

THE ROLE OF RELEVANT AUTHORITIES IN DEVELOPMENT ASSESSMENT

CONSENT TYPE (SECTION OF PDI ACT)

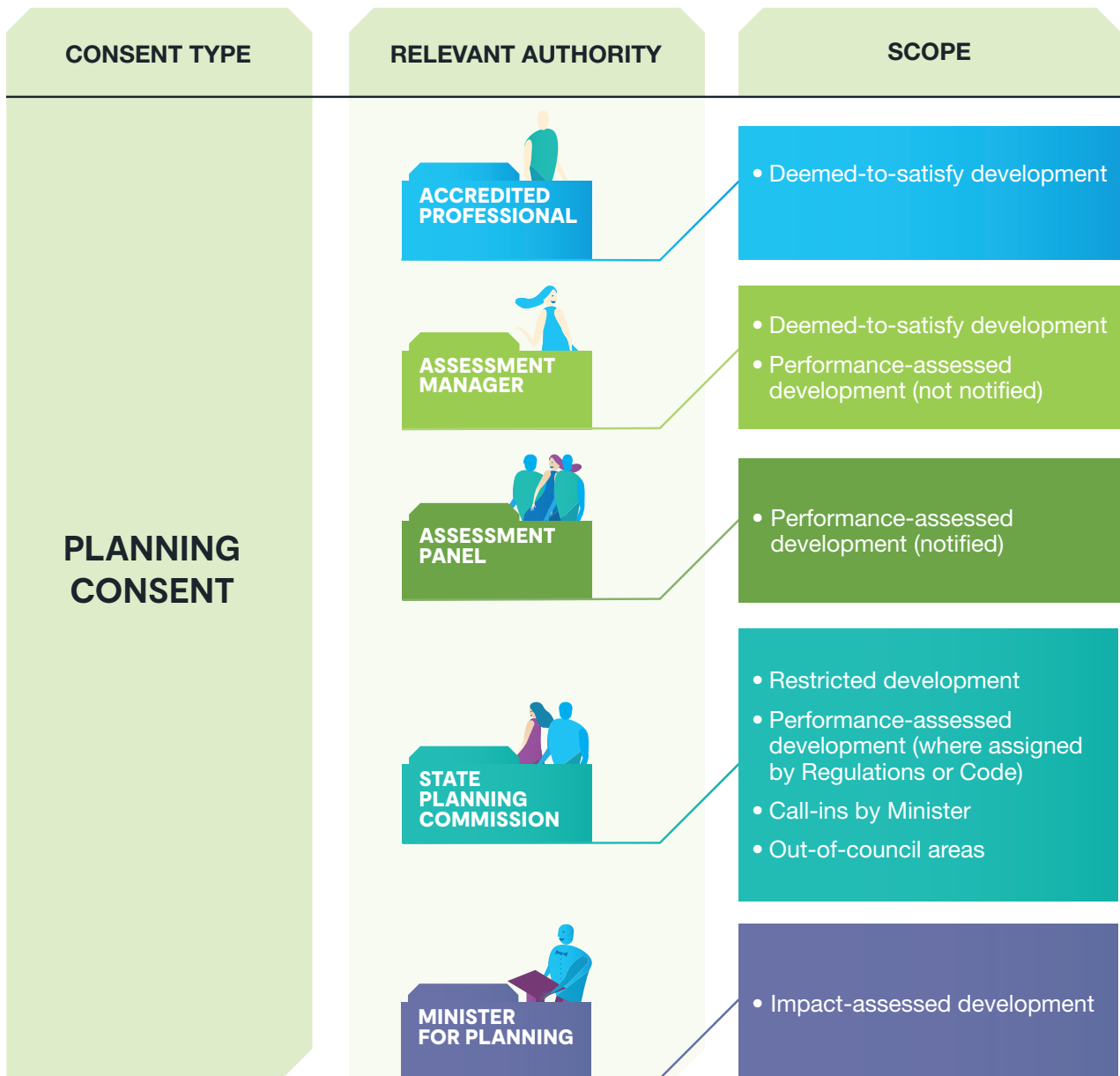
**PLANNING
CONSENT**
s102(1)(a)

**BUILDING
CONSENT**
102(1)(b)

**LAND
DIVISION**
s102(1)(c)(d)
(e)(f)

**DEVELOPMENT
APPROVAL**

**CROWN
DEVELOPMENT
APPROVAL**
s131(19)(a)



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CONSENT TYPE	RELEVANT AUTHORITY	SCOPE
BUILDING CONSENT	ACCREDITED PROFESSIONALS (BUILDING CERTIFIER)	<ul style="list-style-type: none"> Decisions limited by accreditation level (decision-making authority in their own right)
	COUNCIL	<ul style="list-style-type: none"> Where application referred by Minister for Planning, State Planning Commission or assessment panel under s99(1) Must seek advice of an accredited professional before issuing consent – this could be a member of staff or private accredited professional
	ASSESSMENT PANEL	<ul style="list-style-type: none"> Must seek advice of an accredited professional before issuing consent – this could be a member of staff or private accredited professional Option to refer application to building certifier or relevant council under s99(1)
	STATE PLANNING COMMISSION	<ul style="list-style-type: none"> Must seek advice of an accredited professional before issuing consent – this could be a member of staff or private accredited professional Option to refer application to building certifier or relevant council under s99(1)
	MINISTER FOR PLANNING	<ul style="list-style-type: none"> Option to refer application to building certifier or relevant council under s99(1)

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CONSENT TYPE	RELEVANT AUTHORITY	SCOPE
LAND DIVISION	ASSESSMENT MANAGER*	<ul style="list-style-type: none"> Except where the State Planning Commission/Minister for Planning is the authority
	STATE PLANNING COMMISSION*	<ul style="list-style-type: none"> Restricted development Performance-assessed development (where assigned by Regulations or Code) Call-ins by Minister for Planning Out-of-council areas
	MINISTER FOR PLANNING*	<ul style="list-style-type: none"> Impact-assessed development

*State Planning Commission provides 'Statement of Requirements', including consultation with the relevant council where new public roads/reserves are proposed.

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DEVELOPMENT APPROVAL	COUNCIL	<ul style="list-style-type: none"> Ensure all consents have been granted and are consistent
	STATE PLANNING COMMISSION	<ul style="list-style-type: none"> Where development not within a council area Ensure all consents have been granted and are consistent

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