

Underground Land Acquisition

Information fact sheet

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This fact sheet provides general information about the acquisition of underground land. The information contained in this fact sheet is only a broad summary and it is not to be relied upon as legal advice.

The Australian and South Australian governments are delivering the most significant infrastructure project ever undertaken in South Australia, the 10.5km **River Torrens to Darlington (T2D) Project**.

Two sets of twin tunnels will be built in the north (Richmond to Torrensville) and south (Clovelly Park to Glandore) with an open motorway connecting them, completing the final section of the 78km North-South Corridor. The tunnels will run deep underground at around 10 metres to 25 metres below the existing surface.

There are some measures that we need to put in place before tunnelling works can start to protect the integrity and ongoing operation of the new tunnels. This includes acquiring land from 10 metres (approximately three storeys) below the surface along the tunnel alignment.

If we were not acquiring underground land from 10 metres deep to build the tunnels, we would have needed to acquire and demolish approximately another 300 homes and businesses to complete the T2D Project.

What is underground land acquisition?

The Land Acquisition Act was amended in July 2020 to make sure the new tunnels being built could be protected.

With underground land acquisition, the land from 10 metres (or 3 storeys) beneath a property will be acquired.

Importantly the ownership of the land at the surface level (to 10 metres below the surface) will not be affected as it does not need to be acquired. The property owner can continue to live in, work in or rent their property like they do today.

How will you determine the underground land requirements?

Underground land requirements are determined by the location of the tunnels.

A Tunnel Exclusion Zone is needed to protect the area around the tunnel and will help us confirm the land that needs to be acquired.

Land from the surface to 10 metres below the surface does not need to be acquired. The updated design of the T2D Project identifies the proposed alignment of where the tunnels will be located underground. Property surveys will be undertaken to confirm the boundaries of impacted properties.

How will property owners know if they are affected as part of underground land acquisition process?

The Department will engage privately and sensitively with those whose properties are affected by underground land acquisition.



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Will property owners receive compensation for underground land acquisition?

Under the Land Acquisition Act 1969, no compensation is payable for underground acquisition, because there is no loss of use of your land.

As a property owner, you can continue to live in, work in or rent your property like you do today as the property at the surface level to 10 metres below the surface does not need to be acquired.

Entitlement to limited compensation only exists if property owners own a lawful well or a right to take the water from the underground land using a lawful well, subject to requirements specified in the Land Acquisition Act 1969.

An application for compensation must be made within six months after the publication of a Notice of Acquisition to acquire Underground Land.

Living near tunnel construction

We have undertaken extensive ground investigations to understand the conditions we will be tunnelling through. The way the project will be constructed, and the type of tunnel boring machines (TBMs) used to build the tunnels, have been carefully considered and planned to suit the ground conditions.

It's very unlikely that construction of the tunnels will have any surface level impacts. However, to provide additional peace of mind for property owners, property condition surveys will be offered to properties near where the tunnels will be built before tunnelling works start and after they have been completed.

People will not be able to hear the TBMs while they are tunnelling underneath a property. Property owners will not be able to hear traffic in tunnels beneath their property once the project is completed.

Further information

If you would like speak to a member of our team:

- Call **1800 572 414**
- Email **T2D@sa.gov.au**
- Visit our **T2D Community Information Centre** at 290 South Road, Hilton – please check the website for opening times

