

Role of Relevant Authorities in Development Assessment

CONSENT TYPE (SECTION OF PDI ACT)

PLANNING CONSENT s102(1)(a) BUILDING CONSENT 102(1)(b) LAND DIVISION s102(1)(c)(d) (e)(f)

DEVELOPMENT APPROVAL

CROWN
DEVELOPMENT
APPROVAL
\$131(19)(a)

CONSENTTYPE	RELEVANT AUTHORITY	SCOPE
	ACCREDITED PROFESSIONAL	Deemed-to-satisfy development
	ASSESSMENT MANAGER	 Deemed-to-satisfy development Performance-assessed development (not notified)
PLANNING CONSENT	ASSESSMENT PANEL	Performance-assessed development (notified)
	STATE PLANNING COMMISSION	 Restricted development Performance-assessed development (where assigned by Regulations or Code) Call-ins by Minister Out-of-council areas
	MINISTER FOR PLANNING AND LOCAL GOVERNMENT	Impact-assessed development



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PLANNING CONSENT s102(1)(a) BUILDING CONSENT 102(1)(b) **LAND DIVISION**s102(1)(c)(d)
(e)(f)

DEVELOPMENT APPROVAL CROWN
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CONSENT TYPE	RELEVANT AUTHORITY	SCOPE
	ACCREDITED PROFESSIONAL	Decisions limited by accreditation level (decision-making authority in their own right)
	COUNCIL	 Where application referred to the council under s99(1) Option to refer application to building certifier under s99(1) Must seek advice of an accredited professional before issuing consent – this could be a member of staff or private accredited professional
BUILDING CONSENT	ASSESSMENT PANEL	 Must seek advice of an accredited professional before issuing consent this could be a member of staff or private accredited professional Option to refer application to building certifier or relevant council under s99(1)
	STATE PLANNING COMMISSION	 Must seek advice of an accredited professional before issuing consent this could be a member of staff or private accredited professional Option to refer application to building certifier or relevant council under s99(1)
	MINISTER FOR PLANNING AND LOCAL GOVERNMENT	Option to refer application to building certifier or relevant council under s99(1)



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CONSENT TYPE RELEVANT AUTHORITY SCOPE Except where the State Planning Commission / Minister for Planning and ASSESSMENT MANAGER* Local Government is the authority Restricted development LAND Performance-assessed development **DIVISION** (where assigned by Regulations or Code) STATE PLANNING Call-ins by Minister for Planning and **COMMISSION*** Local Government Out-of-council areas Impact-assessed development MINISTER FOR PLANNING AND LOCAL GOVERNMENT*

^{*}State Planning Commission provides 'Statement of Requirements', including consultation with the relevant council where new public roads/reserves are proposed.

CONSENT TYPE	RELEVANT AUTHORITY	SCOPE
DEVELOPMENT APPROVAL	COUNCIL	Ensure all consents have been granted and are consistent
	STATE PLANNING COMMISSION	 Where development not within a council area Ensure all consents have been granted and are consistent



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DEVELOPMENT APPROVAL CROWN
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CONSENT TYPE RELEVANT AUTHORITY **SCOPE** • State agency development and essential infrastructure development initiated or supported by a state agency · Assessed by the State Planning **CROWN** Commission - report to the Minister **DEVELOPMENT** for Planning and Local Government **APPROVAL** MINISTER FOR PLANNING AND LOCAL GOVERNMENT Proponent responsible for ensuring building work is certified before building work is undertaken • No consents under s102 required