



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^os. Section N^o. DP N^o.

Street N^o. 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.

Description of the proposed development

Provide a detailed description in the section below. If possible attach drawings or sketches of your proposed development. Council's advice will be more specific depending on the level of information you provide.