



City of Port Lincoln

Template No 3-71-T6

Address: Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln SA 5606
Postal Address: PO Box 1787, Port Lincoln SA 5606
Email: plcc@plcc.sa.gov.au **Web:** www.portlincoln.sa.gov.au
Telephone: (08) 8621 2300 **Fax:** (08) 8621 2399

GLOSSARY – KEY TERMS USED IN THE PLANNING PROCESS

Applicant - Person/Company who applies for development approval.

Application - The documents lodged with a relevant authority regarding a proposed development.

Approval - Legal document that allows you to undertake a development.

Building Code of Australia - The national technical document which sets the standards for building work within Australia

Building Rules - Any codes or regulations under the Development Act, 1993 that regulate the performance, standard or form of building work.

Community Title - A community title divides land into lots (of which there must be a least two) and common property. Community Title can be a community scheme or a community strata scheme.

Complying Development - A development which is listed in the Development Plan or specified in the *Development Regulations 1993* as complying. Complying development will generally only have a low level of impact on the surrounding area.

Council Development Assessment Panel - Abbreviated to CDAP. Panel formed by Council to consider and make decisions on certain Development Applications.

Decision Notification Form - Issued by relevant authority to inform applicant of approval or refusal for development.

Development - Any activity which is defined as development under the Development Act, 1993.

Development Act 1993 - Legal document which Governs planning in South Australia.

Development Assessment Commission - State Government authority for planning in South Australia.

Development Plan - Each Council area has a Development Plan that relates to that specific area. It is a document which provides guidelines for new development. Planners will assess a development application using the Development Plan.

Development Plan Consent - Planning permission for a development, granted after a qualified planner or other relevant authority has assessed the application.

Electricity Act Declaration - Declaration form which states that a proposed development will not be contrary to the regulations for section 86 of the Electricity Act 1996. These regulations contain minimum safe clearance distances between buildings and power lines.

Gazetted - An announcement in an official article.

Land Division Consent - Planning permission for a land division development.

Lodgement - Providing information to the relevant authority for a development application which is then put into the system to be assessed.

Merit - Merit development is development that is not categorised as either Complying or Non-Complying as stated in the Development Plan, *Development Act 1993* and *Development Regulations 1993*.

Non Complying – Non Complying developments are listed in the Development Plan and are land uses which are not envisaged or encouraged within a particular area

Planning Consent - See Development Plan Consent.

Referral - When an application is sent by the relevant authority to government agencies or other bodies for assessment of a particular aspect of the development.

Relevant Authority - The agency responsible for assessing an application.

Representor - A person or body who wishes to support or object to a proposed development which has been on public notification.

Representation - A written support or objection to a proposed development which has been on public notification.

Significant Tree - A tree that is more than 2 metres in circumference when measured 1 metre above ground level.

South Australian Housing Code - The South Australian Housing Code is produced by Planning SA and sets out building provisions that will comply with the Building Code of Australia.

Strata Title - A sub division involving at least two units and a common area

Torrens Title - An example of Torrens Title is a home on its own block of land. There is a separate Certificate of Title for each separate piece of land.

Zone/Zoning - Zoning is the division of a Council area into defined areas with similar characteristics, particularly the type of land use.