

Integrated Development Assessment System (IDAS) Process

1. Introduction

This Fact Sheet is one of a series which deals with planning scheme related information. This Fact Sheet deals with the IDAS Process.

2. Background

The Integrated Development Assessment System (IDAS) is the system for the assessment of development applications. IDAS is a sequential process that involves the following stages:

(a) Application Stage

The application is lodged with Council. If the application requires Impact Assessment and / or referral to a State Government Agency for assessment, the local government will issue an Acknowledgement Notice. Referral Agencies are State Government Agencies that are required to assess applications with respect to State Government interests and they carry out their own assessment of the application concurrently.

(b) Information and Referral Stage

Once the application is reviewed, this Stage provides an opportunity for the local government and any Referral Agency to ask the Applicant for further information needed to assess the application.

(c) Notification Stage

The Notification Stage applies to Impact Assessable Applications and provides an opportunity for a person to make a submission, including an objection, regarding an application.

The Applicant must place a sign on the land, provide letters to adjoining landowners and place an advertisement in a local paper inviting submissions.

Submissions received must be taken into account by the Assessment Manager before an application is decided. The Notification Stage also provides an opportunity for a person to secure the right to appeal a decision to the Court about an Assessment Manager's decision.

(d) Decision Stage

The Decision Stage provides the Assessment Manager with time to make a decision whether an application is to be approved including any conditions of approval or refused.

The Applicant and any Submitter to an application will be advised of the decision.

The IDAS process does allow opportunity for the Applicant to seek negotiations of any approval conditions. Applicants (and Submitters for Impact Assessable Applications) can also lodge appeals with the Planning and Environment court to have the matter heard by a Judge.

