



Junee Shire Council

APPLICATION FOR RE-ZONING OF LAND

Made under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000

Prior to lodging an application, advice should be sought from Council's land use planner. Council carries out referrals and assessment of the application pursuant to the EP&A Act. Where Council resolves to support your application by preparing a draft Local Environmental Plan (DLEP), it will publicly exhibit the DLEP and then consider submissions. If Council still supports the DLEP it is then forwarded to the Planning Minister who may choose to make the plan, or amend and make it, or decline it.

Applicant and Property Details

1. Details of Applicant (One name ONLY)

This is the person nominated by the property owner/s, to lodge this application with Council. Council will communicate only with the applicant during the assessment process. All requests for any additional information that may be required will be directed to the applicant. Any advice regarding the success or otherwise of the application, will be issued to the applicant.

Title Mr Mrs Miss Ms Other _____
Surname (or company name) _____
Given Name (Please print) _____
Postal Address (Where you wish all correspondence to be posted to) _____
Phone (BH) _____ Fax _____
Mobile _____ E-mail _____
Office/Business Address _____
Signature of Applicant _____ Date _____

2. Location and Title Description of the property

This is the property subject to the Re-zoning Application. You must be able to provide an identifier/s for the property/ies concerned. This can be a street address or a Lot and Deposited Plan No. (or both) but CANNOT be an RMB/ Rural Addressing No. These details are on your Council Rates Notice.

Unit No _____ House No _____ Street _____
Locality/Town _____
Lot(s) _____ Section _____ DP/SP _____
Other _____

Owner/s of the Land and Owner/s Consent

3. Who owns the land?

Give the name of all registered owners of the property. These should be the owners as shown on the Council record (Rates Notice). If the property has recently changed hands (within the last 8 weeks) Council may require a copy of the Title Deed or a letter from the conveyancer to confirm that ownership has changed.

All owners must sign. Attach a separate sheet if required.
Names(s) _____
Address _____ Post Code _____
Names(s) _____
Address _____ Post Code _____
Names(s) _____
Address _____ Post Code _____

4. Owner/s consent

Must be completed by the owner of the **land, not** the owner of the business. If more than one owner, **every** owner must sign.

As owner/s of the **land** to which this application relates, I/we consent to this application.

Signature

Date

1	_____	____/____/____
2	_____	____/____/____
3	_____	____/____/____
4	_____	____/____/____

** If signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, company director).*

Proposal Outline

5. Proposal

Note: Supporting information is required for all re-zoning applications.

Current Zoning _____

Zoning Sought _____

OR

Amendment Sought _____

Required Attachments

6. Proposal

Applicants are encouraged to speak to Council's land use planners before preparing an application. A list of the minimum requirements for lodging an application is also available. Please be aware that depending upon the development, and initial referrals within Council and to Government authorities etc, additional information may be required at a later stage.

A digital copy of the planning report and everything associated with the application in PDF format.

Three (3) paper copies of the planning report (referral to external authorities, etc.)

Lodging Your Application

Address the application to:

The General Manager, Junee Shire Council
And send it to us by any of the following methods:

Mai: PO Box 93, Junee, NSW, 2663

Courier or personal delivery:
Belmore Street, Junee

How to contact us:

Phone: (02) 6924 8100
Fax: (02) 6924 2497
E-mail: jsc@junee.nsw.gov.au
Web: www.junee.nsw.gov.au

Hours of Lodgement: Monday-Friday 9am-5pm

Fees

Fees are payable on lodgement of application

Payment methods

By cash, or cheque made payable to 'Junee Shire Council'.

Coming in to see us?

Make an appointment to see our Manager of Planning & Development by telephoning (02) 6924 8100.

We recommend that you consult with Council's Manager Planning & Development before submitting this application.

OFFICE USE ONLY

Payment Received \$ _____ Date ____/____/____ Receipt No: _____

(Internal Receipting No. 16110)

SUPPORTING INFORMATION REQUIRED FOR SUBMISSION OF A RE-ZONING APPLICATION

The following information provides a GUIDE ONLY to the type of information required to be submitted to support a Re-zoning Application. More detailed or specific information may be required depending on the nature of the proposal.

Prior to submitting an application you are strongly encouraged to discuss the proposal with Council's Land Use Planner. This will assist in identifying the specific information that needs to be submitted, and will help avoid processing delays through later requests for further information.

1. Site Analysis

A full description of the physical characteristics of the site, including:

- Slope analysis/topography/geology including a contour survey to AHD (map);
- Soil capability/suitability and geotechnical stability;
- Vegetation analysis;
- Fauna analysis including the identification, location and significance thereof and whether any rare and endangered species exist, having regard to the Threatened Species Conservation Act & Environment Protection and Biodiversity Conservation Act;
- Bushfire hazard assessment, including identification of mitigation measures (refer to planningNSW guide "Planning for Bushfire Protection" dated 2001);
- Visual significance of site and surrounding locality and relationship;
- Location of existing developments/roads/access/improvements etc (identify on map);
- Services available and capacity for proposed development, location of easements, etc;
- Drainage/flood liability etc;
- Traffic and access;
- A statement as to whether any Aboriginal or European heritage exists on site, and an assessment of items;
- Discussion of historical land use to identify potential for contamination and, if necessary, appropriate investigation (refer to SEPP55).

2. Proposal Outline

Full description of the proposed re-zoning, including justification based upon the environmental, economic and social considerations, including a conceptual development plan (if appropriate) together with the identification of any impacts and means to minimise such impacts.

3. State Legislation, Policies and Plans

Analysis of existing relevant planning controls, including local instruments and history of zoning and State Environmental Planning Policies.

4. Constraints and Opportunities - Management and Mitigation

Full evaluation of development constraints and opportunities, as appropriate to the proposal, which may include impact on vegetation, soil erosion, visual impact, bushfire hazards/mitigation, increased traffic generation, servicing considerations, increased nitrification, impact upon ecosystems, bushfire, etc. together with addressing total catchment management principles, mitigation and management measures, water sensitive urban design, as appropriate.

Please note that the type and level of information submitted should be appropriate to the scale and significance of the re-zoning that is sought, and that Council reserves the right to request additional information should the application be found to be lacking in detail, or to address any other matter of concern or, upon referral additional information is found to be required. Any application should also be supported by specialist consultant studies, maps, diagrams, etc. as appropriate.