

# Amendment to the Development Assessment Rules

## Summary of changes – July 2025

### Overview

The following amendments have been made to the Development Assessment Rules (DA Rules). DA Rules – Version 3.0 was prescribed in the Planning Regulation 2017 on 18 July 2025 and given effect when published on 18 July 2025 in accordance with section 69 of the *Planning Act 2016*.

### Amendment of cover page and overall document format

Amendment	
1.	'Version 2.0'— <i>Omit, insert—</i> 'Version 3.0'
2.	'Published and commenced 22 July 2024.'— <i>Omit, insert—</i> 'Published and commenced on 18 July 2025'
3.	Header/footer 'Version 2.0'— <i>Omit, insert—</i> 'Version 3.0'

### Amendment of Chapter 1: Applications (other than applications for State facilitated development)

Amendment	
Amendment of Part 1: Application	
4.	Title for Section 1 'Properly made application – Act, s51(5)'

*Omit, insert—*

“Properly made application – Act, s51(6)”

5. **Section 1 (Properly made application)**

‘1.1 – For section 51(5)’

*Omit, insert—*

‘1.1 – For section 51(6)’

**Amendment of Part 3: Information request**

6. **Section 11.3 (When part 3 does not apply)**

After ‘(d) is for building work assessable against the building assessment provisions’

*Insert—*

‘(e) is for a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act.’

**Amendment of Part 4: Public notification requirements**

7. **Section 17 (Public notification)**

Item numbers, ‘17.2.’

*Renumber—*

‘17.3.’

8. **Section 17 (Public notification)**

Item numbers, ‘17.3.’

*Renumber—*

‘17.4.’

9. **Section 17 (Public notification)**

Item numbers, ‘17.4.’

*Renumber—*

‘17.5.’

10. **Section 17 (Public notification)**

After ‘(c) publishing a public notice complying with the public notice requirements stated in the confirmation notice’ of Section 17.1—

*Insert—*

17.2 – Despite section 17.1, if the application is for development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act, the applicant, or the assessment manager acting under section 53(10) of the Act, must give public notice by –

- (a) giving notice to all affected local governments as:
  - i. identified in the social impact assessment for development; or
  - ii. nominated by the chief executive, if the chief executive decided not to require a social impact assessment for the development, and
- (b) giving notice to the **adjoining owners** of all lots adjoining the premises the subject of the application; and
- (c) giving notice to all owners of lots located within 1500m of the premises the subject of the application; and
- (d) if a community notice board exists and permission is given by an authorised

person, placing a **notice on community notice boards** for the period of time up to and including the stated day, and

- (e) giving notice on the assessment manager's website for the period of time up to and including the stated day, and
- (f) publishing a public notice complying with the public notice requirements stated in the confirmation notice.

Note: An applicant is not precluded, and is encouraged to, undertake supplementary measures to inform the public (such as broadcasting on a local radio station) in addition to those prescribed in 17.2.

#### 11. **Section 18 (Notice of compliance)**

After Section 18.1—

*Insert—*

18.2 – Schedule 3 prescribes the way in which notice of compliance must be given for items 17.2(d).

### **Amendment of Part 5: Decision**

#### 12. **Section 23.2 (Decision period – changed circumstances)**

After (c) '(iii) where both part 2 and part 4 are relevant, the day the last of these parts as they relate to section 26, ends'.

*Insert –*

(d) If the application is for development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –

- (i) When the applicant changes the social impact assessment report under section 106X of the Act or amending community benefit agreements under section 106ZA of the Act.

### **Amendment of Part 7: Miscellaneous**

#### 13. **Section 39 (Transitional provisions)**

##### **Section 39.3**

*Omit –*

'may instead apply'

## Amendment of Chapter 2: Applications for State facilitated development

### **Amendment of Part 1: Application**

#### 14. **Part 1: Application**

Title '1 Properly made application – Act, s51(5)'

*Omit, insert—*

'1 Properly made application – Act s51(6)'

15. **Section 1.1** 'For section 51(5) of the Act'  
Omit, insert –  
'For section 51(6) of the Act'.

