

Underground Land Acquisition

Information fact sheet

This fact sheet provides general information about the underground land acquisition process. It is a guide only and should not 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. The tunnels will run deep underground at around 10-30 metres below the 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.

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.



Government of South Australia

Authorised by The Government of South Australia.

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 underground land that needs to be acquired.

Land from the surface to 10 metres below the surface does not need to be acquired.

The T2D Project has a high-level design identifying where the tunnels are likely to be located underground. We will know what underground land is required once we have finalised the exact location of the tunnels.

When will you inform property owners that underground land acquisition is required?

In late 2024 we will know what underground land is required to protect the integrity of the tunnels. At that time, we will directly contact relevant landowners to start the process and share more information about what is involved.

Will property owners receive compensation for underground land acquisition?

Compensation is not payable for underground land acquisition.

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.

Limited compensation is only offered 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*.

Living near tunnel construction

We have undertaken extensive ground investigations to understand the conditions we will be tunnelling through. The tunnels, and tunnel boring machine (TBM) used to construct the tunnels, will be designed specifically for these conditions to ensure neighbouring areas are not adversely affected by settlement.

Vibration from tunnelling activities is not expected to affect the integrity of any buildings or structures. To provide additional peace-of-mind for landowners, property condition assessments will be offered to properties near where the tunnels will be built before tunnelling works start.

It is not expected that property owners will be able to hear the TBMs while we are tunnelling underneath their property, nor will they hear traffic in the tunnels once operational.

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.

