

# APPLICATION FOR A PRE-PLANNING PROPOSAL MEETING

## About the pre-planning proposal process

Before lodging a planning proposal, seeking advice from Council staff is recommended. A meeting can be arranged to discuss the strategic merits of a planning proposal by completing this form. The advice received will reflect the amount of information provided by the applicant.

### Please indicate planning proposal type:

- Pre-planning proposal meeting for a Minor Amendment:**  
 Spot rezoning of a single site, a matter that does not create a significant precedent and / or require a major policy review (for meeting fee - please refer to Council's Pricing Policy and Fees and Charges).
- Pre-planning proposal meeting for a Major Amendment:**  
 Rezoning matter with a large number of sites, creates a significant precedent and / or requires a major policy review (for meeting fee - please refer to Council's Pricing Policy and Fees and Charges).

## 1. Property description

House / unit no.	Lot:	Section:	DP / SP:
Current zoning:		Total size area (m <sup>2</sup> ) :	
Street:			
Suburb:			

## 2. Applicant

<b>Title:</b>	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other .....		
<b>Name:</b>			
<b>Company name (if applicable):</b>			
<b>Address:</b>			
	Postcode:		
<b>Contact details:</b>	Work:	Mobile:	
<b>E-mail:</b>			

**Are you the owner of the subject site?**  Yes (no further action required)  No (please provide following details)

<b>Title:</b>	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other .....		
<b>Name:</b>			
<b>Company name (if applicable):</b>			
<b>Address:</b>			
	Postcode:		
<b>Contact details:</b>	Work:	Mobile:	
<b>E-mail:</b>			

**Is the owner aware of this proposal?**  Yes  No

**Has the owner provided consent?**  Yes  No

### 3. Meeting attendees

<b>Name :</b>	
<b>Position :</b>	
<b>Company (if applicable) :</b>	
<b>Email :</b>	
<b>Name :</b>	
<b>Position :</b>	
<b>Company (if applicable) :</b>	
<b>Email :</b>	
<b>Name :</b>	
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<b>Position :</b>	
<b>Company (if applicable) :</b>	
<b>Email :</b>	
<b>Name :</b>	
<b>Position :</b>	
<b>Company (if applicable) :</b>	
<b>Email :</b>	

### 4. Description of Planning Proposal - Proposed changes to the Fairfield LEP 2013 :

<b>Proposed zoning :</b>	
<b>Proposed height of building :</b>	
<b>Proposed floor space ratio :</b>	
<b>Other proposed changes to the LEP :</b>	

## 5. Additional information

Are you aware of the NSW Department of Planning and Environment [A Guide to Preparing Planning Proposals](#)? Y      N

### Is the proposal consistent with ;

#### Strategic Planning Context

• 'Greater Sydney Region Plan' A Metropolis of Three Cities	Y	N
• 'Our Greater Sydney 2056' Western City District Plan	Y	N
• Fairfield City Local Strategic Planning Statement	Y	N
• Section 9.1 Directions	Y	N
• Other	Y	N

#### Economic considerations

• Economic impact assessment	Y	N
• Employment land	Y	N
• Retail centres hierarchy	Y	N
• Other	Y	N

#### Environmental considerations

• Acid sulfate soil	Y	N
• Bushfire hazard	Y	N
• Contamination	Y	N
• Flooding – mainstream flooding and / or overland flooding	Y	N
• Vegetation	Y	N
• Other	Y	N

#### Infrastructure considerations

• Local infrastructure – LATM, community facilities, open space, drainage	Y	N
• State infrastructure – water, electricity, telecommunications, state roads, etc.	Y	N
• Is a Voluntary Planning Agreement considered?	Y	N
• Other	Y	N

#### Social and Cultural considerations

• Does the proposal include affordable housing?	Y	N
• Aboriginal heritage	Y	N
• European heritage	Y	N
• Heritage impact statement	Y	N
• Other	Y	N

#### Urban Design considerations

• Design concept of proposal	Y	N
• Is design excellence achieved?	Y	N
• Development yield (residential, retail/commercial, office, industrial)	Y	N
• Privacy and overshadowing	Y	N
• Urban design analysis	Y	N
• Other	Y	N

