



DEVELOPMENT ASSESSMENT

What is Development?

The Development Act defines development as:

- a change in the use of land
- building work (construction, demolition and associated excavation/fill)
- land division (Torrens, Strata and Community Titles)
- specific work in regard to State and Local Heritage Places
- prescribed mining operations
- cutting or knocking down significant trees
- other acts or activities in relation to land as declared by the Development Regulations (the operational framework for the Development Act).

What is the development assessment process?

The Development Act says that if you are intending to undertake *development* you must first receive a development approval.

To gain a development approval, you must lodge a Development Application. This will be lodged with us, since we are the relevant Council for this area.

Development approval consists of a planning consent and building consent where required.

The planning consent ensures development is appropriate, given the nature of surrounding land, it's design and anticipated impacts.

The building consent makes certain that the building work to be undertaken is in accordance with the Building Code of Australia (rules that ensure structurally sound buildings)

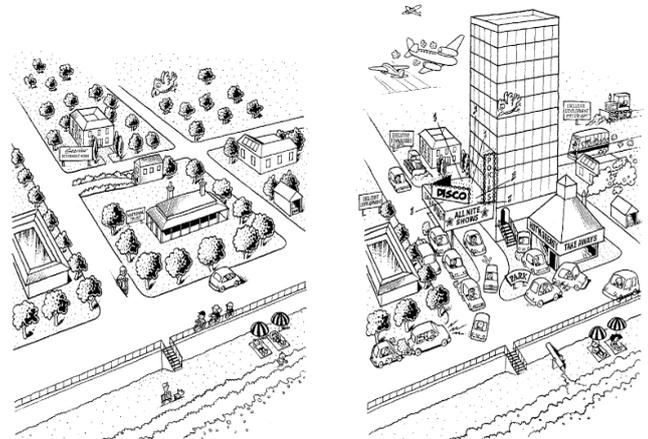
Why plan?

Planning for urban and rural areas is a lot more than controlling development. It is:

- fixing a direction and working towards it

- encouraging suitable development in desired locations
- improving urban and rural areas and protecting the natural environment
- balancing conflicting demands
- making use of limited resources.

Planning encourages development which is in the long-term interests of the community and that ensures sustainable land usage.



Planning and development assessment ensure that development occurs in a planned, thoughtful way, not in the thoughtless manner shown above.

What is the Development Plan?

Detailed policies for an area are prepared by Councils and the State Government so that the Planning Strategy, the State's development vision, can be implemented. These policies become legal documents called Development Plans.

Development Plans:

- provide a vision and structure to guide development
- provide the details for assessment of individual development application.

Each Development Plan establishes the desired character, the types of development preferred and the criteria against which development applications

All Councils place an emphasis on the Development Plan's policies, as it enhances the likelihood of quality developments, more consistent decisions and certainty for the community and applicants.

How does the City of Holdfast Bay make planning decisions?

The City of Holdfast Bay acts as a *planning authority* under the Development Act, a role distinctly different from that of governing the community under the Local Government Act.

To make decisions as a planning authority, we delegate to:

- members of our staff to deal with the vast majority of development applications
- a Development Assessment Panel which, Council must appoint.

The task of the panel and our staff (as required by the Development Act) is to assess proposed development against the Development Plan.

In doing so, the panel and our staff weigh up the pros and cons of a development application. This will involve a judgement based on whether or not a development satisfies or is in accordance with the policies set out in the Development Plan.

Want to know more?

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