



**Fees apply.**

Refer to Blue Mountains City Council's Payment Schedule for full payment options

Owners consent will be required for site access.

**Office use only**  
Application number  
  
Date received  
  
LAND USE ADVICE/  
INFORMATION-CERT002-3

# Development Advice

## property details

Lot N<sup>o</sup>s.  Section N<sup>o</sup>.  DP N<sup>o</sup>.

Street N<sup>o</sup>.  Street name

Township  Postcode

Proposed type of development

Dwelling house / secondary dwelling / dual occupancy

Commercial/Industrial/Multi residential

Subdivision proposal

Subdivision - confirmation of exempt development

Road works (including vehicular access)

Other

## applicant details

Name/ Company name

Postal address

Township  Postcode

Contact name  Telephone

Email address

Signature  Date

*Please indicate if you are the:*

- Owner  Purchaser  Purchaser's Agent

To be eligible for the fee reduction the owner must be the same owner at lodgement of the Development Application

## further information

**Blue Mountains City Council**  
KATOOMBA: 2-6 Civic Place  
SPRINGWOOD: 104 Macquarie Rd  
POSTAL ADDRESS:  
Locked Bag 1005 Katoomba 2780

TELEPHONE: (02) 4780 5000  
FACSIMILE: (02) 4780 5555  
EMAIL: council@bmcc.nsw.gov.au  
WEB: www.bmcc.nsw.gov.au

### OFFICE USE ONLY

Receipt No \_\_\_\_\_ PP/B \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Ledger: AP

# application type

Advice provided is preliminary only. Proposals are subject to a full development application process

Fee reductions do not apply when calculating modification fees or review of determination fees.

It is recommended that plans/preliminary sketches and associated documentation are submitted with development advice applications

## General Advice

*Includes written advice only, excludes site visit or meeting.*

This service will provide an electronic written response to single issue queries related to planning matters. The advice could relate to simple enquiries on change of use for commercial or industrial development, short term rental accommodation enquiries, exempt subdivision enquiries, or for advice on applicable planning controls for a property. If the query is too complex to be addressed via the General Advice pathway, the advice team may direct you to a Development Advice Letter or Development Advice Report application.

## Development Advice - Single residential

*Includes one specialist, site meeting (if required) and written advice (additional fees apply where more than one specialist is required).*

This is recommended for a new single dwelling or for additions and alterations to dwelling development types and/or development ancillary to a dwelling (e.g. secondary dwellings, studios, sheds, carports).

***Advice applications lodged from 1 July 2021 may receive a refund of \$200 or the value of the development application fee, whichever is the lesser, upon lodgement of a related Development Application lodged within 12 months of the provision of the advice and where the owner of the property is the same.***

## Development Advice Report - Other development

*Includes one specialist, site visit/meeting (if required) and written advice (additional fees apply where more than one specialist is required).*

This report is suitable for the following types of development; subdivisions (up to 4 lots), dual occupancies, multi dwelling development and seniors housing developments (up to 5 units), additions to commercial and industrial development, small scale tourism, commercial and industrial development, small scale recreation facilities.

If the request for advice is too complex to be addressed via this pathway, the advice team may direct you to a Large Scale or Complex Development Advice Report application.

***Advice applications lodged from 1 July 2021 may receive a refund of \$300 or the value of the development application fee, whichever is the lesser, upon lodgement of a related Development Application lodged within 12 months of the provision of the advice and where the owner of the property is the same.***

## Large Scale or Complex Development Advice Report

*Includes panel of specialists, two site visit/meeting (if required) and written report.*

This report is recommended for developments which require input from multiple Council specialists and involve works which will make a significant change to the environment. These include; subdivisions creating more than 4 new lots, residential flat buildings and boarding houses, new tourism, commercial or industrial development and large recreation facilities.

The application will be addressed by a panel of Council's experts and includes two site visits and/or meetings if required and a report which identifies key issues to be addressed in the development application. Additional feedback can be provided on follow up amendments to design prior to lodgement of the development application.

Engagement within Council at an early stage for larger developments is strongly encouraged to ensure that the development assessment process is informed and streamlined.

***Advice applications lodged from 1 July 2021 may receive a refund of \$300 or the value of the development application fee, whichever is the lesser, upon lodgement of a related Development Application lodged within 12 months of the provision of the advice and where the owner of the property is the same.***