#### Consultation

• Have you undertaken initial consulted with neighbouring properties?	Y	N
• Can this proposal be incorporated into a broader precinct-planning proposal?	Y	N

## 6. Previous advice

Process	Who (name of officer)	Date
Pre-development application meeting		/ /
NSW Gov't Agency consultation (ie, RMS, Sydney Water)		/ /
Strategic Land Use Planning Team		/ /

## 7. Political donations / gifts

Has a person with a financial interest in this application made or will be making a reportable political donation or gift to any local Councillor or employee of this Council within the previous two (2) years of making this application or its' determination?

**No** (no further action required)

**Yes -** The 'Political and Gifts Disclosure Statement' must be completed pursuant to Section 10.4 of the Environmental Planning and Assessment Act 1979, which is available from Council's Customer Service Team or can be downloaded from Council's website.

If you intend to make a reportable political donation or gift in the period from the lodgement of the application up until determination of the application, a 'Political Donations and Gifts Disclosure Statement' is required to be provided to Council within seven (7) days after the donation or gift is made.

For definitions of the term "gift", "reportable political donation", "local councillor", "financial interest" and "person are associated with each other" refer to the glossary of terms on the 'Political Donations and Gifts Disclosure Statement' available from Council's Customer Service Team or can be downloaded from Council's website.

## 8. Declaration

I understand that information provided with this application and any subsequent information submitted as part of this application, may be disclosed under the provisions of the Government Information (Public Access) Act 2009 and correspondence from Council may be made available for viewing by the general public.

**Applicant's signature:**

**Date:**     /     /

## 9. How to lodge the pre-planning proposal meeting form

How to lodge and next steps:

- Complete section 1 to 8 of the form.
- Ensure there is a sufficient amount of information provided with the form to allow for a formal written response following the meeting. Information required as part of the meeting:
  - Details of proposal
  - Concept plans (if applicable)
  - Proposed zoning or development standard changes (both written and mapped)
  - Other supporting studies or reports
- Call the Strategic Land Use Planning team on 9725 0222 to discuss the form. From that point you will obtain relevant officers email address who will then manage the pre-lodgement meeting.
- Fees must be paid prior to the meeting.
- Once the form is received and reviewed, a Strategic Land Use Planning officer will be in contact to arrange a meeting date and time.

## 10. Privacy Statement

Fairfield City Council will only use the personal information requested in this form for the purpose of providing advice on the application and other relevant matters as outlined by the EP&A Act 1979. Members of the public have certain rights of access to information held by Council under the Government Information (Public Access) Act, 2009 (GIPA), and under the Privacy Information Protection Act, 1998 (NSW) to the extent permitted by those Acts. Fairfield City Council is to be regarded as an agency that holds the information, which will be stored in Council's records management system including archives. You have a right to access information within the meaning of the Privacy Information Protection Act, 1998 (NSW) on application to Council, and to have the information updated or corrected as necessary. Please contact Fairfield City Council if the information you have provided is incorrect or has changed.

## 11. Fees and charges

Please refer to Council's Pricing Policy and Fees and Charges for costs associated with a pre-planning proposal meeting. Should you require additional information or advice, please contact Council's Customer Service team on 9725-0222.

### Fairfield City Council Use Only

#### Planning Officer checklist :

- |  |   |   |
|--|---|---|
| 1. Have sections 1-8 of this form been reviewed and completed by the applicant?  | Y | N |
| 2. Has the applicant provided the relevant information to accompany the application form, including concept (if applicable)? | Y | N |
| 3. Can the Pre-planning proposal application form be accepted?   | Y | N |

Application accepted by \_\_\_\_\_  
(name / date)

#### Receipting information :

Pre-planning proposal meeting - Minor Amendment (code 148)	Receipt No:	Date: / /
Pre-planning proposal meeting - Major Amendment (code 149)	Receipt No:	Date: / /

Application processed by \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Customer Service Officer) (name / date)