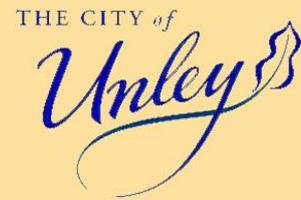


How Long is My Approval Valid?



Planning Consents and Development Approvals have a limited life-span. There are certain steps you have to take to ensure that your consent or approval remains valid.

Planning Consent

If you have applied for and received Planning Consent only, you have **12 months from the date of your Planning Consent** to lodge an application for Building Rules Consent.

If, for any reason, you are unable to lodge an application for Building Rules Consent with either the Council or a Private Certifier within this time, you must request an extension of your Planning Consent. The request *must* be made in writing to the Council and must also include the appropriate "request for extension of time" fee.

This request should be lodged at least one month prior to the Planning Consent expiry date.

Please note that if the Development Plan or legislation has changed your request might not be approved.

Development Approval

Once you have received your full Development Approval, you have **12 months from the date of the Development Approval** to substantially start your development.

Generally, "to substantially start" is taken to mean pouring footings or other structural work. Clearing a work site does not mean that the work has substantially started.

If, for any reason, you are unable to substantially start your development within this time, you must request an extension of your Development Approval. This request *must* be made in writing to the Council and must also include the appropriate "request for extension of time" fee.

This request should be lodged at least one month prior to the Development Approval expiry date.

Please note that if the Development Plan or legislation has changed your request might not be approved.

Once you have substantially started work on-site, you have **3 years from the date of your Development Approval** to substantially finish your development.

If you are unable to finish your development in this time, again, you will need to request an extension of your approval.

Amendments (Variations)

If you decide to change any details of your development proposal, you will need to lodge a development application to amend or vary your application. This can be done either prior to lodging a Building Rules application (ie you have Planning Consent only) or once you have full Development Approval.

Please note that **the date of the Planning Consent or Development Approval for the amendment/variation does NOT alter or extend the original expiry date**. You will still need to lodge your Building Rules application within 12 months of the original Planning Consent date or substantially start your development within 12 months of the original Development Approval date.

How does an extension of time affect the Development Approval expiry date?

Even though your Development Approval may have been extended, your expiry date for the completion of work remains 3 years from the original approval date. The extension only applies to the date by which you must substantially commence your work.

Staged Building Rules Consents

If you intend 'staging' your building work, you must lodge each application for Building Rules Consent **within 12 months of the original Planning Consent decision date** or request an extension of the Planning Consent.

You have 12 months from the date of the relevant staged Development Approval to substantially start the work for that stage and 3 years from the date of the relevant Approval to substantially finish the work for that stage.

If you are unable to finish your development in this time, again, you will need to request an extension of your approval.

For more information about applying for an extension of your Planning Consent or Development Approval, please contact the Development Office on 8372 5111.