

Applications and requests

State development areas

ADVISORY
NOTE

This advisory note outlines the applications or requests that can be made under a development scheme in a State development area (SDA).

Development schemes

Each SDA is subject to a development scheme, a regulatory document prepared and implemented by the Coordinator-General, to control planning and development in an SDA.

The development schemes identify the development that supports the intent of, or vision for, the SDA. The development schemes also identify objectives for development in the SDA, and provide further guidance on suitable locations for specific development and criteria for their assessment.

The relevant development scheme must be read closely to understand the development that is regulated by the development scheme, and the applications or requests that can be made under that scheme.

Development schemes override local and state government planning instruments for development regulated by the development scheme for the relevant SDA.

Terminology

It is important to note, there are some variations in terminology used in the development schemes as a result of amendments to the State Development and *Public Works Organisation Act 1971* (SDPWO Act).

The development schemes, online application forms and advisory notes use the terminology that is consistent with the SDPWO Act. For the purposes of consistency, the following terms are taken to have the same meaning:

- material change of use and change a use of land
- prior affected development and prior affected use
- change an SDA application and minor change to an application
- change application for an SDA approval and minor change to an approval
- state a later currency period and change to a currency period or extension to a currency period.

Applications and requests

A development scheme may provide for some or all of the following applications and requests:

- request for pre-lodgement consideration
- SDA application for:
 - a material change of use (MCU)
 - an MCU under a minor assessment process
 - reconfiguring a lot
 - operational works
- request to change to an SDA application
- change application for an SDA approval
- request to state a later currency period

- request to carry out prior affected development
- request for approval of a plan of subdivision.

As noted above, development schemes use slightly different terminology for these applications and requests. Before making an application or request, refer to the relevant development scheme at www.dsdmip.qld.gov.au/sda

Request for pre-lodgement consideration

Before lodging an application or request, proponents are encouraged to request pre-lodgement consideration of the proposal.

Pre-lodgement consideration provides proponents with an opportunity to discuss their proposal with the Office of the Coordinator-General and identify any issues that could affect the assessment of the application or request.

More information on pre-lodgement consideration is available at www.dsdmip.qld.gov.au/sda

SDA applications

The most common type of application in an SDA is an SDA application. Generally, the assessment process for an SDA application involves six stages:

- pre-lodgement consideration
- application
- referral
- public consultation
- review
- decision.

Not every SDA application will necessarily undergo a full assessment process. Depending on the nature of application, some stages in the process may not apply.

For more information, read the Supporting information advisory note.

Request to change an SDA application

A proponent who wishes to make a change to an SDA application before the Coordinator-General issues an SDA approval may make a request to change an SDA application.

The Coordinator-General will only approve a request to change an SDA application if the Coordinator-General considers the change is a minor change. If not considered a minor change, the proponent will be required to withdraw the application and submit a new SDA application.

The assessment process for making a request to change an SDA application is set out in the relevant development scheme.

For more information, read the Request to change an SDA application advisory note.

Change application for an SDA approval

A proponent who wishes to make a change to an SDA approval that is not within the scope of the existing approval may make a change application for an SDA approval.

If the proposed change to an SDA approval is a minor change, the referral, public consultation and review stages do not apply to the change application.

If not considered a minor change, the proponent will be required to undergo a change application process that is identical to the SDA application process.

The assessment process for making a change application for an SDA approval is set out in the development schemes adopted after 1 October 2014 or in the SDPWO Act.

For more information, read the Change application for an SDA approval advisory note.

Request a later currency period

The SDPWO Act stipulates the currency period for an SDA approval is generally four years. However, an SDA approval can specify a later time period.

The currency period commences on the day the approval takes effect. If the development has not substantially started, or for reconfiguring a lot, the plan of subdivision is not given to the Coordinator-General for approval, before the currency period ends, the SDA approval lapses. If an approval lapses, a new SDA application is required.

The proponent may—if the approval has not lapsed—request a later currency period for an SDA approval.

The assessment process to request a later currency period is set out in the relevant development scheme.

For more information, read the Request a later currency period for an SDA approval advisory note.

Request to carry out prior affected development

An owner of an interest in land in an SDA may make a prior affected development request to the Coordinator-General if, immediately before an approved development scheme started applying to the land, there was a prior affected development for the land, and it would be an offence to continue the prior affected development under the approved development scheme.

A prior affected development can be:

- an alternative lawful development – a lawful as of right development the owner can carry out on the land
- an approved development – development approved under an SDA approval
- an authorised development – development of the land authorised under a development

approval under the Planning Act¹, or a compliance permit under the Planning Act.

The assessment process for a prior affected development request is set out in the relevant development scheme at www.dsdmip.qld.gov.au/sda

Request for approval of plan of subdivision

If regulated by a development scheme, following an SDA approval for reconfiguring a lot a proponent may submit a request to the Coordinator-General for approval of the plan of subdivision.

The assessment process for a request to approve a plan of subdivision is set out in the relevant development scheme at www.dsdmip.qld.gov.au/sda

Further information

Read the relevant development scheme at www.dsdmip.qld.gov.au/sda

Contact the SDA Division:

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¹ Planning Act means the *Planning Act 2016* (or any subsequent revisions)