

Staging of Development Approvals

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

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.

Some Examples of Staged Development Include:

- A demolition of a dwelling 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 Will Staging Be Allowed?

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.

Do I Really Need to Stage My Approval?

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.

For further clarification on this matter, please contact the City of Mitcham, Development Services on 8372 8888 or email development@mitchamcouncil.sa.gov.au.

February 2019