

PLANNING AND URBAN MANAGEMENT AGENCY

Notification of Development Consent Applications (DCAs)

Jan 2022

Overview

Section 43 of the *Planning and Urban Management Act 2004* (PUM Act) specifies written notice of a DCA must be given to neighbours and affected persons, and also that a DCA may be publicly notified in accordance with the **Notification Regulation**. This notification process enables members of the community that may be affected to be involved in the decision-making process.

Purpose of notification

Proposed developments have the potential to affect neighbours, villages and the wider community. Notifying a DCA allows the general public to express their views and concerns about a proposed development. It also promotes transparency and accountability in PUMA's decision-making process.

Notification process

When a DCA is submitted to PUMA for assessment, the Agency will make a decision as to whether a DCA needs to be publicly notified. Factors that will affect the Agency's decision include (but are not limited to):

- status of the development activity;
- potential impacts the proposed use or development may have on the environment and people (considering likelihood and severity of consequences);
- investment cost associated with a proposed use or development;
- scale and/or type of the proposed development activity; and
- relevant provisions of the PUM Act.

Should PUMA decide to publicly notify a DCA, the Agency will inform the applicant in writing to acknowledge receipt of the DCA and advise the Agency's intention to notify the DCA with specified reasons.

Public notification of DCAs is subject to Section 43 of the PUM Act, the Agency's Notification Policy 2016 and Planning and Urban Management (Notification of Application) Regulations 2017.

DCAs are usually publicly notified through local media such as a national newspaper.

All DCAs are subject to notification to neighbours and affected persons, and to any other person or party that the Agency considers may be affected by the proposed use or development. This may be done by way of a written notice prescribed under the Agency's Notification Policy 2016 and Planning and Urban Management (Notification of Application) Regulations 2017.

Notifications must outline the timeframe during which a submission may be made on a DCA (refer sheet 2.03).

Costs of notification

As it is the applicant who is to gain from the grant of any development consent, and not the general public, it is fair and expected that the applicant bears any and all notification costs. When public notification is undertaken by PUMA on behalf of the applicant, the development consent will not be provided until such time that the applicant has reimbursed any cost associated with the notification process. Refer to the Notification Policy 2016 and Planning and Urban Management (Notification of Application) Regulations 2017 for further information.

Early consultation with neighbours

The Agency highly recommends that applicants discuss their development proposals with neighbours early on in the planning process to mitigate potential future amenity issues and other disputes.