

DRAFT – VERIFICATION COMPLEXITY CRITERIA - FOR DISCUSSION

The following provides draft criteria (for discussion) that could be used to determine if a development application is ‘complex’, in connection with proposed Amendment #9(1) – proposed Regulation 31(1)(ab):

9—Amendment of regulation 31—Verification of application

(1) Regulation 31(1)—after paragraph (a) insert:

- (ab) determine the complexity of the application in accordance with any criteria published by the Chief Executive on the SA planning portal for the purposes of this paragraph that relates to development of a kind proposed in the application; and

PART 1 - EXCLUSIONS

Development applications of the following types are excluded from the Complex Applications Table in Part 2 (and therefore cannot be considered ‘complex’):

- An application that is Accepted, Deemed to Satisfy or Impact Assessed pathway
- A Performance Assessed application which involves either public notification or a referral under s.122 (noting such applications already have an extended assessment timeframe)
- 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.
- Temporary accommodation in an area affected by bushfire or flood
- An application that has a single element only, for any of the following (where associated with an existing dwelling or a dwelling that has an existing authorisation):
 - ancillary accommodation
 - carport
 - dwelling addition
 - deck
 - verandah
 - garage
 - outbuilding
 - fence
 - retaining wall
- Detached dwelling/s, semi-detached dwelling/s or row dwelling/s in any of the following zones:
 - Master Planned Neighbourhood Zone
 - Master Planned Renewal Zone
 - Master Planned Township Zone

PART 2 - Complex Applications Table

Complex applications by land use	Complex applications due to a combination of factors
An application for planning consent involving ONE of the following, is deemed to be complex:	An application for planning consent involving a combination of THREE OR MORE of any of the following, is deemed to be complex:
• a residential flat, student accommodation, or tourist accommodation building of 10 or more stories in height • land division comprising 50 or more allotments • a shop or bulky goods outlet with a gross leasable floor area of 1000m² or more • tourist accommodation comprising more than 4 buildings or providing accommodation for more than 15 guests • warehouse involving the construction of a building with a floor area of 1000m² or more • educational facility • function venue • caravan and tourist park • special industry • hotel • place of worship • residential park • retirement facility • a service trade premises building greater than 300 square metres or has an area for sale, rental or display of greater than 500 square metres • stock sales yard	• a residential flat building including 4 or more dwellings • 3 or more group dwellings • development of 3 storeys or more in height • the division of land which creates 6 or more additional allotments • the division of land that creates a public road • a community title land division involving a common driveway servicing 3 or more dwellings • a general or light industry • office building greater than 2 storeys or greater than 250 square metres • the development of a building for a shop or shops greater than 250 square metres • tree damaging activity • student accommodation • tourist accommodation • development where the site does not have connection to a sewer or communal wastewater management system • development which proposes a new or amended driveway crossover to a public road • involves a local heritage place or a site adjacent a local heritage place • involves the removal of native vegetation within the Native Vegetation Overlay, but which does not require a referral to the Native Vegetation Council • any class of development/activity listed in Part 9.1 (EPA referrals) but which does not meet the relevant threshold or other criteria to require a referral to the EPA • is located within any of the following zones in the Planning and Design Code: ○ Adelaide Parklands Zone ○ Conservation Zone ○ Commonwealth Facilities Zone ○ Community Facilities Zone ○ Established Neighbourhood Zone ○ Hills Neighbourhood Zone ○ Open Space Zone ○ Productive Rural Landscape Zone ○ Recreation Zone ○ Resource Extraction Zone ○ Rural Aquaculture Zone ○ Rural Horticulture Zone ○ Rural Intensive Enterprise Zone ○ Strategic Employment Zone ○ Strategic Innovation Zone • is located within any of the following Overlays in the Planning and Design Code: ○ Character Area Overlay ○ Character Preservation District Area Overlay ○ Coastal Flooding Overlay ○ Defence Aviation Area Overlay ○ Gateway Overlay ○ Hazards (Acid Sulfate Soils) Overlay ○ Any Hazards Bushfire Risk Overlay ○ Hazards (Flooding) Overlay ○ Hazards (Flooding - General) Overlay ○ Heritage Adjacency Overlay (local heritage only) ○ Historic Area Overlay ○ Interface Management Overlay ○ Local Heritage Place Overlay ○ Mount Lofty Ranges Water Supply Catchment (Areas 1 or 2) Overlays ○ Scenic Quality Overlay ○ Significant Interface Management Overlay ○ Significant Landscape Protection Overlay ○ Water Resources Overlay

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