

# Property Information Request

## Development Advice

You can use this form to apply for specific property or land Information.

You can lodge your application either by post, email or in-person at a Council Office.

<b>Property Research and formal written advice</b> (see Note 2)	<b>Fee:</b>	<b>\$319.00</b>
Subdivision Potential		
Whether a dwelling can be built on the land with the approval of Council (Building Entitlement)		

Applicant Details			
Applicant or Company Name			
Contact Name (if Company)		Phone	
Preferred delivery	Mail	Fax	
	Email	Mobile	
Postal address			
Town	State	Postcode	
Email			
Signature	Date		

Owner (s) Details (See Note 1)			
Applicant or Company Name			
Contact Name (if Company)		Phone	
		Fax	
Signature	Date		

Property Details					
No	Street			Town	
Lot	Section	DP/SP	Lot	Section	DP/SP
Lot	Section	DP/SP	Lot	Section	DP/SP

Payment Options
CHEQUE made payable to: Bega Valley Shire Council
CASH OR DEBIT CARD – for applications lodged in person at the Council office
CREDIT CARDS – MasterCard or Visa can be paid over the phone by calling (02) 6499 2222

Bega Valley Shire Council PO Box 492, Bega NSW 2550	council@begavalley.nsw.gov.au 02 6499 2222	<b>begavalley.nsw.gov.au</b>
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Code	268	Receipt No.		Receipt Date		CS Staff	
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## Comments and/or extra details

### **Note 1 Owners Consent**

If you are requesting information that is not publicly available, written permission from the land owner for disclosure is required. The written permission may be a signature on this form or an attached signed declaration from an owner/s specifying the information that can be supplied.

### **Note 2 Subdivision Potential - Rural Areas**

Council will carry out a search to determine whether the legal ability exists for Council to approve of a subdivision in a rural zone under the provisions of its local environmental plan. This is a preliminary search only and no irrevocable decisions should be made upon such advice. A full assessment of Council's legal ability to approve the Subdivision will only occur upon lodgement of a Development Application. At this time other considerations (eg access, natural risks, environmental effects etc) must be taken into account. The legal ability to approve the subdivision does not guarantee approval. A formal development (subdivision) consent is the only guarantee that Council will as per conditions of development consent permit a subdivision of the land.

#### **Development Potential - Rural Dwelling**

Council's legal ability to approve a dwelling in rural zones is governed by regulations contained within Council's Local Environmental Plans (LEPs). Council will search its records to determine whether it has a legal ability to approve a dwelling on the subject land in the event of a development application being lodged. Advice will not be provided stating that Council will approve a dwelling, however it will provide advice that states whether the subject land meets the requirements of the LEP that enable the approval of a dwelling.

### **Note 3 Response**

The Council endeavours to provide a response within 21 days.