

Development Fact Sheet 10

How are Development Applications Assessed?

Applications for Development Plan Consent (Planning Consent) and Land Division Consent are assessed using a document called the 'Development Plan'. Each Council has its own Development Plan containing the planning policies that apply to that area.

Council officers assess Development Applications against the policies in the Development Plan that are relevant to the location and type of development proposal.

All of the relevant policies in the Development Plan are considered and a decision or recommendation is made after balancing the range of different policies and aspects of the proposal. The policies which the Application is assessed against include:

- Council Wide (Applies across the entire council area);
- Zone (specific to the subject land and surrounding area);
- Policy area (specific to the subject land and often land surrounding the subject land – is a sub-area within a zone);
- Tables (Council wide or area specific - such as car parking requirements or road setbacks); and
- Maps & Concept Plans (Council wide or area specific – shows the specific location of a parcel of land and design parameters for its future development).

The assessment will also need to consider the provisions of the Development Act 1993 and the Development Regulations 2008, in respect to processing matters associated with the Application. Some Applications may also need to incorporate State government agency requirements.

The assessment will be undertaken by a Planning Officer.

Planning Officers are skilled professionals with university qualifications in planning and trained in Development Assessment. More minor Applications may be assessed by less experienced Planning Officer, overseen by a more experienced Planning Officer.

Applications for Building Consent are assessed against the Building Code of Australia and the South Australian Housing Code. Assessment of Building Consent Applications can either be undertaken by a Council Building Officer or by a Private Certifier.

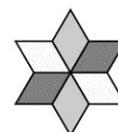
What Process will my Application follow?

Depending on their complexity and the range of impacts, Development Applications for Development Plan Consent (planning consent) and Building Rules Consent follow different paths and are assessed by different Council staff members. Generally, the more complicated the development, the more complicated the assessment process.

Land Division Applications are lodged with the Development Assessment Commission who then forwards it to the relevant Council for assessment.

What are the different assessment stages?

The general stages in the assessment of a Development Application that requires both Development Plan Consent and Building Rules Consent for Development Approval are listed below. Referrals, public notification and appeals will not be relevant for some types of development.



Lodgment of Development Plan Consent Application – see fact sheet 5 for what information is required for lodging an Application.

Council may ask for more information – the Council can request further information from the Applicant to assist in the assessment. The Council will also specify a time period that the Applicant has to provide the information to the Council. If you don't provide the information in the specified time, the Council can refuse the Application

Referrals – some Applications may require the Council to refer the Application to an external body or to an internal department within the Council for assessment.

Public Notification – if required, the Council will undertake public notification for the Development Application. See Fact Sheet 11 for more information.

Planning Assessment – the Council Planning Officer will assess the Application.

Planning Decision – most Applications (approximately 92%) are determined by the Council's planning staff under delegated authority from the Council. The remaining Applications are determined by the Council's Development Assessment Panel.

Appeals (depending on appeal rights)

Lodgment of Building Rules Consent Application

Building Rules Assessment – this can be undertaken by a Council Building Officer or by a "Private Certifier",

Building Rules Consent Decision – all Applications for Building Rules Consent are determined by the Council's Building Officers under delegated authority from the Council.

Development Approval – this represents the final stage in the assessment process and is issued by Council Officers once all other necessary relevant consents (ie. Development Plan Consent and/or Land Division Consent and/or Building Rules Consent) have been granted. A Development Approval must be issued by the relevant authority within five (5) working days once all other necessary consents have been granted. If Development Plan Consent or Building Rules Consent have been refused, then the relevant planning authority cannot issue a Development Approval.

The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in June 2016. The latest version can be downloaded via the Council's website at www.npsp.sa.gov.au. For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.
