



## FACT SHEET

### Frequently Asked Questions

## WHAT REQUIRES PLANNING AND BUILDING APPROVAL?

### Development requiring planning or building approval

In broad terms it is reasonable to assume that almost all forms of development including demolition will require a planning and probably a building approval in South Australia.

Generally it is prudent to obtain a planning approval before the associated building approval in order to avoid the possibility of having to alter building approval drawings as a result of planning approval requirements.

The combination of a planning and building approval generally results in the issue of a development approval by a Council on which the proposed work can commence. It is worthwhile noting that building approval can be issued by private certifiers who then notify the council that this approval has been issued.

### The Process for Planning or Building approval

In addition to the obvious forms of development such as houses approvals are required for most forms of internal alterations, verandahs, pergolas, swimming pools and spas, fences and retaining walls, timber decking, fitouts, signage, demolition and the removal of large trees.

It is important to establish whether or not approvals are required. Councils have significant power under the Development Act including a requirement to demolish work which has not been approved. In addition sale of a building which has development work which has not been approved may be difficult.

Typical forms of development which generally may not require approval include fences up to 2 metres high, site paving, minor works including repairs and painting (except perhaps to a heritage listed building).

### Planning or Building approval for Heritage Listed Property

Alterations, renovations and extensions to "Heritage Listed" or "Contributory Items" requires both planning and building approval which includes assessment by authority specialist architects.

### Post Construction Approval

Post construction approval (planning and building) is possible. This involves documenting the work as built with (if necessary) alterations to meet authority requirements.