

# Development Fact Sheet 3

## Why Do I need Approval?

Development can affect you, your neighbour and the community now and in years to come. Development approval is required to ensure that the development is consistent with the local policy envisaged for the area, which would normally be set out in your Council's Development Plan, (**See Fact Sheet 13 for information about Development Plans**).

Development Approval is a legal requirement that has been put into place to protect individuals, the community and the environment. Undertaking development without an approval is illegal and potentially dangerous. Should some damage or an accident occur, your insurance may not be valid and you and/or your builder could be liable for damage caused to other people's property.

Development Approvals regulate development in an attempt to:

- enhance the conservation, use and management of land and buildings;
- enhance the amenity of buildings, the streetscape and local areas;
- provide for the health and safety of people who use buildings;
- ensure efficient and uniform technical requirements for buildings;
- ensure appropriate activities occur in suitable zones and localities; and
- advance the public interest.

A planning assessment aims to ensure that a proposed development will not look out of

place in the area and to maximise the positive impacts and minimise the potential negative impacts on the community around it. It is important that a development be right for an area and community because it may exist for decades.

A building assessment aims to ensure that a development is constructed in accordance with the Building Code of Australia (BCA) and any other relevant building rules, so that it is safe for occupants and other users of the building or structure.

A wide variety of activities are classified as development. This could include anything from a verandah to a manufacturing factory. It is important for these developments to have the approval of the relevant authority. In most cases, the relevant authority will be the Council, but in some cases, the relevant authority may be the State government's development assessment body, known as the Development Assessment Commission.

*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](http://www.npsp.sa.gov.au). For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.*

