



FACT SHEET

Frequently Asked Questions

WHAT IS REQUIRED FOR PLANNING APPROVAL APPLICATION PERMISSION

The information and documentation required by council for consideration of an application for planning approval can vary widely depending on the relevant council Development Plan provisions applicable to the site and the type of development proposed in South Australia.

Preparation of well considered application documents which reflect an understanding of the relevant Development Plan provisions improves the efficiency and hence time required by council to process the application. The approach can also assist in resolving problems and will probably save time and money together with the possibility of having to amend plans during the application process.

A basic planning application should include at least the following:

- A completed development application form and three copies of each document
- Certificate of Title for the application property
- A site plan and an appropriate scale of (say) 1:100 or 1:200
- Location of all current buildings and any new buildings or works
- Critical dimensions such as set backs and heights
- General items including north point, easements, trees, landscaping, materials and colours
- Elevations of all buildings with sections where necessary to indicate site slopes
- Critical areas and required ratios

Additional information required or requested by council can include (for example):

site drainage assessment, flooding assessment, streetscape elevations

significant tree assessment, site works plan involving earth works

landscape plan, sun penetration, overlooking assessment, traffic report.

Application Detail

In some situations such as when an application is associated with an item of heritage value or is located in an area of scenic or visual importance (such as the Hills Face Zone) it is an advantage to supplement a planning application with a more detailed report providing an assessment of relevant planning considerations.

Land Division

Applications for land division such as corner allotments, hammer head allotments, semi-detached and group dwellings require similar application information with further specific detail related to land areas and dimensions which when approved form the basis of later steps including the issue of titles.

Mutiple Consents

It is important to note that final development approval is made up of the two separate consents of planning and building. These applications can be made together or separately. Separate staged applications can avoid the problem of altering a building approval drawing as a result of planning approval requirements.