Planning & Development

Fact Sheet 25 - Glossary - Key terms used in the Planning Process

Applicant: Person/Company who applies for development approval.

Application: The documents lodged with a relevant authority regarding a proposed development.

Approval: Legal document that allows you to undertake a development *See Fact Sheet 4*.

Building Code of Australia: The national technical document which sets the standards for building work within Australia

Building Rules: Any codes or regulations under the Development Act, 1993 that regulate the performance, standard or form of building work.

Community Title: A community title divides land into lots (of which there must be a least two) and common property. Community Title can be a community scheme or a community strata scheme.

Complying Development: A development which is listed in the Development Plan or specified in the *Development Regulations 2008* as complying. Complying development will generally only have a low level of impact on the surrounding area and must be approved by Council.

Council Development Assessment Panel: Abbreviated to CDAP. Panel formed by Council to consider and make decisions on certain Development Applications. See *Fact Sheet 21*.

Decision Notification Form: Issued by relevant authority to inform applicant of approval or refusal for development.

Development: Any activity which is defined as development under the Development Act, 1993. See *Fact Sheet 2.*

Development Act 1993: Legal document which Governs planning in South Australia.

Development Assessment Commission: State Government authority for planning in South Australia.

Development Plan: Each Council area has a Development Plan that relates to that specific area. It is a document which provides guidelines for new development. Planners will assess a development application using the Development Plan. See *Fact Sheet 16*.

Development Plan Consent: Planning permission for a development, granted after a qualified planner or other relevant authority has assessed the application. See *Fact Sheet 4*.

Electricity Act Declaration: Declaration form which states that a proposed development will not be contrary to the regulations for section 86 of the Electricity Act 1996. These regulations contain minimum safe clearance distances between buildings and power lines.

Gazetted: An announcement in an official article.

Land Division Consent: Planning permission for a land division development. See *Fact Sheet 4.*

Lodgement: Providing information to the relevant authority for a development application which is then put into the system to be assessed.

Merit: Merit development is development that is not categorised as either Complying or Non-Complying as stated in the Development Plan, *Development Act 1993* and *Development Regulations 2008*.

Non – Complying: Non-Complying developments are listed in the Development Plan and are land uses which are not envisaged or encouraged within a particular area.

Planning Consent: See Development Plan Consent and *Fact Sheet 4*.

Referral: When an application is sent by the relevant authority to government agencies or other bodies for assessment of a particular aspect of the development. See *Fact Sheet 15*.

Relevant Authority: The agency responsible for assessing an application.

Representor: A person or body who wishes to support or object to a proposed development which has been on public notification.

Representation: A written support or objection to a proposed development which has been on public notification. See *Fact Sheet 14*.

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South Australian Housing Code: The South Australian Housing Code is produced by The Department for Planning, Transport and Infrastructure and sets out building provisions that will comply with the Building Code of Australia.

Torrens Title: An example of Torrens Title is a home on its own block of land. There is a separate Certificate of Title for each separate piece of land.

Zone/zoning: Zoning is the division of a Council area into defined areas with similar characteristics, particularly the type of land use. See *Fact Sheet 17.*

The information in this Fact Sheet has been developed by the Planning Institute of Australia and the Local Government Association of South Australia.

Local Government Association of South Australia

PIA Planning Institute Australia South Australian Division

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to Coorong District Council's Development Plan and to seek advice from our staff if necessary.

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