

DEVELOPMENT PLAN CONSENT AND PUBLIC NOTIFICATION

WHAT IS A DEVELOPMENT PLAN CONSENT APPLICATION?

Development Plan Consent is the first stage of obtaining Development Approval and is separate to a Building Rules Consent Application.

A Development Plan Consent Application is required for any type of development which is not listed in Schedule 1a of the *Development Regulations 2008* or is not required under other Sections of the *Development Act 1993*.

WHY IS A DEVELOPMENT PLAN CONSENT APPLICATION REQUIRED?

Development Plan Consent Applications are required so that Council may assess your plans and information, inspect your property and determine whether the proposed development is appropriate. Council seeks to ensure that a proposed development:

- complies with the relevant provisions of the Development Plan;
- is an appropriate use of the property according to its zoning;
- has no detrimental visual impact upon a locality; and
- has no adverse impact upon occupants of adjacent properties in the locality.

The Mount Gambier (City) Development Plan is a document which guides the way Mount Gambier progresses; it assists Council in making day to day decisions about Development Plan Consent Applications.

ARE THERE DIFFERENT APPLICATION PROCESSES?

Development which requires Development Plan Consent may require referral to a State Government Authority (e.g. Heritage SA; Environment Protection Authority; Department for Planning, Transport & Infrastructure) or given public notification.

When an application is lodged, Council will assess the information provided and decide whether public notification (advertising) and/or referrals to government authorities is required.

Depending on the nature of the development, the application will be placed into one of three categories:

- **Category 1** - do not require public notification.
- **Category 2** - require public notification to adjoining and adjacent property owners/occupiers as determined by the *Development Act 1993*.
- **Category 3** - require public notification to adjoining, adjacent property owners/occupiers and the general public as determined by the *Development Act 1993*.

WHO HAS A SAY?

Any person wishing to make a representation for or against the proposal must do so in writing before a specified date. Applicants are given the opportunity of responding to Council, in writing, to any representation which has been made.

A Representor who indicates that they wish to be heard before the Council's Development Assessment Panel, in support of their representation, will be duly notified of the time and date to attend the relevant Council Development Assessment Panel meeting. The Applicant may also verbally support the proposal at the Council Development Assessment Panel meeting if any Representors wish to be heard.

WHO MAKES THE DECISION & WHEN WILL THE DECISION BE MADE?

Should Council receive representations in relation to an application, the application will be considered and a decision will be made by Council's Development Assessment Panel.

The Council Development Assessment Panel holds its meetings on every third Thursday of the month at the City of Mount Gambier Operational Services Conference Room, Level 1, 10 Watson Terrace, Mount Gambier, commencing 5:45 p.m. (unless otherwise determined).

Most applications do not require public notification and/or referral, and are dealt with under delegated authority (i.e. by staff within Council's Operational Services Department).

In some instances, a decision on an application may be determined by Council's Development Assessment Panel.

As the Council Development Assessment Panel meets on a monthly basis, the processing time for these types of applications will be slightly longer.

The information contained here is a guide only. It is recommended that the advice and assistance of the Development Services Division be sought before undertaking any development.

Please contact the Operational Services with any other queries (08) 8721 2555 (Option 2).

