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 1993* as complying. Complying development will generally only have a low level of impact on the surrounding area.

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**

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*.

Planning Fact Sheet

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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 1993*.

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*.

Significant Tree: A tree that is more than 2 metres in circumference when measured 1 metre above ground level.

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

Strata Title: A sub division involving at least two units and a common area.

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 landuse. See *Fact Sheet 17.*

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