



# Ipswich Planning Scheme

## Acting on a Development Approval

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 5 explains when an approval takes effect and how long an approval remains valid.

### WHEN THE APPROVAL MAY BE ACTED UPON

A development approval may be acted upon once the approval has taken effect. Acting on an approval means—

- For development that is a material change of use—starting or intensifying the use of the premises.
- For development that is reconfiguring a lot—lodging the survey plan authorised by the development permit with the local government for endorsement prior to registration.
- For other development—substantially starting work.

### WHEN THE APPROVAL TAKES EFFECT

For a code assessable application, the approval takes effect if—

- The applicant does not appeal the decision—from the day the decision is given.
- The applicant appeals the decision—when the decision of the Court or tribunal is made (and subject to the decision of the Court or tribunal). Development may not start until the appeal is decided, unless permission is granted from the Court.

For an application involving impact assessment, the approval takes effect if—

- There is no submitter for the application and the applicant does not appeal the decision—from the day the decision is given.
- There is a submitter for the application and both the submitters and applicant do not appeal the decision—from the day both the submitter's and applicant's appeal period end.
- If the applicant or a submitter for the application appeals the decision—from the day the appeal is decided.

### HOW LONG THE APPROVAL LASTS

Once an approval is given, it remains current for a specified period (i.e. the currency period). If an approval is not acted on before expiry of the currency period, the approval lapses and can no longer be acted upon.

The currency period for an approval starts the day the approval takes effect and ends at the time stated in the approval. If the approval does not state a currency period, the default currency periods apply. These are—

- 4 years for a material change of use or reconfiguring a lot requiring operational works;
- 2 years for other development.

### WHEN AN APPROVAL LAPSES

A development approval lapses at the end of the currency period unless—

- For development that is a material change of use—the change of use happens before the end of the currency period.
- For development that is reconfiguring a lot—the survey plan authorised by the development permit is given to the local government for endorsement before the end of the currency period.
- For other development—development under the approval substantially starts before the end of the currency period.

In addition, if a condition of an approval requires the development or part of the development to be completed within a particular time, the approval lapses unless the development or part of the development is completed by the given time.

### CHANGING AN EXISTING APPROVAL

If an approval is issued but you wish to change the approved plans, the conditions of approval or the length of time available to start the development, a request can be made to change the approval, provided it is still current. The request is made to the assessment manager for the original application, using Form 2 - Request to Change an Existing Approval.

#### What other Guidance is Available?

To provide further assistance, the following additional User's Guides have been prepared—

- User's Guide 1: Features of the Planning Scheme and its Relationship to State Legislation
- User's Guide 2: Determining if an Application is Required
- User's Guide 3: Making an Application
- User's Guide 4: Assessing an Application
- User's Guide 6: Commenting on an Application Assessment Checklist & Examples

Users Guide 5



Ipswich  
City Council