## Amendment of Schedule 1: Substantially different development

### Amendment of Schedule 1: Substantially different development

16. **Schedule 1: Substantially different development**

Section 4, clauses (h) and (i)

*Omit, insert –*

- (h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –
  - Introduces new **social impacts** or increases the severity of known **social impacts**; or
- (i) removes an incentive or offset component that would have balanced a negative impact of the development; or
- (j) impacts on infrastructure provisions.

## Amendment of Schedule 3: Public notice requirements

### Amendment of Schedule 3: Public Notice Requirements

17. Section 2, after '(d) for change applications for State facilitated development, part 4 of this schedule provides the requirements and information that must be included on notices';

*Insert –*

- (e) for development applications that propose development subject to social impact assessment, part 5 of this schedule provides:
  - (i) the requirements and information that must be included in notices, and
  - (ii) additional requirements for information to be included in a notice of compliance;
- (f) for change applications for development subject to social impact assessment, part 6 of this schedule provides:
  - (i) the requirements and information that must be included on notices; and
  - (ii) additional requirements for information to be included in a notice of compliance.

**Amendment of Part 1**

18. Title - Part 1: Public notice requirements for development applications (other than applications for state facilitated development)

*After state facilitated development, insert –*

*‘and applications subject to social impact assessment’*

**Amendment of Part 3**

19. Title - Part 3 – Public notice requirements for change applications (other than change applications for State facilitated development)

*After state facilitated development, insert –*

*‘and change applications subject to social impact assessment’*

**Insertion of Part 5: Public notice requirements for development applications subject to social impact assessment**

20. *Insert heading –*  
**‘Part 5: Public notice requirements for development applications subject to social impact assessment’**

21. *Insert–*  
**5A – Specifications for public notices**

1. Figure 9 in this part —
  - (a) shows the general layout for a public notice; and
  - (b) identifies the breakdown of sections as they appear in table 9, which identifies the information that is to be included and the minimum specifications.
2. If additional text lines are required to accommodate the required information, then the notice is to be increased in size from the minimum requirements to accommodate the additional text.
3. Font size must be clearly legible and meet the minimum text height requirements specified in table 9.
4. Internal border lines shown in figure 9 may be adjusted within the sign where additional space is required to fit the relevant information in each section.
5. Unless stated otherwise, all sections and specifications for the public notice are mandatory minimum requirements.

22. *Insert image and caption –*  
**‘Figure 9 - Design layout of public notices for development applications subject to social impact assessment’**

23. *Insert table –*

**‘Table 9 – Information that must be included in a public notice for development applications subject to social impact assessment’**

With two columns titled 'Section' and 'Information that must be included and specification'

*Insert—*

'Section 1 'PROPOSED DEVELOPMENT'

- Heading lettering must be capitalised in a bold style with a minimum text height of 51 mm.

'HAVE YOUR SAY'

- Heading lettering must be capitalised in a bold style with a minimum text height of 36 mm.

Section 2 Description of proposed development as defined in the planning scheme

- Insert the proposed use (if a new or changed use is proposed) or the proposed development using the use defined in the planning scheme.
- Where relevant, include an indication of the scale or density of the development (e.g. number of lots, gross floor area).
- Lettering must be capitalised in a bold style with a minimum text height of 26 mm.

Section 3 (Where)

- Use the symbol provided.
- Symbol to be adjacent to the left of the information.
- Street address that the application relates to.
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(On)

- Use the symbol provided.
- Symbol to be adjacent to the left of the information.
- Include real property description (i.e. lot on plan).
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(Approval sought)

- Use the symbol provided.
- Symbol to be adjacent to the left of the 'Approval sought' heading and information.
- Include type(s) of approval sought (i.e. preliminary approval, development permit or both).
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(Application reference)

- Use the symbol provided.
- Symbol to be adjacent to the left of the 'Application reference' heading and information.
- Include the application reference number.
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(Make a submission)

- Use the symbol provided.
- Symbol to be adjacent to the left of the 'Make a submission' heading and submission period.
- Dates for submission period to be in long date format. If submission year is the same for both dates, submission year is only required to be included on the later date (e.g. 23 October to 25 November 2024).
- Symbol must be a minimum text height of 12 mm.
- Lettering must be in a bold style, underlined and with a minimum text height of 20 mm.

