

[Redacted]

19 September 2026

P.O. Box 177

MACKSVILLE NSW 2447

Attention: [Redacted]

Dear [Redacted],

REQUEST FOR REFUND (CFT – 1014378)

Due to the cumbersome requirements of NSW planning, I have decided not to go ahead with this project. The level of red tape for such a small scale of work is overwhelming and costly all of which plays into making “housing affordability” a distant dream.

I am unable to rationalise why licenced builders, licenced plumbers and licenced electricians expertise and professionalism is being usurped by the requirement for engineers in small projects such as mine. The lack of regional engineers available to meet NSW planning requirements protracts the project even further.

This is in no way a criticism of Nambucca Valley Council and staff however, it shines a very bright light on the inadequacies of NSW Planning in making housing affordable. I feel that I am not alone in my frustration as large numbers of the population collectively throw hands in the air with a “too hard” exclamation. This matter is not just about housing affordability. Not going ahead with the work has an impact on our local economy and consequently national productivity and gross domestic product.

Administrative costs for this small addition currently stands at over \$3000, add to this unforeseen engineer expenses of “upwards” of \$10 000. \$13 000 equates to 30% of the overall cost with nothing to show for a scaled back undertaking.

It is for the reasons outlined above that I will not be proceeding further with this project.

In view of there being no need for a construction certificate to be issued, it is respectfully requested that the amount of \$1115.28 be refunded.

Yours sincerely,

MAUREEN CHURNSIDE

CHRONOLOGY DA 2026/006

- 20 JAN 2026 DA 2026/006 lodged NSW Planning Portal /Nambucca Valley Council
- 18 FEB 2026 DA determined for 37.8sqm bedroom and ensuite addition to existing dwelling.
- Estimated cost of works \$77 000 (inc gst)
- Potential increased occupancy the additional bedroom could create, predicated a consent condition to review the existing, approved and compliant OSSM.
- Works, consisting primarily of additional trenching, whilst using the existing tank, was estimated at “upwards” of \$20 000 (28.5% of the overall undertaking).
- In view of this additional cost, it was decided to scale back the already small project even further.
- 13 JUL 2026 DA 2026/006 modification was determined from 37.8sqm to 17.3sqm being ensuite and wardrobe addition to existing dwelling.
- Estimated cost of works \$44 000 (inc gst)
- 2 SEP 2026 A request for payment was received from NVC for the Construction Certificate being \$1115.28.
- Prior to paying the amount, emails and phone calls were communicated between [Redacted] and myself on the day. I asked whether the payment would result in the construction certificate being issued. It was not made known prior to the payment that additional information could or would be required.
- The amount was paid in full. Rather than receiving the CC however, a raft of additional information was requested.
- When the DA was originally submitted I was told hand drawn plans were sufficient.
- 11 SEP 2026 Building insurance was issued.
- 11 SEP 2026 Additional information requested included updated structural engineering detail, updated architectural plans etc. etc... Once these requests were met, a site inspection was to be booked prior to the issue of the construction certificate.
- To my way of thinking, this last note regarding a site inspection, would be best placed first on the list. An initial site inspection in some way gives the home owner an indication as to councils' expectations.

ASSOCIATED ADMINISTRATION FEES

2 FEB 2026	Development Application	\$1066
APR 2026	Soil test/ septic appraisal	\$ 220
3 JUL 2026	Development Application	
	Modification	\$ 256
1 SEP 2026	NSW Planning Portal Fee	\$ 47
2 SEP 2026	Construction Certificate	
	Application	\$1115.28
11 SEP 2026	Building Insurance	\$ 405.69
		<u>\$3109.97</u>