

Development Fact Sheet 4

What is Development Approval?

A Development Approval is a legal document that allows you to undertake a development. Development Approvals specify the design and other details that the development must comply with (i.e. plans for the location and design of the buildings and the structural details for the building such as the depth of footings). The Development Approval will also specify the timeframe that the development should occur within (i.e. how long you have to start work on the development and how long you have to finish the development).

Development Approval can be made up of one or more types of Consent. There are three types of Consent:

- Development Plan Consent (planning consent);
- Building Rules Consent; and
- Land Division Consent.

Development Approval cannot be granted until each of the different types of Consent that are required for a development have been obtained.

Types of Consent

The type of consent needed depends on the type of development.

Land Division Consent

- Development that involves the movement of boundaries between properties - eg. the amalgamation or the creation of new allotments, or the realignment of existing boundaries, generally requires Land Division Consent.
- Land Division Consent is dealt with by a planner after referring the Application to other professionals for assessment, such as transport and civil engineers.

- Land Division Consent is assessed by both the State Government and the local Council.

Development Plan Consent (planning consent)

- Development that may impact on others or on an area generally requires Planning Consent (eg. new buildings or changing the use of a premises).
- Planning Consent is dealt with by a planner who assesses the Application against the relevant provisions of the Development Plan and processes the Application in accordance with any procedural requirements set out in the Development Act and the Development Regulations.

Building Rules Consent

- Development that involves the construction of buildings and structures generally requires Building Rules Consent (eg. building a house, garage or other structure).
- Building Rules Consent is dealt with by a qualified Building Officer who assesses the application against the technical requirements of the Building Code of Australia or the South Australian Housing Code and other relevant Australian Standards. In general, this covers issues such as structural adequacy, fire safety, health and amenity, equitable access for people with disabilities and energy efficiency.



Building Rules Consent can be issued by either a Council or a “private certifier”. A private certifier is an independent practitioner registered by the State Government to carry out Building Rules Consent assessments of Applications and issue Building Rules Consent.

Why are there different types of Consent?

Development often involves two and sometimes all three types of consent. There are different types of consent because different professionals need to assess different aspects of the development. The most frequent form of development approval requires both Development Plan Consent and Building Rules Consent. For example, for a new Garage, the Development Plan Consent assessment will consider the location of the garage, its appearance, remaining open space, setback from the street and other relevant issues contained within the Council’s Development

Plan. However, the Building Rules Consent is required to make sure the building will be structurally sound and safe and it is assessed against the Building Code of Australia.

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.
