

# Get in the Game

## Development Approval and Building Approval

### Definitions

**Planning Act 2016 (PA 2016)** – Queensland’s principal planning legislation that coordinates planning at the local, regional and state levels.

### Integrated Development Assessment System (IDAS)

– forms to be completed when lodging a development application. These forms are used by all local government authorities in Queensland to conduct development assessment under the PA 2016.

**Development Approval (DA)** – refers to the regulatory approval that must be obtained prior to commencing a development. The DA authorises *assessable development* to take place. Approval is issued by the local government authority - with or without conditions or not approved. (*Note: Development Approval can also be referred to as development permit or decision notice*).

**Building Approval (BA)** – refers to how a building will be constructed. It is required for most developments to ensure a building complies with building laws, including the Building Code of Australia.

**Building Certification** – formal approval of building plans and construction by a registered building certifier. This is achieved by the issue of a Certificate of Classification and marks the building ready for lawful use.

### Development Approval process

There are four steps in the Development Approval process. You should seek advice from your local government authority throughout the process.

**Step 1** – *Determine what type of development you are undertaking.*

**Step 2** – *Determine the type of assessment required.*

**Step 3** – *Complete the appropriate application and submit to your Local Government Authority.*

**Step 4** – *LGA will issue a Decision Notice.*

**Step 1** – *Determine what type of development you are undertaking.*

To determine if your proposed development is an *assessable development* you will need to look at the following planning documents:

- *Planning Act 2016 (PA 2016)*
- *Local government planning scheme*
- *Any other planning documents*

The main types of development under the PA 2016 are:

**Assessable Development** – *development approval* is required before you can begin work on assessable development. The following works are assessable and need a development application:

- *building work*
- *plumbing or drainage work*
- *operational work*
- *reconfiguring a lot (subdivide)*
- *material change of use of premises*
- *clearing native vegetation*
- *demolition of existing building*

➤ **Accepted Development** – identified as accepted as it does not need to comply with any code or other requirements of the regional or local planning scheme *Note: If a development application is not required a Building Approval may still be required. This must be checked with a building certifier.*

➤ **Prohibited** – development or use that is deemed prohibited under the local planning scheme. Development in protected areas is usually considered prohibited development. Applications are not possible under prohibited development.

**Step 2** – *Determine the type of assessment required.*

If your development is considered an *assessable development*, you must then determine the type of assessment required. Refer to the Sustainable Planning Regulation 2009 and other planning documents. There are two types of assessable development under the PA 2016:

- *Code Assessment*
- *Impact Assessment*

**Code Assessable – applies to development (project) that fits within existing planning instruments but may be inconsistent with existing local planning codes.**

**Impact Assessment – assessment of a development (project) against the local planning requirements where it is inconsistent with the designated use. An example is a development which does not align with the current site zoning. An Impact Assessment requires public notification for the community to have a say.**

**Code Assessment and Impact Assessment require development applications to be submitted.**

**Step 3 – Complete the appropriate application and submit to your Local Government Authority.**

For initial enquiries, most local government authorities offer planning advice. If your club has determined that it needs to prepare a development application for approval, we recommend that you engage a private town planning consultant who can advise on development approvals and prepare the application on your behalf.

You are encouraged to prepare and submit your development application using [MyDAS2](#), the new online preparation and lodgement system. Further information is available at:

<http://dilgp.qld.gov.au/resources-ilgp.html>

**Step 4 – Local Government Authority will issue a Decision Notice.**

A Decision Notice gives approval of your proposed development and may include special conditions.

## State Assessment and Referral Agency (SARA)

In some cases, development applications may require referral to the State Assessment and Referral Agency (SARA) of the Department of Local Government, Infrastructure and Planning (DILGP). This is only relevant to development applications where a state agency has a jurisdiction. Your town planner or Local Government Authority should advise you if referral is required or you can contact your local DILGP regional office: [www.dilgp.qld.gov.au/contact-us-dilgp/regional-contacts.html](http://www.dilgp.qld.gov.au/contact-us-dilgp/regional-contacts.html)

For further information, please contact DILGP: [www.dilgp.qld.gov.au/planning/development/sara](http://www.dilgp.qld.gov.au/planning/development/sara)

## Building Approval process

After obtaining DA your next step is to obtain BA. You must have DA and BA before you can commence construction. *Note: BA can also be referred to as building permits, development approvals or building certification.*

To determine whether building approval is needed, organisations should contact a Private Building Certifier who is familiar with the Building Regulation.

Minor structures or repairs that are DA exempt or self-assessable may also be exempt from BA.

**Step 1 – Prepare building plans, seek advice from architecture and/or engineering firms (e.g. survey, architectural engineering plans).**

**Step 2 – Apply for BA to your local government authority or by engaging an accredited Building Certifier. Building Certifiers are familiar with the Building Act and Regulations and the Queensland Development Code. An internet search will give you a list of Building Certifiers in your local area.**

**Step 3 – Building Approval will be granted by the building certifier to allow construction to commence.**

Inspections are undertaken by the building certifier during the course of the construction and various forms are completed that recognise compliance.

**Step 4 – Building Certifier issues a Certificate of Classification.**

Certificate of Classification is issued when certifiers are satisfied that the work is completed and the building is suitable for occupation.

## General information

Timeframes, costs and processes for Development Approval and Building Approval vary between local government authorities.

The *Planning Act 2016* came into effect on 3 July 2017 and supersedes the *Sustainable Planning Act 2009*. While some councils will amend their schemes and processes to align with the new *Planning Act 2016* there is no requirement for them to do so.

Any alternations to terminology under the new Act will supersede previously used terminology.

**Example:** Under the new Act there is no self-assessable development, which was used in the Sustainable Planning Act 2009. If this terminology is still being used by a council it will convert to Accepted Development as this is the terminology prescribed under the new Act.

## Need further information?

For further information on this and other funding programs, go to the following webpage [www.qld.gov.au/recreation/sports/funding/getinthegame](http://www.qld.gov.au/recreation/sports/funding/getinthegame) or contact your local Sport and Recreation advisor on 1300 656 191.