

**Noosa Parks Association**

Monitoring Development Applications in the former Noosa Shire and other Local Government Areas of South-East Queensland

**DA**

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**Introduction**

- Background
  - Types of Development Applications (DAs)
  - Processes for DAs
- PD Online
  - What is PD Online?
  - What software do you need to access PD Online?
  - How can PD Online assist monitoring DAs?
  - Examples
  - What processes should be used to monitor DAs?
- Questions as we go please
- Presentation on web page: [www.paulsummersplanning.com.au/Presentations&Publications.htm](http://www.paulsummersplanning.com.au/Presentations&Publications.htm)

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**Types of DAs**

- 3 types of application:
  - Self-assessable applications – e.g. a house in the Detached House Zone
  - Code-assessable applications – e.g. an office in the Business Centre Zone in Noosa Junction
  - Impact assessable-applications – e.g. a restaurant in the Open Space Conservation Zone in Noosa National Park
- 2 principal types which can be assessed and will be interest to the NPA:
  - Code-assessable applications
  - Impact assessable-applications
- Impact assessable-applications will usually be of most interest, particularly in the former Noosa Shire ...
- ... but not always, particularly in other local government areas
- It makes no difference whether the application is referred to the Noosa Iconic Panel

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**Impact-Assessable Applications**

- Impact-assessable applications are:
  - Assessed for all potential impacts and against the entire planning scheme and relevant State agency provisions
  - Publicly notified for submissions (advertised for objections)
  - Subject to third-party [submitter (objector)] appeal rights
- So anything can be considered and submitters can be a party in any appeal process

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**Code-Assessable Applications**

- Code-assessable applications are:
  - Only assessed against the specifically identified code/s in the planning scheme – other matters fall away if they are not codified in the relevant code
  - Not publicly notified for submissions
  - Not subject to third-party appeal rights
- So only matters in the specifically identified code/s can be considered and there are no third party appeal rights

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**Process for Code-Assessable Applications**

○ Assumes a referral agency is involved

The flowchart details the following steps:

- APPLICATION STAGE:** Application lodged & accepted (10.2.2) → Acknowledgment notice issued (10.2.3) → Application made available for public scrutiny (10.2.4).
- INFORMATION & REFERRAL STAGE:** Assessment manager makes information request (12 months) → Applicant forwards response to assessment manager (12 months) → Applicant refers application to (CAI) relevant agencies? → Concurrence agency makes information request → Applicant forwards response to concurrence agency's information request (12 months) → Referral agency prepares application & gives response to assessment manager & applicant (30 to 60 days up to 10.2.6 for information request).
- DECISION STAGE:** Assessment manager assesses & decides application (10.2.6) → Assessment manager issues decision notice & advises (CAI) relevant agencies of decision (10.2.7).

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