

Amendments to DA Rules

The Development Assessment Rules (DA Rules) is an instrument that sets the rules for how development applications are assessed in Queensland. It outlines the process for lodging, assessing and deciding an application and also how public notification is to be conducted.

In response to the COVID-19 emergency, the Queensland government implemented temporary changes to the newspaper requirements for the public notification of development applications.

The DA Rules now make many of these temporary changes into more permanent arrangements – recognising that even after the COVID-19 emergency, many local newspapers may not return to hard copy production.

The Queensland Government recently undertook consultation on proposed amendments to the DA Rules, for 20 business days from 7 July 2020 to 8 August 2020.

The proposed DA Rules amendments received general support from consultation with the community, local government and industry. Changes to the following requirements have been made to reflect consultation feedback.

Overview of Changes to Public Notification



Newspaper requirements

These new arrangements establish the following requirements in the DA Rules:

- If there is a hard copy local newspaper circulating in the locality of the premises the subject of the development application – this must be used to publish the notice about the application.
- If there is no hard copy local newspaper circulating in the locality of the premises the subject of the development application, notice may be given either:
 - in an online local newspaper for the area; or
 - on the assessment manager’s website.
- Alternatively, notice may be published in a state-wide hard copy newspaper.
- Applicants will need to consider the new requirements to determine how notice must be given. This will ultimately depend on the location of the property the subject of the development application and what newspaper services are available in that area.



Applicable event changes

The DA Rules amendments also include a change that ensures the DA process can effectively respond to the Planning Act 2016’s new applicable event arrangements.

In the future, should an applicable event extension notice be used by the Minister to extend timeframes on a development application, that the extended time won’t unintentionally take away time from the assessment managers decision period.



Sign on the land requirements

The changes will simplify and standardise the look and feel of these signs making it easier for the community to understand what development is being proposed.

The signage changes will also require additional pictures/diagrams to allow a better visualisation of the proposed development. The proposed signage changes also will apply to changed application signs.

Based on feedback from consultation, minor refinements to the layout and content clarifications have been incorporated to make it easier for the community to understand what development is being proposed as well as ensuring the layout is flexible enough to be responsive to the content needing to be displayed about an application.

PROPOSED DEVELOPMENT	
HAVE YOUR SAY	
[Heading lettering in capitals in bold styling]	
[Insert the proposed use(s) of the land as defined in the planning scheme, using lettering in bold style, and text size 36 minimum]	
<p>[Insert the street address of the site that the application relates to, using lettering in bold style.]</p> <p>[Insert the real property (e.g. lot or plan), using lettering in bold style.]</p> <p>Approval sought: [Insert the types of approval sought (i.e. preliminary approval, development permits, and material change use), using lettering in bold style.]</p> <p>Application reference: [Insert application reference number i.e. MCL000000000, using lettering in bold style.]</p> <p>Make a submission: [Insert period start and end date using full lettering, underlined in bold style.]</p> <p>Lot size and "Header" (use in a square 100 x 100 pixels)</p> <p>Building height (use in a square 100 x 100 pixels)</p> <p>Setbacks (use in a square 100 x 100 pixels)</p> <p>Site cover (use in a square 100 x 100 pixels)</p>	<p>[Insert minimum 2 images of proposed development e.g. photographs, location map, plan, site plan, etc. Image must be 300 dpi at 100%.]</p>
<p>For further information and to view a copy of the application, contact:</p> <ul style="list-style-type: none"> • [Insert assessment manager] • [Insert assessment manager web address] • [Insert assessment manager contact number] <p>Submissions can be made to:</p> <ul style="list-style-type: none"> • [Insert assessment manager] • [Insert assessment manager postal address] • [Insert assessment manager contact email] <p>To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.</p>	<p>[Insert QR Code here if applicable. Must be at least 112x85 mm² and at least 300 dpi at 100%.]</p> <p>[Insert proposed development image.]</p> <p>[Insert proposed development image.]</p>
Public notification requirements are in accordance with the Planning Act 2016	