

Development Information Sheet 27

Staging of Development Approvals

What is staged development approval?

Section 39(8) of the *Development Act 1993* may allow for development to be undertaken in stages, with separate consents or approvals for the various stages. In these instances, one Development Application (DA) number is issued.

Some examples of staged development applications include:

- A demolition of a dwelling and construction of dwelling(s) on a site;
- Land division and construction of dwelling(s) on a site;
- The construction of a swimming pool followed by the construction of a dwelling (due to access requirements); and
- Completion of retaining walls followed by the construction of dwelling.

When is staging allowed?

Council will consider issuing a staged development approval subject to the consideration of each individual situation.

Staging for the works will normally only be allowed in a Building Rules Consent where there is a valid Development Plan Consent clearly identifying those stages. The key reason for this is that incorrect staging could result in a change to the nature of the development.

If you wish to carry out your development in stages, you must clearly nominate the specific stages of work within your Development Application Form when you lodge your application for Development Plan Consent.

However, if you have a valid reason for staging a Building Rules Consent in the absence of the staged approval in the Development Plan Consent, then Council may consider this depending on the nature of the development.

Staging to meet legislative timeframes

Once development approval has been granted you have 12 months to substantially commence construction and three years to complete. Keeping this in mind, staging for the majority of cases will not be necessary.

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the Town of Walkerville Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated in January 2018.

Access the Development Plan and current versions of information guides at <http://www.walkerville.sa.gov.au/>

Should you have any further enquiries or wish to discuss this process, please do not hesitate to contact the Planning and Environment team via:

In Person: Planning and Environment, 66 Walkerville Terrace, Gilberton SA 5081

Post: Town of Walkerville, PO Box 55, Walkerville SA 5081

Phone: (08) 8342 7100

Facsimile: (08) 8408 1122

Email: walkerville@walkerville.sa.gov.au