

Town of Gawler Public Notification



Certain development applications require public notification to ensure that adjoining residents and the community at large are notified of developments that may impact upon them, and allow them an opportunity to object to the proposed development.

The Development Act 1993 and associated Development Regulations 2008 are quite prescriptive in terms of which applications require public notification and the level of public notification that is required for each development across the State. Therefore Council has minimal discretion in terms of choosing which level of public notification is required for each development as it is required to adhere to the Development Act.

The Development Act and Regulations assign Public Notification Categories to various types of development and these are summarised as follows:

Category 1 - No public notification is required. No adjoining property owner or other third party has the opportunity to object to the application. This is assigned to most minor developments.

Category 2 - Adjoining owners are notified of the development. Letters are sent to adjoining property owners. Only those who have received letters directly from Council have the opportunity to object to the application. This is generally assigned to developments that may have local impacts.

Category 3 - Adjoining owners and the general public are notified of the development. Letters are sent to adjoining property owners and a public notice is placed in the Bunyip newspaper. Anyone has the opportunity to object to the application. This is generally assigned to developments that may have wider impacts, and/or are inconsistent with the relevant zone provisions.

How does public notification work?

Anyone who has been notified has the opportunity to lodge a written submission either objecting to the application or suggesting changes that would lessen the impact of the development on them or others. This can be done by completing the response form attached to the notice, and/or you may include any letters, photographs etc. which would support your argument if you wish.

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To be effective it is encouraged that any submissions:

- Address only relevant planning issues as expressed in policies contained in the Development Plan (access to Council's Development Plan is available via Council's website – www.gawler.sa.gov.au)
- Be objective, succinct, and to the point.
- Offer solutions on how concerns may be overcome.
- Be submitted on or before the due date.

If a representation is received, it is then forwarded to the applicant who has two weeks to respond in writing to any concerns raised. It should be noted that all representations become a public document.

If the issues raised are not resolved to everyone's satisfaction, the application is assessed by Council's Development Assessment Panel. Anyone who lodged a representation will be advised of the Panel meeting and will have the opportunity to attend the meeting and address the Panel in support of their submission. For further information on the Development Assessment Panel please refer to the Development Assessment Panel fact sheet.