

Development Fact Sheet 1

What is Urban & Regional Planning?

Planning is the act of researching, analysing, anticipating and influencing change in our society. In built up areas, urban and regional planners guide and manage the way suburbs and regions develop, making sure that they are good places in which to live, work and play. Urban and regional planners are involved in making decisions about land use proposals, new buildings and other types of developments. In making decisions, urban and regional planners have to balance the needs and wants of communities and the environment.

Urban and regional planners have a tertiary qualification and work in a variety of fields. These fields include:

- Development assessment planning;
- Policy planning;
- Strategic planning;
- Land use planning;
- Social planning;
- Regional and rural planning;
- Urban design;
- Environmental planning;
- Heritage conservation;
- Transport planning;
- Natural resources management; and
- Place, project and major events planning.

What do development assessment planners do?

As developments such as buildings can stand for many years, the role of Development Assessment Planning is important. Development Assessment Planning is the process which development needs to go through to determine if it can be granted Development Approval. Development Assessment Planners are the people who manage this process.

Development Approvals regulate development in an attempt to:

- enhance the conservation, use and management of land and buildings;
- enhance the amenity of buildings;
- provide for the health and safety of people who use buildings;
- ensure efficient and uniform technical requirements for buildings; and
- advance the public interest

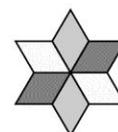
Development Assessment Planners are responsible for assessing a Development Application to determine whether it is an appropriate development in its location. The Development Assessment Planner will review the environmental and visual qualities of the area and assess whether the development is compatible with that area. As part of this process, the Development Assessment Planner will also check that the proposed development complies with the relevant provisions of Council's Development Plan.

The Development Plan is the policy document developed by the Council to guide new development within the Council area. It contains numerous guidelines against which new development proposals are required to be assessed (**See Fact Sheet 13 for more information about the Development Plan**). In doing their job, Development Assessment Planners will review and interpret policy, liaise with a range of professionals and balance the need for development with the aspirations of the community.

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.

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