

LUCINDALE RURAL ZONE

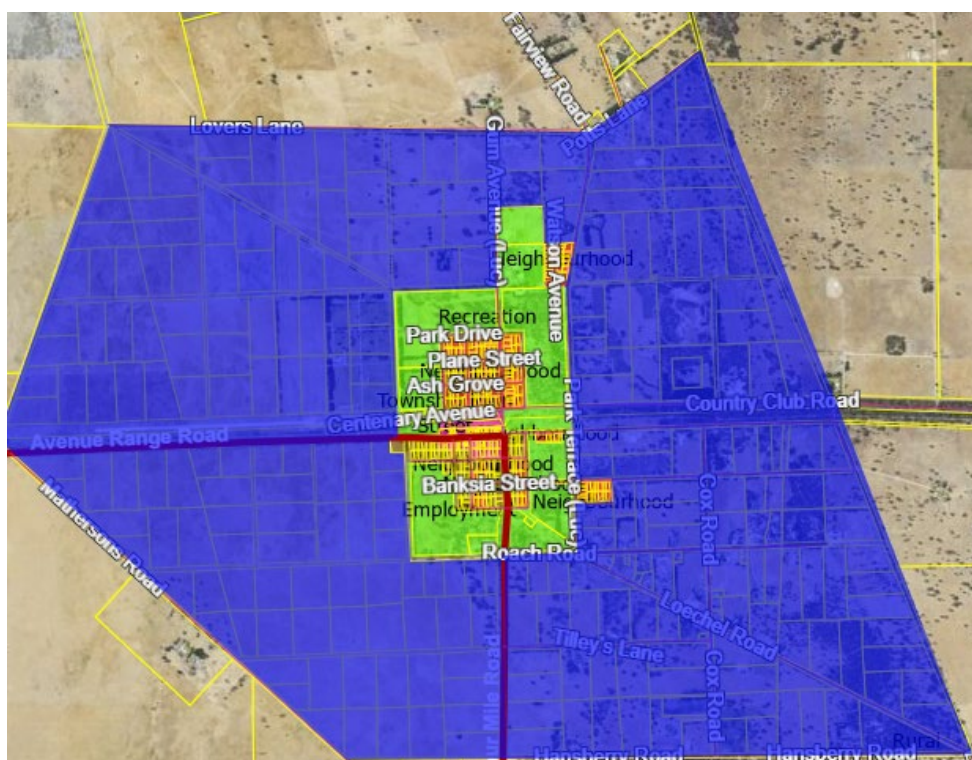
Building a Dwelling

Background

Prior to 2021 building a dwelling in a rural zone less than 40ha (formerly known as primary production) around Lucindale required numerous steps resulting in time delays, additional costs, and frustrations for owners.

Current

Since March 2021 the process to lodge an application has changed, assisting those residents/owners (shown in blue below) to not only apply through the electronic lodgement system <https://plan.sa.gov.au/home> but also removing unnecessary and costly steps resulting in reduced time delays.



Subject to the location of the proposed dwelling, referrals may still be mandatory and must be sent for referral to some State Government agencies for assessment. These referrals are the same as the old Development Act however, shorter turnaround times are mandated for the external agencies to respond.

Examples where the application may need to be sent for referral:

- For new Dwellings with access from a main Arterial Road (State Government road) an application will require referral to Commissioner of Highways (State Government).
- For new dwellings in a High Bushfire Risk area an application will require referral to the South Australian Country Fire Service.
- Any Native Vegetation to be cleared on the property will require a referral to the Native Vegetation Council

This table shows the difference in assessment pathways since March 2021

Old Development Act 1993	New Planning Development Infrastructure Act 2016
Plans submitted to Council	Plans submitted to Council (electronically)
Applicant to supply a letter of justification (generally written by a Planning Consultant at applicants cost)	Council staff assesses the application based on Merit (locality, potential interface issues etc) Approved/Refused
Applicant then seeks the services of a Planning Consultant (at applicants cost) to provide a statement of effect report (The report provides justification that the dwelling should be approved based on meeting the assessment criteria)	
Application goes out to public notification (allowing any person to support/object to the application)	
Dwelling application then assessed by Council Planning Staff and report is written	
Application then Assessed by the Council Assessment Panel (independent members) Application then Approved/Refused	
Application then provided to the State Planning Commission for endorsement with the decision of the Panel	
Application Approved/Refused	

As per any application presented to Council for assessment, not all applications are supported and may be refused if they are deemed outside the scope of what is envisaged for the zone. There is no guarantee that all applications presented to Council will always be approved.

Although the application process has been simplified, and streamlined – it is a preferred first step to contact Council for advice on the application process, and your application before submitting.

Councils Planning and Building officers can provide general advice and information over the phone. Or alternatively, if you wish to meet in person to discuss proposed plans and ideas, then Council staff are willing to assist. We suggest that you contact Council to arrange an appointment on 8760 1100 or email council@nlc.sa.gov.au for a suitable time.

