

Development Fact Sheet 2 | Do I need Approval?

If you undertake “development” you will need to obtain Development Approval.

Some examples of development are:

- building or extending a house;
 - shed or garage;
 - verandah;
 - carport;
 - dependant accommodation/Granny flat;
 - demolition;
 - retaining wall;
 - fencing;
 - signs;
 - swimming pools;
 - regulated tree pruning or removal;
 - change of use of land;
 - external painting of a Local Heritage Place;
- and
- any work that materially affects a State Heritage Place.

Development is defined in the Development Act 1993, as any of the following:

- building work;
- a change in the use of the land, (eg. an office to a retail shop);
- the division of an allotment;
- the construction or alteration of a road;
- the creation of fortifications;
- In relation to a State heritage place – the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place;
- In relation to a Local heritage place - – the demolition, removal, conversion, alteration or external painting of, or addition to, or any other work (not including internal painting but including, in the case of a tree, any tree damaging activity) that could materially affect the heritage value of the place;
- The commencement of the display of an Advertisement;

- In relation to a regulated tree – any tree damaging activity (**a regulated tree has a circumference of 2m or more or, in the case of a tree with multiple trunks, has trunks with a total circumference of 2m or more and an average circumference of 625mm or more, when measured at a height of 1m above natural ground level**);
- prescribed mining operations on land;
- prescribed earthworks; and
- any other act or activity on land declared by the Development Regulations to constitute development.

Some of the above listed acts and activities are exempt from the definition of ‘development’ in certain circumstances, such are those relating to the size or location of a building.

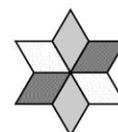
Undertaking development will require the submission of a Development Application. If an act or activity requires Development Approval, it is illegal to undertake the development without first obtaining Development Approval. If you do not obtain Development Approval when it is needed, you may face prosecution or be fined.

If you are unsure whether an activity constitutes development, please contact the Council’s planning staff. The Development Act can be viewed via the Development Act link at www.sa.gov.au

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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