



Development - From A Neighbours Point of View



INFORMATION SHEET

I have received plans in the mail relating to a Development Application, what does that mean?

One of your neighbours or a property located nearby has lodged a Development Application with Council and wish to redevelop their land.

AT THIS STAGE NO DECISION HAS BEEN MADE.

The documents will include copies of:-

- A letter from Council detailing the proposal and setting out the guidelines for making a submission.
- A site plan – a “birds eye view” of the land that will show the area that is to be developed, and should show this in context of the adjoining neighbouring properties.
- Elevations – a side view of the proposal, showing the heights, location of windows, doors and any balconies.
- Shadow Diagrams – a plan showing the approximate extent to which shadows will be cast by the new building on 21 June, at 9am, 12 noon and 3pm. This only applies to buildings two storeys or greater. The shadow diagrams are indicative only; please contact Council if you are unsure as to overshadowing effect on your property.
- Any other documents that will assist in your understanding of the application.

I can't read the plans that I have received

The plans that you have received are an A4 size reduction of larger plans. Copies of the larger plans and all documents submitted with the application are available for viewing at Customer Service Centre during office hours. Should you have any queries about the plans, Council's Customer Service Officers, Technical Support Officers and Client Managers are available via telephone (9952 8222) or email (cityofryde@ryde.nsw.gov.au) for enquiries.

What happens next?

When the notification period has finished a Council officer will commence assessing the application. This officer will review all plans and supporting documentation, conduct a site inspection, review any submissions made, consider statutory requirements and compliance with applicable planning controls, and complete an assessment report.

A determination will then be made under delegated authority or dependant on the nature of the application, the submissions received and/or variations to Council's codes the application may be forwarded to a Council Meeting or Planning Environment Committee for determination.

I made a submission about my neighbour's development application; will I be notified of the result?

If you have made a submission about a development application, you will be advised in writing when a determination has been made. If the application proceeds to a Planning Environment Committee Meeting, you may be invited to attend.

In either case, you will be advised of what measures, if any, Council requested to be made to the application to lessen the impact of the development. Copies of the Consent/Refusal Notices are available for viewing at the Customer Service Centre.



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If the application was approved, this was after a balanced consideration of the impacts on yourself and your property against the property owner's right to construct a building that meets the objectives of Council's development controls.

Generally, once an application has been approved no action can be taken by objector to reverse Council's decision. There are some potential appeal rights for objectors to development applications but these are limited to issues with due process or in respect of 'designated development'. Very few applications are classified as designated development. Contact Council (9952 8222) for more information.

The building has commenced – where is Council?

Once a building has been approved, the owner then needs to appoint a Principle Certifying Authority (PCA). The 'PCA' checks that development proposals comply with required technical standards (such as the Building Code of Australia) and regulations, will ensure that the building is built according to the plans, will certify the building at certain stages via inspections and issue an Occupation Certificate allowing the building to be occupied.

The 'PCA' can either be Council or a private certifier, who is certified by the Building Professionals Board. Any complaints about the building works should be directed to the PCA.

Should you be dissatisfied with a private certifier, complaints should be forwarded to the Building Professionals Board. They must be in writing and forwarded to:

Team Leader Complaints
Building Professionals Board
PO Box 3720
PARRAMATTA NSW 2124

Further information can be found at www.bpb.nsw.gov.au

If you are unhappy with the response you get from Council (if Council is the certifier), complaints should then be forwarded in writing to the Department of Local Government.

Division of Local Government
Locked Bag 3015
NOWRA NSW 2541
dlg@dlg.nsw.gov.au

Further information can be found at www.dlg.nsw.gov.au

Further Information

This information sheet provides a summary of what to expect when a property nearby is developing. Any person using this document must do so with the understanding that the information is a guide only. Please refer to Council's document "Having your say - what happens to your comments on Development Applications" for further information

City Of Ryde

Ryde Planning and Business Centre
1 Pope Street RYDE
(cnr Pope and Devlin Streets, within Top Ryde City Shopping Centre)
Phone **9952 8222**
Fax **9952 8070**

Website
www.ryde.nsw.gov.au

Office Hours:
9:00am to 5:00pm Monday to Friday