

<b>Policy Number:</b>	<b>8.3</b>
<b>Policy Name:</b>	<b>Compliance Development Act (Planning)</b>
<b>Classification</b>	<b>Public - Council Policy</b>
<b>Adopted:</b>	<b>24 November 2015</b>
<b>Frequency of Review:</b>	<b>Annual</b>
<b>Last Review:</b>	<b>November 2015</b>
<b>Next Review Due:</b>	<b>November 2016</b>
<b>Responsible Officer(s):</b>	<b>Manager Economic Development, Regulatory Services and Communications</b>
<b>Policy Manual File Ref:</b>	<b>CC10/2601</b>
<b>Council File Reference:</b>	<b>CR15/27113</b>
<b>Legislation Authority:</b>	<b>Development Act 1993</b>
<b>Related Policies:</b>	<b>N/A</b>
<b>Related Procedures:</b>	<b>N/A</b>

## 1. BACKGROUND

- 1.1 To meet community expectations and legislative requirements there needs to be a systematic approach to ensuring compliance with conditions of Provisional Development Plan Consent.
- 1.2 Not all development needs to be (or can be) inspected for compliance. A priority system is therefore necessary.
- 1.3 Land division application procedures relating to their staged approval and the issuing of new land titles automatically ensure compliance with conditions of land division consent.

## 2. PRIORITY AREAS (IN ORDER)

- 2.1 Applications determined by Council's Development Assessment Panel (compared to officer delegation);
- 2.2 Applications for change in land use;
- 2.3 Two-storey dwellings and rural dwellings (especially in bushfire or flood prone areas);

- 2.4 Multiple dwellings (group dwellings, residential flat buildings, semi-detached dwellings, row dwellings – this will capture the majority of community title developments); and
- 2.5 Non-residential buildings (industry, farm buildings).
- 2.6 All other Development Plan Consent (Planning Applications).

### **3. TARGETS (NUMBER OF APPLICATIONS/SITES TO BE INSPECTED)**

#### **3.1 Development Plan Consent:**

By reference to average annual applications assessed and Priority Areas, the Annual Target is 20% of the total applications.

### **4. INTEGRATION**

- 4.1 Where possible, all Council officers with compliance responsibilities (Compliance Officer, Planning Officers and Buildings Officers) will contribute their relevant skills to inspections relevant to either Development Plan Consent or Building Rules Consent.

### **5. DOCUMENTATION**

- 5.1 A computer based monitoring programme linked to Priority Areas and Targets will be used to manage the Compliance System.
- 5.2 Field notes and photographs made on inspection will be prepared for filing with application files.

### **6. REPORTING**

- 6.1 The Manager Economic Development, Regulatory Services and Communications, will provide an annual report to Council on compliance levels relative to Targets.

### **7. REVIEW AND EVALUATION**

The effectiveness of this Policy will be reviewed on an annual basis.

The Chief Executive Officer will report to council on the outcome of the evaluation and if relevant make recommendations for amendments, alteration or substitution of a new Policy.

The Policy will not be altered or substituted so as to affect a process already commenced.

The Policy will be reviewed after each general election of Council.

**8. FURTHER INFORMATION**

Further information about this Policy can be obtained by:-

Telephone: 8522 9211  
Fax: 8522 9212  
Email: [council@gawler.sa.gov.au](mailto:council@gawler.sa.gov.au)  
Appointment: Town Hall, 89 – 91 Murray Street, Gawler  
Letter: PO Box 130, Gawler SA 5118

**9. AVAILABILITY OF POLICY**

The Policy is available for inspection during ordinary business hours at the Council principal office, Gawler Town Hall or Library Council Offices, 89 – 91 Murray Street, Gawler or is available for the Council website at [www.gawler.sa.gov.au](http://www.gawler.sa.gov.au).

A copy of this Policy will be provided to interested parties upon request, for a fee as contained in the Register of Fees and Charges.