

Fact sheet: Key changes to development assessment

This fact sheet outlines the key changes to development assessment (DA) under the *Planning Act 2016*.

Key element	<i>Sustainable Planning Act 2009</i> (previous system)	<i>Planning Act 2016</i> (from 3 July 2017)
Removing the DA process from the principal planning legislation	<ul style="list-style-type: none"> The development assessment process is set out within the <i>Sustainable Planning Act 2009</i> 	<ul style="list-style-type: none"> Requires the development assessment process to be set out within a statutory instrument, which is called the Development Assessment Rules (DA Rules).
Categories of assessment	<ul style="list-style-type: none"> Exempt development Self-assessable. Code assessable. Compliance assessment. Impact assessable (requires public notification). Prohibited development. 	<ul style="list-style-type: none"> Accepted development (can occur without approval or as long as certain criteria are met). Assessable development: <ul style="list-style-type: none"> Code assessment Impact assessment (requires public notification). Prohibited development.
Decision rules	<ul style="list-style-type: none"> Self-assessable must comply with any prescribed requirements. Compliance assessment is an assessment against specific technical standards. Code assessable is a bounded assessment against any applicable planning requirements. Impact assessable is an assessment against all planning requirements. 	<ul style="list-style-type: none"> Code assessment is a bounded assessment only against applicable planning requirements (assessment benchmarks). Impact assessment must be assessed against the assessment benchmarks, and regard may be given to other relevant matters.
Properly made development applications	<ul style="list-style-type: none"> A development application can only be accepted as 'properly made' if it includes land owner's consent. 	<ul style="list-style-type: none"> The assessment manager has the discretion to accept a development application as properly made if it is not accompanied by any documents required by the approved form.
Public notification	<ul style="list-style-type: none"> Any development that is categorised as impact assessable is required to be publicly notified. The planning scheme identifies what 	<ul style="list-style-type: none"> Impact assessable development is still required to be publicly notified. The planning scheme will continue to identify what



	development needs to be publicly notified as part of the process for deciding whether to approve the development.	<p>development needs to be publicly notified in the development assessment process.</p> <ul style="list-style-type: none"> The process for public notification is set out in the DA Rules, however the Planning Act retains the requirements for the minimum timeframes a development application is required to be open for consultation and for people to make a submission.
Third part appeal rights	<ul style="list-style-type: none"> People who make a properly made submission may appeal the decision in the Planning and Environment Court. 	<ul style="list-style-type: none"> Third party appeal rights will continue for people who make a 'properly made' submission.

For more information

Please contact us at bestplanning@dilgp.qld.gov.au.