Section 4 For this section—

- Any applicable symbols described below must be used to the extent relevant to the application.
- Symbols to be adjacent to the left of the heading and information.
- Headings: Lettering must be in a bold style with a minimum text height of 8 mm.
- Information under headings: Lettering must be a minimum text height of 8 mm.

'Lot size and frontage'

- Use the symbol provided only if applicable to the development (e.g. if there are relevant assessment criteria).
- Describe the proposed minimum lot size in m<sup>2</sup> and minimum frontage in metres.

'Structure height'

- For a wind farm: Describe the maximum height of wind turbine.
- For a solar farm: Describe the maximum height of a solar panel structure.
- For any other structures on the premises of a wind farm or solar farm: State the type of structure and describe the maximum height of the structure. (e.g. transformer: 10m)

'Setbacks'

- Use the symbol provided, if proposed development is contained on a single lot.
- Describe all setback in metres for the proposed development.

'Site cover'

- Use the symbol provided only if applicable to the development.
- Describe the site cover as a percentage for the proposed development.

Section 5 'For further information and to view a copy of the application, contact:'

- Heading lettering must be in a bold style with a minimum text height of 15 mm.
- Information under heading must be a minimum text height of 12 mm.
- Use a bullet point character before text on each new line, where items are listed.
- Include the name of the assessment manager, phone number, website address.

'Submissions can be made to:'

- Heading lettering must be in a bold style with a minimum text height of 15 mm.
- Information under heading must be a minimum text height of 12 mm.
- Use a bullet point character before text on each new line, where items are listed.
- Include the name of assessment manager, assessment manager postal address and assessment manager contact email.



*'To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.'*

- Lettering to be italicised and must be a minimum text height of 7 mm.

QR code (Optional)

- Optional inclusion; not mandatory.
- If used, the QR code must:
  - be at least 11025 mm<sup>2</sup> (105 mm x 105 mm) and at least 300 dpi at 100%; and
  - link to information about the application on the assessment manager's website.

Section 6 'Public notification requirements are in accordance with the Planning Act 2016'

- Lettering must be a minimum text height of 9 mm and the Act's title and year to be italicised.

Section 7 'Development images'

- A minimum of two images must be displayed.
- Images to show relevant details of the proposal (e.g. photomontage, location map, site layout plan, perspective image).
- Must give the public a general indication of what is being proposed.
- Image must be 300 dpi at 100% with images used being a minimum of 310 mm wide or at least 200 mm high.

24. *Insert –*

#### **5B - Specifications for public notice to owners of lots adjoining the premises**

1. The notice given to adjoining owners is to be a completed copy of the public notice on the premises as required under 5A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.

25. *Insert –*

#### **5C – Specifications for public notice to all affected local governments**

1. The notice given to all affected local governments is to be a completed copy of the public notice as required under 5A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.

26. *Insert –*

#### **5D – Specifications for public notice to owners of lots within 1500m of the premises**

1. The notice given to owners located within 1500m of the premises is to be a completed copy of the public notice as required under 5A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.

27. *Insert –*

#### **5E – Specifications for public notice on community notice boards**



1. A notice placed on a community notice board is to be a laminated copy of the public notice as required under 5A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.
2. One (1) public notice is required on a community notice board (e.g. Town Centre Library, Town Park Toilet Block, Community Centre Notice Board) in each township in the affected local government areas.

28. *Insert –*

**5F – Specifications for notice of compliance for public notices on community notice boards**

1. The notice of compliance is to contain information on the placing of public notice on community notice boards in the format as specified in Table 10.

