

How long will my application take?

Application assessment times vary depending on the form of development being undertaken. Some applications are more complex and require referrals and/or public notification which can take additional time. The quality and accuracy of the information you include with your application can also affect the time taken to assess the application. An application which has all of the required information can generally be assessed faster than one which requires further information.

Resolving problems with the proposed development by getting professional advice in the preparation of the application can also improve the time taken to assess the application.

General Timeframes

Planning Assessment (Development Plan Consent):

Merit applications: 8 weeks

Complying applications: 2 weeks

- If referrals are required the statutory time limits increase by between 6 to 10 weeks depending on the agency. A full list of referral timeframes can be found in Schedule 8 of the Planning Regulations.
- These time frames do not include the time it takes for you to provide more information to Council or a referral agency if they request further information. This is likely to occur if you don't provide all of the information required to assess the application. Generally you will have up to 12 weeks to provide the information required, during which time the assessment of the application is put on hold. When you have provided the required information the assessment process will recommence.

Building Assessment (Building Rules Consent): 4 Weeks

- If you don't provide all of the information required to assess the application a request for further information will be made which increases the time allowed for assessment. You have 12 weeks to provide the information required, during which time the assessment of the application is put on hold. When you have provided the required information the assessment process will recommence.

Land Division: 12 Weeks

- However, more time can be taken if the assessment process is held up during the referral stages or more information is required from the applicant.

To reduce the amount of time taken for the assessment of an application, the applicant should ensure that all of the information required is provided when the application is first lodged. An application with all of the required information provided at lodgement is far more likely to be assessed quickly than one without. See *Fact Sheets 5 and 6* for a list of information which may be required for applications.