

# Construction 1

## Planning and Documentation

Development Plans and  
Development



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Please note. (For Internal Audiences)

## Why Have Control ?

- Life and safety
- Health and amenity
- Zoning
- Adjoining uses
- Carparking
- Aesthetic



Seibert, Bersion. "New Vision for Neglected North Terrace." Accessed February 28, 2018.

It is essential that buildings are safe, provide the correct level of health and amenity, built in the correct location for the purpose on which the building is to be used, has an ample number of carparks for the number of people that are using the building, and that the buildings design is aesthetically pleasing and suits the environment in which it is to be constructed.



**Government of  
South Australia**

**State Government Legislation**

SA Government Regulation is based on 30 year strategic plan

[http://www.dpti.sa.gov.au/planning/30\\_year\\_plan](http://www.dpti.sa.gov.au/planning/30_year_plan)

## Development Act 1993 (South Australia)

- Enhance the conservation, use, and management of land and buildings
- Enhance the amenity of buildings
- Provide for the health and safety of people who use buildings
- Protect the natural environment
- Ensure efficient and uniform technical requirements for building
- Advance the public interest

Development Act Online:

<https://www.legislation.sa.gov.au/LZ/C/A/Development%20Act%201993.aspx>



Development in South Australia is regulated by the Development Act 1993.

Some of the primary functions of the Development Act 1993 are listed below:

**Enhance the conservation, use, and management of land and buildings** – *ensure that buildings and land that have conservation status are managed and maintained to ensure that they are preserved to maintain an areas character and to protect the significance of the building.*

**Enhance the amenity of buildings** – *ensure that the building provide a pleasant environment for the occupiers and users of the building.*

**Provide for the health and safety of people who use buildings** - *the building is required to meet the minimum requirements of the NCC. This ensures that the buildings are structurally safe, and safe from fire and that the building is constructed with the levels of health and amenity as required by the NCC (refer to reading material for a link to the Australian Building Codes Board website).*

**Protect the natural environment** – *ensures that areas such as the coast line are protected along with national parks and waterways. It also takes into consideration significant trees (trees of a certain size and species)*

**Ensure efficient and uniform technical requirements for buildings** – *all buildings are constructed to enable the achievement of nationally consistent, minimum necessary standards of relevant safety.*

**Advance the public interest**

## What is a Development Plan?

A document designed to give direction for development within a city.

- Each council has its own plan that is relevant to its unique characteristics and reflects community attitudes.
- A plan divides a city into different zones which determine the types of land uses suitable within its boundaries.
- It contains principles of development control and objectives which provide details of how development should proceed within an area.

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Adelaide (City) Urban Map 2011, Department of Planning Transport and Infrastructure.

## What is a Development Plan?

The Development Plan is a document designed to give direction for development within the city. Each council has its own plan that is relevant to its own unique characteristics and reflects the community’s attitudes towards development within the council boundaries.

The Development Plan divides the city into different zones. The zones then determine the types of land uses within the boundaries of the zone. An example of this may be where a council has zoned a particular area as residential. This means that the predominant use for the area would be housing and that uses such as shopping centers or factories would not be suitable to be developed in those areas due to the building and its use not fitting within the requirements of the zone.

The councils Development Plan contains the principals of development control and objectives which provide details of how developments should proceed within an area, and the key “on-the-ground” development control documents in South Australia. The Development Plan contains the rules that control what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed.

In South Australia there are 75 different Development Plan covering separate geographical areas of the state. There is one plan for each of the 68 council areas, plus 7 other Development Plans covering areas not situated within local government boundaries.

The councils Development Plans are available to view online at <http://www.sa.gov.au/topics/planning-and-property/development-plans/greater-metropolitan-adelaide-development-plans>



## Development Plans in South Australia

Development Plans are the key 'on-the-ground' development control documents in South Australia. They contain the rules that control what can be done on any piece of land across the State, and the detailed criteria against which development applications will be assessed.

For South Australia, there are 75 Development Plans covering separate geographic areas of the state. One plan for each of the 68 local council areas, plus seven other Development Plans covering areas not situated within local government boundaries.



### What is the Role of a Development Plan?

The role of a Development Plan is to outline what sort of land use is not envisaged for particular zones within each area of the Development Plan (eg. Residential, commercial, industrial, and rural), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

These policies can cover a range of social, environmental and economic matters. Development Plans can also spell out the 'desired character' for different parts of the area they cover.

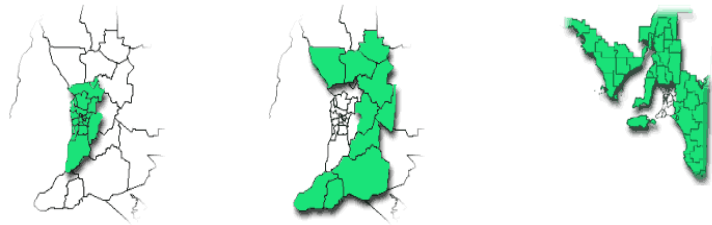


## Development Plans by Region

<https://www.sa.gov.au/topics/planning-and-property/development-plans>

Development Plans by Region

Metropolitan Adelaide Plans      Outer Metropolitan Plans      Country Plans



\*Development plans by region' available from [Department of the Premier and Cabinet](#), accessed on 20/12/2017, image © SA Government

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Development Plans in South Australia are divided into three categories. It may be either a Metropolitan, outer metropolitan, or a country Development Plan.

## What is “development” as defined in the Act?

- The construction, demolition or removal of a building or the making of any excavation or filling for, or incidental to, the construction, demolition or removal of a building.
- A change in the use of land
- The division of an allotment
- The construction or alteration of a road, street or thoroughfare
- Impact on significant /regulated trees
- As previous for : Local Heritage Place
- Prescribed mining operations on land
- Any other act or activity in relation to land (other than an act or activity that constitutes the continuation of an existing use of land) as listed in Schedule 2 of the Regulations
- The demolition, removal, conversion, alteration or painting of, or addition to, the place or any work that could materially affect the heritage value of the place – relative to a State Heritage Place

\*Adelaide from the air" by Adriano Paboto, available at Flickr, CC BY-NC-SA 2.0 licence



The Development Act 1993 defines the following activities as development:

- The construction, demolition or removal of a building, or the making of any excavation or filling for, or incidental to, the construction, demolition or removal of a building.
- A change in the use of land eg) a house may be converted from a dwelling to Doctors surgery there for the land is changing use as it's no longer used as dwelling.
- The division of an allotment. This is when an allotment is divided into separate allotments. Examples of this maybe where a property owner has a large allotment with only one small dwelling on the allotment. Subject to the consent of the council the owner may wish to develop the land and create smaller allotments to either build on or sell.
- The construction or alteration of a road (self-explanatory).
- Street or thoroughfare.
- Significant or regulated trees. Certain trees species of trees are significant or regulated when they reach a certain size. Development approval is required to remove or prune a tree that is classed as significant or regulated.
- Local heritage place. A local heritage place is a place that is important to the local community. Any development or alteration to a local heritage place is generally considered to be development and will require a development approval.
- Prescribed mining operations on land.
- Any other act or activity in relation to land (other than an act or activity land that constitutes the continuation of an existing use of land) as listed in Schedule 2 of the Regulations (refer to Development Regulations in the readings).
- The demolition, removal, conversion, alteration or painting of, or addition to, the place or any work that could materially affect the heritage value of the place – relative to a State Heritage Place.



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