

Blue Mountains Conservation Society Inc.

## Planning and Development Resource Kit



### Scenario 5: Commencement of works

Someone has commenced works (a house, a shed, vegetation clearing) near or on what you believe or know to be a sensitive environmental area: a creek or a swamp, significant vegetation or threatened species site. You weren't notified of the proposed development, don't know if it's legal or illegal and are very concerned about the environmental damage the development is causing. How can you find out more and what can you do about it?

If you don't want to talk to the property owner or want to find out more about it before you do, there are a few things you can do:

#### ***STEP 1: Collect evidence***

Go to the **How to Collect Evidence** page for instructions.

#### ***STEP 2: Find out if the works are part of an approved development***

Note: It may help if you first read the **Development Approval in the Blue Mountains** page.

Go to the **How to Access a Development Application or Approval** page to find out how to access development approvals and Complying Development Certificates.

If you have found the development approval or Complying Development Certificate, you can then check if the works comply or not with the conditions of approval.

- *If the works comply* with the approval/certificate, keep a watch on it and continue to collect evidence.
- *If the works don't comply and/or are causing unacceptable environmental damage*, report this to Council. Go to the **How to Make an Enquiry at the Blue Mountains City Council** page to find out how to do this.

If you cannot find a development approval go to the next step.

***STEP 3: If there is no development approval***

There are a couple of possible reasons for this:

- The works are part of an 'exempt' development which did not require Council consent. This could be the case if the works relate to a gazebo, shed, pergola etc. See the **Development Control in the Blue Mountains** page for more information.
- The works are illegal.

If you are not sure which it may be, make an enquiry at the Council. Go to the **How to Make an Enquiry at the Blue Mountains City Council** page to find out how to do this.

Exhaust all the options suggested on the **How to Make an Enquiry at the Blue Mountains City Council** page before looking at the **Further Action** page.