

BINGARA GORGE



SAVE TIME AND MONEY WITH CAREFULLY PREPARED DEVELOPMENT APPLICATIONS

Homeowners are saving both time and money by submitting well prepared development applications to local council planning departments.

According to Sasha Alavanja, Design and Drafting Manager at Creation Homes, a carefully structured development application helps streamline the process for both council and certifiers.

“The less time an approval authority needs to come back with missing or incorrect information the better, ultimately saving homeowners thousands of dollars in additional expenses. Understanding the process of obtaining an approval would also help the homeowner prepare and allow for the necessary lead times to obtain the required documents.”

“Homeowners usually have tight time frames with construction programs for the sale of an existing dwelling and or/rental property. A timely approval process is heavily dependent on a well-prepared application,” Sasha added.

“There are many aspects that should be considered prior to and during a development approval application. Ensure the design brief is clear from the onset, think about your long-term goals for the home, site constraints need to be considered and desired approval pathways discussed. Time frames can often be affected if the correct information is not provided upfront or the authorities have additional questions regarding the application.”

“Legal documents not usually referred to in the development application such as the 88B instrument are often overlooked. This form is part of the deposit plan and notes easement restrictions and covenants associated with the property,” Sasha added.

“These restrictions will usually be noted as either benefitting or burdening the property. An experienced architect/designer should raise this very early in the process to avoid any last-minute stress.”

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Top five tips when preparing development applications:

1. Ensure you feel comfortable with who is selected to design and build your home as they ultimately create the foundation for the dream home. Reference checks and viewing completed homes before the process begins can be helpful too.
2. Allow adequate time to prepare the development application to avoid unwanted delays in the process. Prepare for approx. 6 to 12 months depending on the difficulty of the site/design.
3. Gaining an understanding of what consultants need to be engaged and various lead times they have is important.
4. For difficult designs/sites book an appointment with a council duty planner to discuss preliminary designs to minimise unwanted surprises and costs.
5. Allocate extra time and factor in contingencies for delays.

Sasha concluded, "Allow for unforeseen delays and stay patient. The process from design to moving in is a long one but if done correctly will yield a beautiful home that the family can enjoy for years to come."

Bingara Gorge has a predevelopment Architectural Design Review Board which requires all developments to comply with the estate's design guidelines. These design guidelines must be adhered to with approval obtained prior to the development application lodged with Wollondilly Shire Council.

Build a home in Bingara Gorge in 2024 – the best estate in Sydney's South West. Registered land is available from \$580,000 with sizes between 375 – 5000m². Award winning Creation Homes also offers completed home and land packages in Bingara Gorge from \$1,350,000. Visit bingaragorge.com.au to find out more.