

Extension of Time for Development Approval

Development Approvals issued by the City are generally valid for two years in accordance with Clause 71, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

If the development has not substantially commenced before the expiration of the two-year approval period, the approval lapses.

The landowner or applicant can request, in writing, for the City to extend the time period of a development approval in accordance with Clause 77, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, which reads as follows:

“An owner of land in respect of which development approval has been granted by the local government may make an application to the local government requesting the local government to do any or all of the following —

- (a) to amend the approval so as to extend the period within which any development approved must be substantially commenced;
- (b) to amend or delete any condition to which the approval is subject;
- (c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;
- (d) to cancel the approval.”

Application Submission

A request to extend a development approval may be made during or after the period within which the development approved must be substantially commenced in accordance with Clause 77(2)(b), Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

Applications should include the following:

- A completed application form (Application for Development Approval) signed by all landowners.
- A completed Development Application Checklist with accompanying documentation.
- A non-refundable application fee as per the Schedule of Fees and Charges.

- Details about whether any works have commenced on site.
- Copy of previous approval.
- Any other relevant information to support the application.

Applications are assessed with consideration to the following matters:

- Provisions contained within the City’s Town Planning Scheme, Planning and Development (Local Planning Schemes) Regulations 2015, relevant structure plans, subdivision approvals, bushfire management plans and/or other planning considerations;

The City will usually only grant a one year extension to an approval, if it considers the time period of the approval should be extended.

Further Information

For further information, refer to the Planning section of the City’s website where the following information is available:

- Town Planning Scheme No. 4
- Local Planning Policies
- Information Sheets
- Schedule of Fees and Charges
- Application for Development Approval
- Development Application Checklist
- Planning and Development (Local Planning Schemes) Regulations 2015

Contact the City’s Planning Services for further information.

Please note the information contained within this brochure is intended as a guide only. It is recommended that advice and assistance of City’s Planning Services staff be sought prior to lodgement of a development application. The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.