

Development Applications

- Apply With Care

The development application may be one of the more tedious steps to building your dream home, but it is one that deserves attention to detail. Elderton Homes drafting manager Jamilla Doueihy says homeowners who take the time to ensure their application is well prepared can save themselves thousands of dollars. “Council will only assess it if all of the relevant paperwork has been completed,” she says.

“Any missing information or a form that is filled out incorrectly will create unnecessary delays in the approval process. “We have witnessed many homeowners losing valuable time and money as a direct result of council delays.” Doueihy says the first of the two biggest mistakes homeowners often make is to underestimate the time it takes to prepare and lodge a development application.

“DA plans need to be drawn up by an expert, exterior colours selected and a range of reports and certificates compiled,” she says. “Secondly, they are in a rush to get their home approved and start building without properly considering their home design. “This can be counter-productive if changes are required which can be costly. The approval process needs to start all over again.”

It is also important to remember that council delays are a common occurrence, even when all the paperwork is completed correctly. “There is a cost impact associated with delays in the pre-construction process which can become a drain on finances, especially if you are paying rent or a mortgage elsewhere,” Doueihy says.

Be sure to carefully read through the checklist of items provided by the council that need to be submitted with the application prior to lodging. If in doubt about compliance, call the council’s planning department for clarification.

For further information visit:

www.eldertonhomes.com.au or call 02 8859 2199