29. *Insert table –*

‘Table 10 – Information and specifications that must be included in a notice of compliance for public notice on community notice boards’

With two columns titled ‘Requirement’ and ‘Information that must be included and specification’

*Insert –*

Location Map A ‘Location Map that:

- Identifies the location of each community notice board on which public notice was posted

Table of Details A ‘Table’ that identifies all relevant information for each public notice posted, containing the following as a minimum:

- States the date each public notice was posted on each community notice board.
- Identifies the name, or provide a description of the building or structure where the community notice board is located (e.g. Town Centre Library, Town Park Toilet Block, Community Centre Notice Board).
- States where the community notice board is located with respect to the building or structure (e.g. inside foyer, outside wall of toilet block, freestanding notice board in front of building)
- Identifies if the community notice board is secure or unsecure (e.g. notice posted in locked glass cabinet, on publicly accessible pinboard etc.)

Photos A ‘Photo’ of each public notice posted on each community notice board that:

- Labels each photo with a description with the location.

30. *Insert –*

**5G – Specifications of notice on assessment manager website**

1. The notice given on the assessment manager’s website must include, as a minimum, either:
  - a copy of the public notice as required under 5A of this part, or
  - the information requirements established under Figure 10 and Table 11 of this part, however layout may vary, and text must remain legible.

31. *Insert image and caption –*

‘Figure 10 - Design layout of public notices to be given on assessment manager’s website’

32. *Insert table –*

*'Table 11 – Information that must be included in a notice on an assessment manager website'*

With two columns titled 'Section and 'Information that must be included and specification'

## Section 1

- 'Proposed Development' heading – lettering must be a minimum of 2mm in height and bold text

## Section 2

- 'Make a submission from [date] to [date]' – lettering must be a minimum of 2 mm in height.
- Dates – lettering must be a minimum of 2 mm in height and bold text.
- Long date format (day, month, year) – if the year is the same for both dates it is only required to be included on the later date.

## Section 3

- Development description response text – lettering must be a minimum of 1 mm in height and bold text.

## Section 4

- 'Where', 'On', 'Approval sought' and 'Application ref' headings – lettering must be at least 1 mm in height and bold text.
- 'Where', 'On', 'Approval sought' and 'Application ref' response text – lettering must be at least 1 mm in height.

## Section 5

- 'You may obtain a copy of the application and make a submission to:' – lettering must be at least 1 mm in height and bold text.
- Assessment manager name including contact details – lettering must be at least 1 mm in height.

## Section 6

- 'Public notification requirements are in accordance with the Planning Act 2016' text – lettering must be at least 1 mm in height and the Act's title and year to be italicised.

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**Insertion of Part 6: Public notice requirements for change applications subject to social impact assessment**

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33. *Insert heading–*

**Part 6 - Public notice requirements for change applications subject to social impact assessment**

34. *Insert –*

**6A – Specifications for public notices**

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1. Figure 11 in this part —
  - (a) shows the general layout for a public notice for a change application; and
  - (b) identifies the breakdown of sections as they appear in table 14, which identifies the information that is to be included and the minimum specifications.
2. If additional text lines are required to accommodate the required information, then the notice is to be increased in size from the minimum requirements to accommodate the additional text.
3. Font size must be clearly legible and meet the minimum text height requirements specified in table 14.
4. Internal border lines shown in figure 11 may be adjusted within the sign where additional space is required to fit the relevant information in each section.
5. Unless stated otherwise, all sections and specifications for the public notice are mandatory minimum requirements

35. *Insert image and caption -*

'Figure 11 - Design layout of public notices for change applications subject to social impact assessment'

36. *Insert table -*

'Table 14 - Information that must be included in a public notice for change applications subject to social impact assessment'

With two columns titled 'Section' and 'Information that must be included and specification'

*Insert -*

Section 1 'PROPOSED CHANGE TO APPROVAL'

- Heading lettering must be capitalised in a bold style with a minimum text height of 51 mm.

