



INVERELL SHIRE COUNCIL

DEVELOPMENT SERVICES BULLETIN

May 2014

ASSESSMENT TIMES

New South Wales Planning and Infrastructure has recently released the 2012/2013 Performance Monitoring Report for all Council's across the state.

This report provides details on the total number, type and value of development within Local Government Areas, as well as the number of days each Council takes to determine Development Applications (DA's), modification to Development Applications (s.96) and Complying Development Certificates (CD's).

Below is a comparison between Inverell average net assessment times and overall State average net assessment times for 2012/2013.

	DA's	s.96	CD's
<i>Inverell</i>	19	17	7
<i>NSW</i>	45	51	17

Net assessment times refer to the number of days taken to assess an application, excluding days where Council is awaiting further information.

Whilst the circumstances influencing the assessment of different development proposals can vary greatly, Council's planners and building surveyors always strive to assess applications in a timely and efficient manner.

LAPSING OF CONSENTS

Council approves hundreds of applications each year, ranging from small residential additions to large commercial and industrial developments. However, not all of these applications are commenced immediately.

Generally, when Council grants development consent, it is issued for a period of 5 years (although shorter periods can apply), after which the consent will lapse. It will not lapse, however, if physical commencement is undertaken and evidence provided to Council within the 5 year period.

Physical commencement must directly relate to and be lawfully started in accordance with the approval.

If you have a development consent and wish to confirm whether it has physically commenced or lapsed, contact Council's Development Planner, Chris Faley, on 02 6728 8251.

CONTACT DETAILS

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