

Frequently Asked Questions



Development Applications

Q – What is development approval and do I need it?

A – If you're planning a development, you may need to apply for approval before you get started.

Getting approval ensures that development is appropriate for where it is proposed and constructed in a safe and compliant way.

Some projects at home are not considered 'development' and are exempt from needing approval. You can check if your project needs approval by entering your address into [PlanSA's approval wizard](#).

By answering a few questions about your plans, you can see:

- if you need approval
- how to apply for approval
- who to contact for more information.

Information regarding the approval process can be accessed on the [PlanSA portal](#).

Q – How can I find out what documentation is needed for my development application?

A – When development applications are lodged under the *Planning, Development and Infrastructure Act 2016*, baseline documentation may need to be provided with the application. The level of documentation you'll need depends on what you are proposing.

The development application checklists on the [PlanSA portal](#) will help you gather the information needed to lodge a development application.

Q – Can I get help with preparing my application?

A – Seeking the help of a professional can help you prepare everything you need for lodgement and resolve any problems early.

Well prepared applications can save you time and money and prevent having to amend your plans later on.

Information regarding professional help can be accessed on the [PlanSA portal](#).

Q – How are development applications assessed, and what are the different types of development?

A – An assessment pathway determines the authority, timeframe and rigour of a development's assessment. The assessment pathway for a development depends on the potential impact of the development and its complexity.

Assessment pathways for developments are set out by the new *Planning, Development and Infrastructure Act 2016*.

Development can be either:

- Exempt
- Accepted
- Code assessed
- Impact assessed

Information regarding assessment pathways can be accessed on the [PlanSA portal](#).

Q – Why does my application require public notification?

A – Some lodged development applications require public notification as part of their assessment process. Public notification allows neighbours and other interested parties to be notified about a development that affects them, so that they have the opportunity to comment.

By formally supporting or opposing a development, community members can influence the decision-making on an application.

Information regarding public notification can be accessed on the [PlanSA portal](#).

Q – What can I do if I object to an application?

A – When you have your say on a notified development application, it's called submitting a representation. A relevant authority is responsible for giving notice of the application to an owner or occupier of adjacent land and is required to provide a [Representation Form](#) with the notice. The Representation Form can be filled out to either support or oppose a development.

Information regarding submitting a representation can be accessed on the [PlanSA portal](#).

Q – I am not happy with how my development application was handled, how do I make a complaint?

A – If you are involved with a development application, you are entitled to make a complaint about a decision that was made or the conduct of a decision-maker.

The new planning system introduces new complaint handling procedures for assessment panels, assessment managers and accredited professionals.

Complaint handling procedures can be accessed on the [PlanSA portal](#).

Q – What costs will be associated with my development application?

A – All development applications incur fees in order for the assessment process to be undertaken by a planning professional.

The fees that will be payable for your application depend on what you are proposing, where it's located and when you lodge.

An overview of all development application fees can be accessed on the [PlanSA portal](#).

Q – How does a Council Development Assessment Panel operate?

A – Assessment panels are a decision-making body established by the *Planning, Development and Infrastructure Act 2016* and generally make decisions on more complex developments.

All assessment panel members must comply with the [Code of Conduct](#) that is established to guide their decision-making.

Information regarding assessment panels can be accessed on the [PlanSA portal](#).

Q – How long will my development application take to process?

A – The new planning system sets out the timeframes for relevant authorities to assess new developments in South Australia.

The relevant authority is the decision-maker who assesses the development application. This could be an assessment manager from council, an independent accredited professional, the State Planning Commission or a relevant panel.

An overview of the assessment timeframes can be accessed on the [PlanSA portal](#).

Q – What is the assessment process for a Land Division Application?

A – There are a range of instructional guides available on the PlanSA portal designed to help applicants and relevant authorities through the land division process, these include:

- [Submit Land Division Certificate Application](#)
 - [Assess a Planning & Land Division Consent](#)
 - [Verify a Planning & Land Division Consent](#)
-

Q – Do I need development approval for a minor domestic structure?

A – The construction of most minor domestic structures such as carports, verandahs and garages will require development approval. While other typical home projects such as garden sheds, fences or decks don't always require approval.

The [PlanSA wizard](#) can confirm the next steps for your proposal.

By answering a few questions about your plans, you can see:

- if you need approval
- how to apply for approval
- who to contact for more information.

The PlanSA wizard can be accessed via the [PlanSA portal](#).

Q – Do I need development approval for a swimming pool or spa?

A – All swimming pools and spas lodged under the *Planning, Development and Infrastructure Act 2016* require development approval.

The [Planning, Development and Infrastructure \(Swimming Pool Safety\) Regulations 2019](#) set out requirements for the construction and inspection of designated safety features for swimming pools.

These Regulations outline the prescribed swimming pool safety features (i.e. fences, barriers, water reticulation systems, secondary outlets from a swimming pool and warning notices) and any prescribed event in the construction and maintenance of swimming pools.

Rules for the inspection of new swimming pools to achieve compliance are outlined on the [PlanSA portal](#).

Q – Do I need development approval for a new fence?

A – Some typical projects at home such as garden sheds, fences or decks don't always require approval.

By using the [PlanSA wizard](#) and answering a few questions about your plans, you can see:

- if you need approval
- how to apply for approval
- who to contact for more information.

The PlanSA wizard can be accessed via the [PlanSA portal](#).

Q – Do I need development approval for a carport or verandah?

A – You can find out if your carport or verandah requires approval by using the [PlanSA Wizard](#) and answering a few simple questions about your plans.

The wizard will help you determine:

- if you need approval
- how to apply for approval
- who to contact for more information.

The PlanSA wizard can be accessed via the [PlanSA portal](#).

Q – Do I need development approval for a home-based business?

A – If you're planning on operating a small business from home, you may need approval before you get started. The [PlanSA wizard](#) can confirm the next steps for your proposal.

By answering a few questions about your plans, you can see:

- if you need approval
- how to apply for approval
- who to contact for more information.

The PlanSA wizard can be accessed via the [PlanSA portal](#).

Q – How can I find the minimum requirements for subdivision?

A – The online Planning and Design Code can be used to check requirements such as “Minimum Site area” and “Frontage”.

Select “What policies apply to an address” in the online Planning and Design Code and enter the desired address – Refer to the Section – “Local Variation (TNV)”.

The Code can be accessed via the [PlanSA portal](#).