'HAVE YOUR SAY'

- Heading lettering must be capitalised in a bold style with a minimum text height of 36 mm.

Section 2

- Description of proposed development as defined in the planning scheme
- Insert the proposed use (if a new or changed use is proposed) or the proposed development using the use defined in the planning scheme.
- Where relevant, include an indication of the scale or density of the development (e.g. number of lots, gross floor area).
- Lettering must be capitalised in a bold style with a minimum text height of 26 mm.

Section 3

(Where)

- Use the symbol provided.
- Symbol to be adjacent to the left of the information.
- Street address that the application relates to.
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(On)

- Use the symbol provided.
- Symbol to be adjacent to the left of the information.
- Include real property description (i.e. lot on plan).
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(Existing approval)

- Use the symbol provided.
- Symbol to be adjacent to the left of the 'Existing approval' heading and information.
- Include type(s) of approval sought (i.e. preliminary approval, development permit or both).
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(Application reference)

- Use the symbol provided.
- Symbol to be adjacent to the left of the 'Application reference' heading and information.
- Include the application reference number.
- Lettering and symbol must be in a bold style with a minimum text height of 12 mm.

(Make a submission)

- Use the symbol provided.
- Symbol to be adjacent to the left of the 'Make a submission' heading and submission period.
- Dates for submission period to be in long date format. If submission year is the same for both dates, submission year is only required to be included on the later date (e.g. 23 October to 25 November 2024).
- Symbol must be a minimum text height of 12 mm.
  - Lettering must be in a bold style, underlined and with a minimum text height of 20 mm.

Section 4 'For further information and to view a copy of the application, contact:'

- Heading lettering must be in a bold style with a minimum text height of 15 mm.
- Information under heading must be a minimum text height of 12 mm.
- Use a bullet point character before text on each new line, where items are listed.
- Include the name of the assessment manager, phone number, website address.

- 'Submissions can be made to:'
- Heading lettering must be in a bold style with a minimum text height of 15 mm.
- Information under heading must be a minimum text height of 12 mm.
- Use a bullet point character before text on each new line, where items are listed.
- Include the name of assessment manager, assessment manager postal address and assessment manager contact email.

*'To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.'*

- *Lettering to be italicised and must be a minimum text height of 7 mm.*

*QR code (Optional)*

- *Optional inclusion; not mandatory.*
- *If used, the QR code must:*
  - *be at least 11025 mm<sup>2</sup> (105 mm x 105 mm) and at least 300 dpi at 100%; and*
  - *link to information about the application on the assessment manager's website.*

Section 5 'Public notification requirements are in accordance with the Planning Act 2016'

- Lettering must be a minimum text height of 9 mm and the Act's title and year to be italicised.

Section 6 Development images

- A minimum of two images must be displayed.
- Images to show relevant details of the proposal (e.g. photomontage, location map, site layout plan, perspective image).
- Must give the public a general indication of what is being proposed.
- Image must be 300 dpi at 100% with images used being a minimum of 310 mm wide or at least 200 mm high.

37. *Insert –*

#### **6B - Specifications for public notice to owners of lots adjoining the premises**

1. The notice given to adjoining owners is to be a completed copy of the public notice on the premises as required under 6A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.

38. *Insert –*

#### **6C – Specifications for public notice to all affected local governments**

1. The notice given to all affected local governments is to be a completed copy of the public notice as required under 6A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible

39. *Insert –*

**6D – Specifications for public notice to owners of lots within 1500m of the premises**

1. The notice given to owners located within 1500m of the premises is to be a completed copy of the public notice as required under 6A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.

40. *Insert –*

**6E – Specifications for public notice on community notice boards**

1. A notice placed on a community notice board is to be a laminated copy of the public notice as required under 6A of this part, that is reproduced and rescaled to fit the majority of a single A4 page as a minimum requirement, and text must remain legible.

2. One (1) public notice is required on a community notice board (e.g. Town Centre Library, Town Park Toilet Block, Community Centre Notice Board, local grocer) in each township in the affected local government areas, subject to obtaining approval of the person with authority to allow publication on the community notice board.

