

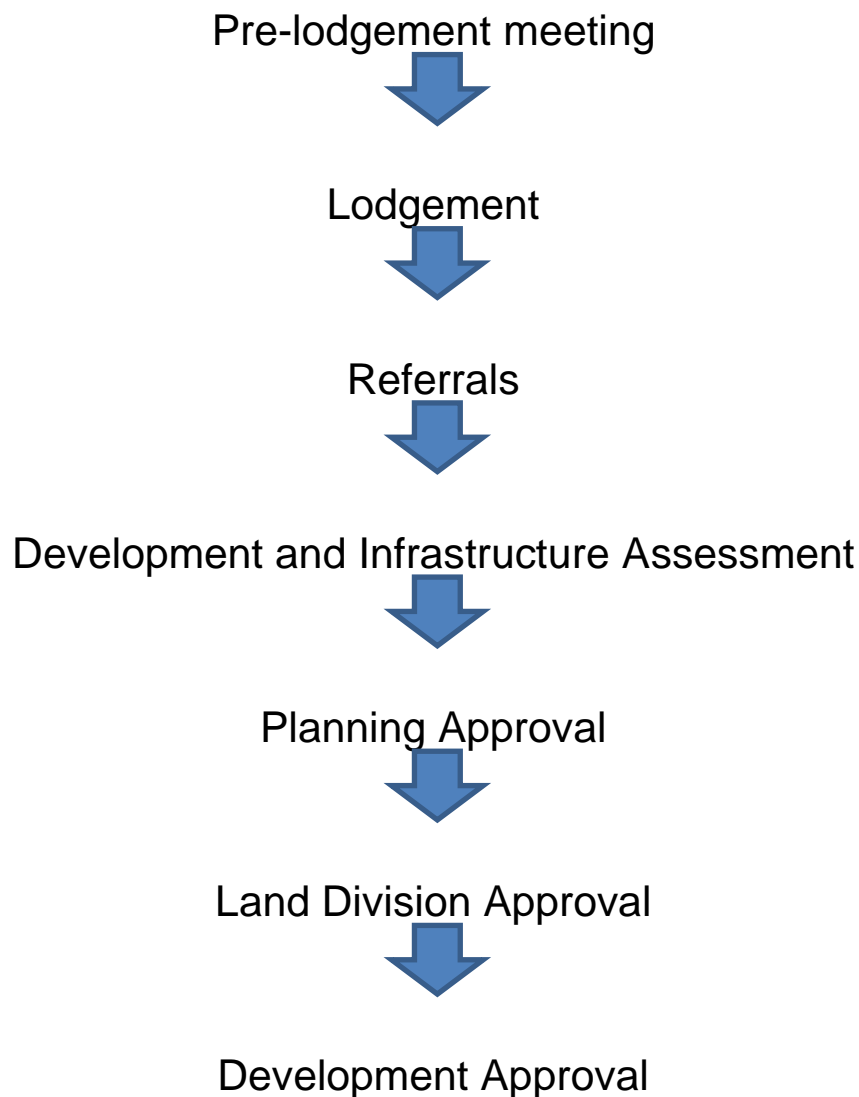
CITY OF PLAYFORD LAND DEVELOPMENT - APPROVAL PROCESS



**NEXT
GREAT
CITY**

To ensure the City of Playford creates a vibrant, thriving and sustainable future, whilst maintaining an engaging, quality, walkable, and well-serviced public realm, a process has been put in place to guide developers through the Development Process for Land Divisions

There are different types of development and these are outlined on the [Development Assessment Process fact sheet](#). However the information here deals purely with new land divisions incorporating new infrastructure. The process itself is detailed within the City of Playford's Land Division Guidelines but broadly the steps involved to achieve Development Approval may be described as:



Pre-lodgement meeting

A pre-lodgement meeting, although not a regulated requirement, is strongly recommended as a way to establish communication with Council and to seek Council's advice. In some instances there may be specific requirements in the development area or issues that the developer may not be aware of. Council also has specific design standards that any developer will need to consider with regard to road widths, footpaths, drainage, etc.

Lodgement

Lodgement is the formal submission of the Land Division. All land division applications must be lodged with the State Commission Assessment Panel (SCAP).

Referrals

Copies of the development application are forwarded to various state agencies and to the Council, who as the relevant planning authority will assess the proposed land division against its requirements.

Development and Infrastructure Assessment

To achieve full development approval the proposal must be assessed by Council to determine its compliance to:

- The Council's Development Plan
- Council's city-wide strategy
- Any requirements by third-parties
- Any deeds or agreements
- The amount of open space required

Planning Approval

Planning Approval is the first step in getting full Development Approval. The size and complexity of the development will determine the amount of information Council will require to make its assessment, the information required would be established at either pre-lodgement meeting or after lodgement has been made.

Land Division Approval

Upon issue of Planning Approval the proposal will be assessed to determine the proposed infrastructure. At this point details of the traffic design and stormwater design need to be submitted if they have not been done so already. Any landscape plans need to be submitted as well.

Development Approval

Upon Land Division Approval full development approval will be granted with full development conditions.

Following Development Approval the design documentation, ie, engineering drawings and specifications necessary for the construction of the infrastructure can be submitted for assessment and Construction Approval.

This publication is a guide only and will not necessarily provide adequate information relevant to every situation. Whilst it seeks to explain your possible obligations in a helpful and accessible way, it is likely that some detail may not be captured. It is important, therefore, that where necessary you make your own determination as to whether you should seek legal advice.

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