

# Fact Sheet 12

## What process will my application follow?

Depending on their complexity and the range of impacts, development applications for development plan consent (planning consent) and building rules consent follow different paths and are assessed by different Council staff members. Generally, the more complicated the development, the more complicated the assessment process.

Land division applications are lodged with the Development Assessment Commission who then forwards it to the relevant Council for assessment.

## What are the different assessment stages?

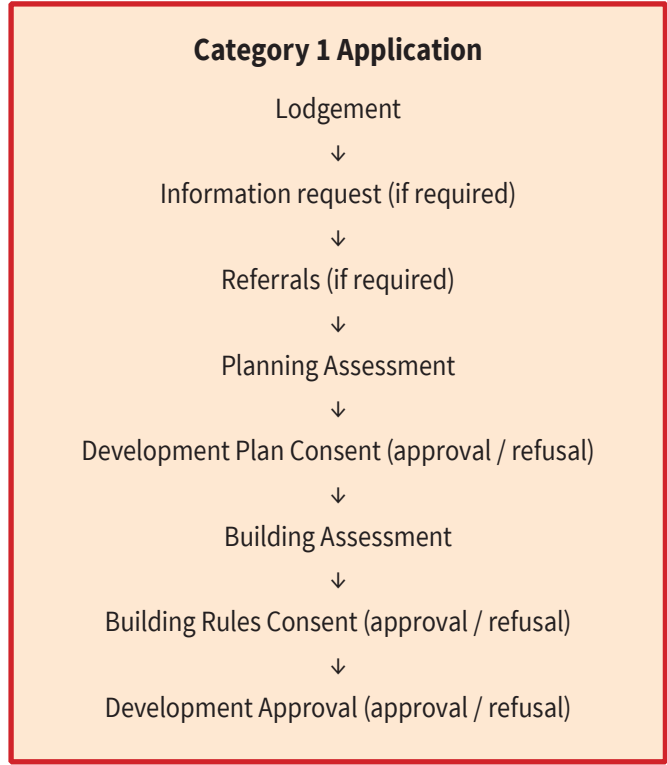
The general stages in the assessment of a development application that requires both development plan consent and building rules consent for Development Approval are listed below. Referrals, public notification and appeals will not be relevant for some types of development.

- **Lodgement of development plan consent application** – see *Fact sheet 5* for what information is required for lodging an application
- **Council may ask for more information** - Council can request further information from the applicant to assist in the assessment. Council will also specify a time period that the applicant has to provide the information to Council. If you don't provide the information in the specified time Council can refuse the application.
- **Referrals** – some applications may require Council to refer the application to an external body or to an internal department in Council for assessment. See *Fact Sheet 15* for more information.
- **Public Notification** – If required, Council will undertake public notification for the development application. See *Fact Sheet 13* for more information
- **Planning Assessment** – the Council planning officer will assess the application. See *Fact Sheet 11* for more information.

- **Planning Decision** – For applications where representations have been received and have not been resolved, Council's Development Assessment Panel will decide the application.
- **Appeals (depending on appeal rights)**
- **Lodgement of building rules consent**
- **Building rules assessment** – This can be undertaken by a Council Building Officer or by a Private Certifier, See *Fact Sheet 11* for more information.
- **Building rules decision**
- **Development Approval**
- **Appeals (depending on appeal rights)**

## How do the stages fit together?

The following flow chart demonstrates the general assessment process for a Consent or Merit, Category 1 Application (*refer to Fact Sheets 9 and 13*).





# Fact Sheet 12 continued

Some applications may follow a different path depending on their complexity.

The Following chart demonstrates the general assessment process for a Consent or Merit Category 2 or 3 Application (refer to *Fact Sheets 9 and 13*)

