

Proposed Development



Make a submission from 31 December 2015 to 21 February 2016

- > Multiple Dwelling - 45 Units (Stage 1)
- > Multiple Dwelling - 30 Units (Stage 2)
- > Multiple Dwelling - 54 Units (Stage 3)



Where
123 Settlement Road, Tungston East QLD 2124

On
Lot 99 on RP33329

Approval Sought
Development Permit

- > **Minimum Lot Size and Frontage**
Minimum area 2000m²
- > **Building height**
Maximum of 10m above natural ground level and no more than 2 storeys
- > **Setbacks**
Rear, side and front setbacks must be observed
- > **Site cover**
Maximum 75% of the total site area for a single storey

- > **For further information & submissions to**
 - > (07) 2345-5678
 - > mail@anyqldrc.qld.gov.au
 - > PO Box 1434, AnyQldTown QLD 4001
 - > www.anyqld.qld.gov.au
- > **View the Application Online**
 - > http://pdonline.anyqldrc.qld.gov.au
 - > Application ref # DP0027389
 - > Or by Scanning QR Code

Public notification requirements are in accordance with the Planning Act 2016

USER GUIDE #7 - HAVING YOUR SAY ON A DEVELOPMENT APPLICATION

MACKAY REGION PLANNING SCHEME 2017

The planning scheme is the primary instrument for managing development in our local government area. The planning scheme:

- outlines a 20 year vision for the region
- identifies zones, local plans and overlays over land
- defines various forms of development
- determines the level of assessment for each type of development
- sets benchmarks for the assessment of development

This user guide explains how you can have your say on a development application during its public notification stage. The public notification process is explained in the following sections:

- what is public notification
- where do notices appear?
- how to make a submission
- how are submissions considered?

WHAT IS PUBLIC NOTIFICATION?

Public notification is a stage in the development assessment process that is required for impact assessable applications, applications that include a variation request and certain change applications.

The purpose of public notification is to inform the public of a development application and give them the chance to make submissions about the application.

The applicant is required to notify the public about the development application. Notification must occur for the duration of the 'notification period' and must be performed in a number of ways, which are discussed in the following section of this user guide.

The public can make a submission during the notification period. Ways to make a submission are discussed on the following page.

Each submission received is taken into account before a development application is decided.

WHERE DO THE NOTICES APPEAR?

An applicant must notify the public in the following ways:

- Publish a notice at least once in a newspaper circulating generally in the locality of the premises that is the subject of the application
- Place a notice/notices on the road boundary/ies of the site that is the subject of the application for the entirety of the notification period
- Give a notice to the owners of all land adjoining the land that is the subject of the application

There are specific requirements for the content, format and placement of notices that are prescribed by state legislation. Refer to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) website for further information.

HOW TO MAKE A SUBMISSION

A submission is a written comment about a development application made by any interested party that may object to or support all or part of the application.

A properly made submission must:

- Have the name, address and signature of each person making the submission and nominate a principal submitter (for council to send any response to)
- Be made before the end of the public notification period
- Be in writing and addressed to Mackay Regional Council
- State the grounds of the submission and the facts and circumstances that support the grounds

HOW ARE SUBMISSIONS CONSIDERED?

Council considers each submission when deciding the development application. The decision notice is sent to each principal submitter.

Parties who made a submission against the application have the opportunity to appeal the decision. Appeals are processed through the Planning and Environment Court (court of law) or a tribunal. The appeal process is set out in Chapter 6 of the *Planning Act 2016*.

Please refer to the DSDMIP website for further information.

OTHER RELEVANT USER GUIDES:

General

- #1 Using the planning scheme
- #2 What is my zone and other planning scheme designations
- #5 Making a development application
- #6 The development assessment process
- #8 After a development approval is issued

Specific

Please refer to user guides relevant to your proposed development

FOR MORE INFORMATION

This user guide provides an overview of the public notification process only.

Specific requirements and time frames are set out in the *Planning Act 2016*, *Planning Regulation 2017* and the *Development Assessment Rules*. Please refer to the latest versions of these documents for further information about the development assessment process.

Council provides general development advice:

- [Online](#) enquiries can be lodged via the [Planning advice online enquiries form](#)
- [Phone](#) enquiries and appointments can be lodged by phoning 1300 MACKAY (1300 622 529)

You can also contact a building certifier, consultant town planner, building designer or other qualified professional who can provide assistance and, if necessary, prepare and lodge a development application on your behalf.

FOR MORE INFORMATION PHONE COUNCIL
ON **1300 MACKAY** (1300 622 529)
OR VISIT THE WEBSITE **MACKAY.QLD.GOV.AU**