41. *Insert –*

**6F – Specifications for notice of compliance for public notices on community notice boards**

1. The notice of compliance is to contain information on the placing of public notice on community notice boards in the format as specified in Table 15.

42. *Insert table –*

‘Table 15 – Information and specifications that must be included in a notice of compliance for public notice on community notice boards for change applications subject to social impact assessment’

With two columns titled ‘Requirement’ and ‘Information that must be included and specification’

*Insert –*

Location

A ‘Location Map’ that:

- Identifies the location of each community notice board on which public notice was posted

Table of Details

A ‘Table’ that identifies all relevant information for each public notice posted, containing the following as a minimum:

- States the date each public notice was posted on each community notice board.
- Identifies the name, or provide a description of the building or structure where the community notice board is located (e.g. Town Centre Library, Town Park Toilet Block, Community Centre Notice Board).

- States where the community notice board is located with respect to the building or structure (e.g. inside foyer, outside wall of toilet block, freestanding notice board in front of building)
- Identifies if the community notice board is secure or unsecure (e.g. notice posted in locked glass cabinet, on publicly accessible pinboard etc.)

Photos

A 'Photo' of each public notice posted on each community notice board that:

- Labels each photo with a description with the location.

43. *Insert –*

**6G – Specifications of notice on assessment manager website**

1. The notice given on the assessment manager's website must include, as a minimum, either:
  - a copy of the public notice as required under 6A of this part, or
  - the information requirements established under Figure 12 and Table 16 of this part, however layout may vary, and text must remain legible.

44. *Insert image and caption –*

'Figure 12 - Design layout of public notices to be given on assessment manager's website for a change application subject to social impact assessment'

45. *Insert table –*

'Table 16 – Information and specifications that must be included in a notice on an assessment manager website for a change application subject to social impact assessment'

With two columns titled 'Section' and 'Information that must be included and specification'

*Insert –*

Section 1

- 'Proposed change to approval' heading – lettering must be minimum of 2 mm in height and bold text.

Section 2

- 'Make a submission from [date] to [date]' – lettering must be a minimum of 2 mm in height text.
- Dates – lettering must be a minimum of 2 mm in height and bold text.
- Long date format (day, month, year) – if the year is the same for both dates it is only required to be included on the later date.

Section 3

- 'Change proposed:' heading – lettering must be minimum of 1 mm in height and bold text.
- 'Change proposed:' response text – lettering must be a minimum of 1 mm in height and bold text.

Section 4

- 'Where', 'On', 'existing approval' and 'Application ref' headings – lettering must be at least 1 mm in height and bold text.
- 'Where', 'On', 'Existing approval', and 'application ref' response text – lettering must



be at least 1 mm in height.

#### Section 5

- 'You may obtain a copy of the application and make a submission to:' – lettering must be at least 1 mm in height and bold text.
- Assessment manager name including contact details – lettering must be at least 1 mm in height.

#### Section 6

- 'Public notification requirements are in accordance with the *Planning Act 2016*' text – lettering must be at least 1 mm in height and the Act's title and year to be italicised.

## Amendment of Schedule 4: Definitions

### Amendment of Schedule 4: Definitions

46.	New definition Community benefit agreement <i>Insert –</i> <i>'Community benefit agreement see section 106Y of the Act.'</i>
47.	Amend definition Confirmation Notice <i>'publishing the notice on the local government's website'</i> <i>Omit, insert</i> <i>'publishing the notice on the assessment manager's website'.</i>
48.	New definition Notice on community notice boards <i>Insert –</i> <i>'Notice on community notice boards see Schedule 3 of DA Rules</i>
49.	New definition Social impact – <i>Insert—</i> <i>'Social impact see section 106R of the Act.'</i>
50.	New definition Social impact assessment report – <i>Insert—</i> <i>'Social impact assessment report see section 106V of the Act.'</i>

