

# Development Approvals

## Local Planning Policy

**VERSION 2**

December 2015

town planning services

Version	Adoption	Comment
1	10 July 2007 Council Item DS001	Final – No objections received during advertising.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

## Contents

<b>1.0 CITATION.....</b>	<b>3</b>
<b>2.0 OBJECTIVES .....</b>	<b>3</b>
<b>3.0 POLICY MEASURES .....</b>	<b>3</b>
3.1 Development Approval Extension .....	3
3.2 Development Approval Renewal.....	3

## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Development Approvals local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

## 2.0 OBJECTIVES

- a) To provide clarification and consistency on the differing types of development approvals and the extension or renewal of those approvals.

## 3.0 POLICY MEASURES

### 3.1 Development Approval Extension

- 3.1.1 A written request may be made to the local government to amend a development approval so as to extend the period within which the development must be substantially commenced.
- 3.1.2 This request may be made at any time prior to the development approval lapsing or within 14 days after the development approval has lapsed.
- 3.1.3 An extension should not normally be assessed as if it was a new application and the extension period should be no longer than the original approval period.
- 3.1.4 Should there be any changes to the planning framework or the locality then this will influence whether an extension is granted or if there should be a new application lodged and reassessed.
- 3.1.5 Only 1 extension request should be granted and after that a new application will need to be lodged and reassessed.

### 3.2 Development Approval Renewal

- 3.2.1 Renewal of a development approval makes the approval effective for an additional period and may be sought where temporary approval is granted.
- 3.2.2 A temporary approval is where the local government grants development approval for a limited period (such as a holiday house or home based business) and is different to the duration of a development approval which is period within which the development must be substantially commenced.
- 3.2.3 A written request may be made at any time prior to the development approval lapsing or within 14 days after the development approval has lapsed.
- 3.2.4 A renewal request shall be treated as a new development application and may be granted for a period no longer than the original approval period.