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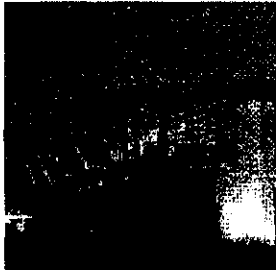
Our Council

Building &amp; Development

Your Neighbourhood

Environment

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Building and Development | Rezoning Applications

## Rezoning Applications

A rezoning is a formal planning process which, when complete, alters the range of what is permissible on a site. This may increase or decrease the range of permissible uses for the site.

Council is currently undertaking a major review of our Planning Scheme, known as the Local Environmental Plan (LEP). Should you be considering lodging a rezoning application you are advised to contact the Senior Strategic Planner to ascertain the best course of action at this stage.

Rezoning or more correctly amendment of Council's Local Environmental Plan, is an Environmental Planning and Assessment Act, and must be carried out in accordance with the Act.

The following charges apply:

**Minor Rezoning - \$9,000.00 + \$110.00 per hour after initial 40 hour assessment**

**Major Rezonings - \$13,000.00 + \$110.00 per hour after initial 80 hour assessment**

Presently there is no right of appeal against Council's decision on the merits of rezoning. There is no refund of fees for an unsuccessful rezoning. A partial refund may be available if the application is withdrawn before Council makes a decision on it or if Council resolves not to exhibit the application for rezoning/amendment.

### The key steps in considering a rezoning application are:

- Preliminary exhibition of the proposal.
- Analysis of any submissions and a Report to Council on the rezoning proposal.
- Decision by Council as to whether to proceed with exhibition of draft LEP.
- Concurrence of the Minister for Planning to the preparation of a draft LEP.
- Public exhibition of draft LEP (28 days) and notification of relevant authorities.
- Report back to Council regarding results of exhibition, submissions etc, for Council to decide whether to proceed with rezoning.
- Report to DUAP requesting LEP be made.
- Signature of plan by Minister and Governor.
- Gazettal

After receiving any rezoning application Council exhibits the proposal and advises the community. The community may make written submissions during this exhibition period. If the Council exhibits a draft local environmental plan, the public has another opportunity to view the draft and comment on its content. Apart from placing an advertisement in the newspaper advising the community of the exhibition, Council will notify in writing those residents and property owners who may be affected by the draft plan. Council must take into consideration submissions when it makes a decision whether or not to proceed with the rezoning.

### Council considers the following matters when it determines your rezoning application

- The Objects of the Environmental Planning and Assessment Act;
- The relevant heads of consideration for development applications (as detailed in Section 79c of the EP&A Act);
- Any relevant State or regional environmental policies, circulars or Ministerial directions.