Environmental Planning and Assessment Act 1979

Key development tracks to construction stage only

- Development that does not require consent
  - Exempt Development (Part 4 EP&A Act)
  - Build

- Development that requires consent
  - Major Development (Part 3A EP&A Act)
  - Plans Environmental Assessment (Proponent)
  - Public Exhibition
  - Planning Approval (Minister)
  - Construction certificate (PCA)
  - Build

- Development not allowed to proceed
- SOPA may undertake compliance check

- Local Development (Part 4 EP&A Act)
  - Plans Statement of Environmental Effects (Applicant)
  - Planning Approval (Minister / SOPA)
  - Construction certificate if required (PCA)
  - Build

- Complying Development (Part 4 EP&A Act)
  - Plans (Applicant)
  - Certified as Complying (PCA)
  - Build