



A GUIDE FOR ACTS & ACTIVITIES WHICH ARE NOT DEVELOPMENT

Template No: 4-1-238

GDS Category: Development Control

Public Document: Yes

Date: August 2018

Page 1 of 3

Version: 3

Review Date: August 2020

*Most forms of building and land use change requires Development Approval.
The following Acts & Activities do not require Development Approval except where the property is a
State Heritage Place.*

ADVERTISEMENT/SIGNAGE where:

- 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.
- It does not move, flash or reflect light to be a traffic distraction.
- It is not internally illuminated.

AERIALS & TOWERS where:

- The total height of aerials does not exceed 10m (if not attached to a building) or 4m (if attached to a building).

TEMPORARY BUILDER'S OFFICE/STORE where:

- Used for storing materials or documents, providing amenities for workers, or for other purpose connected with the performance of the building work, other than to provide overnight accommodation.
- Removed at the completion of the relevant building work.

DECKING where:

- In association with a dwelling.
- The floor of the deck is no higher than 500mm above the natural surface of the ground.
- No portion of the deck is situated within 900mm of the boundary of the land.

EXCAVATION/FILLING where:

- Incidental earthworks for installation of services (i.e., trenches etc.)
- Not required to enable other development.

FENCES where:

- 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 metre cut off has already been provided (and is to be preserved).
- Masonry fence and not exceeding 1m in height.
- Post & wire fence

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

FLAGPOLE where:

- Not attached to a building & 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 guide wires.

GARAGE/CARPORT DOORS where:

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

HOME ACTIVITY where:

- 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 weight is used.

INTERNAL ALTERATIONS OF A BUILDING where:

- No demolition of any part of the building (other than removal of fixtures, fittings or non-load bearing partitions) is involved. It does adversely affect the structural soundness of the building or the health of any person occupying or using it.

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

- Detached and ancillary to another building which is erected on the site.
- Storage is the main purpose.
- Not greater than 15m² in floor area.
- 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 the 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 where:

- 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 where:

- Not retaining a difference in ground levels greater than 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 where:

- Constructed of permeable material.
- Less than 20m² in area.
- No higher than 3m above the 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 where:

- 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 installed by a person who holds an accreditation under a scheme recognized by the Minister.

SPAS where:

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

SWIMMING POOLS where:

- Associated with a dwelling and intended primarily for the 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 TANK where:

- 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 contained herein is intended as a summary. Further information can be obtained via Council's website <http://www.whyalla.sa.gov.au> or via Council's Customer Service Unit on 8640 3444.

Corporation of the City of Whyalla

PO Box 126
Whyalla 5600

Civic Building

Darling Terrace, Whyalla
Telephone (08) 8640 3444
Facsimile (08) 8645 0155

Email council@whyalla.sa.gov.au