a difference in ground levels not exceeding 1 metre.

14. The following **uses of land or buildings**:

- The carrying on of a **home activity** on land used for residential purposes (to determine what constitutes a home activity, please refer to the Home Activity Information Guide); *or*
- The keeping of animals, birds, or other livestock (other than horses, sheep, cattle, pigs, goats, donkeys and wild animals) solely for the domestic needs or enjoyment of the occupants of a dwelling; *or*
- The parking of any vehicle not exceeding 3000 kilograms in weight (including the weight of any attached trailer) on land used for residential purposes; *or*
- The parking of a caravan or motor-home of any weight on land used for residential purposes by a person who is an occupant of a dwelling situated on that land.

15. The excavation and/or filling of land for the purposes of a **dam**, other than where:

- A levee or mound with a finished height greater than 3 metres above the natural surface of the ground is to be formed; *or*
- A retaining wall which retains a difference in ground levels exceeding 1 metre is to be used or formed; *or*
- The dam is to have capacity exceeding 5 megalitres; *or*
- The dam is in the River Murray Flood Zone.

Please note that a dam may be determined to be a water-affecting activity in accordance with the Natural Resource Management Act. Please contact the relevant NRM office for advice.

16. Solar Photovoltaic Panels provided that:

- Weight load distribution ensures that no 1 point of attachment to the roof exceeds 100 kg loading; *and*
- The panels (and any associated components) do not overhang any part of the roof; *and*
- The panels are fitted parallel to the roof surface and the underside is no greater than 100mm above the roof surface; *and*
- The panels are fitted by an accredited installer.

17. The construction, alteration or extension of **aerials, towers, antennas, flagpoles etc**, including any incidental excavation or filling provided that:

- If it is not attached to a building; is no more than 10 metres high; *or*
- If it is attached to a building; is no more than 4 metres in height above the topmost point of attachment to the building.
- In the case of an attachment or microwave, satellite or other form of communications dish, the diameter of the dish does not exceed 1.2 metres in a Residential Zone, or 2.6 metres elsewhere.

18. A detached **incinerator** not exceeding 0.5m³ overall volume

Further Information

For any queries regarding exclusions please contact Council's Planning Officer on 1300 785 277.

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to The Coorong District Council's Development Plan and to seek advice from our staff if necessary.