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 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 ‘Do I Need Approval’.

**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 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