



# INNER WEST COUNCIL

## Application for Change in Category of Land (For Rating Purposes)

<b>About this form:</b>	Use to apply for the Change of a Lands category applied to a property.
<b>How to complete:</b>	There is no fee attached to this application. Please fill and lodge.

### APPLICANT'S DETAILS (must be property owner or authorised representative)

<b>Salutation:</b> (please tick)	<input type="checkbox"/> Mr	<input type="checkbox"/> Ms	<input type="checkbox"/> Miss	<input type="checkbox"/> Other (please specify)
<b>First Name:</b>				<b>Surname:</b>
<b>Email:</b>				
<b>Street Address:</b>				
<b>Suburb:</b>				<b>Postcode:</b>
<b>Postal Address</b>	<b>(if different to street address)</b>			
<b>Suburb:</b>				<b>Postcode:</b>
<b>Phone No:</b>				<b>Mobile:</b>

### PROPERTY DETAILS

<b>Customer Reference No:</b>			
<b>Street Address:</b>			
<b>Suburb:</b>			<b>Postcode:</b>
<b>Legal Description</b>	<b>Lot:</b>	<b>Section:</b>	<b>DP / SP :</b>
<b>Current Rating Category of land:</b>	<input type="checkbox"/> Business	<input type="checkbox"/> Residential	<input type="checkbox"/> Mixed Development
<b>Proposed Rating Category of Land:</b>	<input type="checkbox"/> Business	<input type="checkbox"/> Residential	<input type="checkbox"/> Mixed Development
<b>Reason for Change:</b>			
<b>Details of current Business use: (if applicable)</b>			
<b>Details of current Residential use: (if applicable)</b>			
<b>Details of present and recent uses made of the land (if known):</b>			
<b>Is the land vacant? If no, describe buildings or structures on the land:</b>			
<b>Is there a separate access to the Business:</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Is there a separate access to the Residential:</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Is there internal access to the Business from the Residential:</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Are there any Domestic Waste bins on the property:</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>If yes, indicate number of bins and sizes.</b>			

### Important Information

**Rates and charges must continue to be paid based on the category currently in use.**

Any adjustments that may be required as a result of your application will be made and applied from the date the completed application is received by Council.

<b>Applicant's signature:</b>		<b>Date:</b>	____ / ____ / ____
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## Privacy Statement

This form contains personal information of a person/s making an application to Inner West Council. The requested information assists Council staff to respond to the applicant/s. The supply of information is voluntary. If you do not provide the requested information, Council may not be able to respond to / progress your application. The information will be retained in Council's record keeping system. Information held by Council is not made publicly available unless there is an overriding public interest to do so under the Government Information (Public Access) Act 2009 (GIPA Act) and in accordance with section 18(1)(b) of the NSW Privacy and Personal Information Protection Act 1998. For more information about your privacy please contact Inner West Council on (02) 9392 5000 and ask to speak with the Privacy Officer. Alternatively, you may email Council at [council@innerwest.nsw.gov.au](mailto:council@innerwest.nsw.gov.au) or write to us at P.O. Box 14, Petersham, NSW 2049.

## How to Lodge

Lodging an application requires a completed application form.

All relevant information and the payment of the required fee (where a fee applies).

Application will be checked at lodgement to ensure the required information is provided.

**Incomplete or Illegible Applications will not be accepted and will be returned to you.**

**Lodge by Email:** [council@innerwest.nsw.gov.au](mailto:council@innerwest.nsw.gov.au)

**Lodge in person:** at any of the Inner West Council's Customer Service Centres:

Ashfield - 260 Liverpool Road, Ashfield.

Leichhardt - 7-15 Wetherill St, Leichhardt.

Petersham - 2-14 Fisher Street Petersham.

Opening hours are Monday - Friday, 8:30am-5:00pm.

Cashiering 8:30am-4:30pm.

Check opening hours at [www.innerwest.nsw.gov.au/contact](http://www.innerwest.nsw.gov.au/contact) us.

**Lodge by mail:** Inner West Council, PO Box 14, PETERSHAM NSW 2049

**Fees & Charges:** can be found on the council web site [www.innerwest.nsw.gov.au/feesandcharges](http://www.innerwest.nsw.gov.au/feesandcharges)

**Cheques are to be made payable to:** Inner West Council

**Credit Card:** Please use the Inner West Council Credit Card Payment Form.

## Office Use Only

Checked by Officer:		Receipt No:	
Date:		Amount Paid:	\$
DWS No/CRN/Application number if applicable:		Cashier Code:	
		Initial of Officer:	

**Extract from Local Government Act, 1993****516 Categorisation as residential**

- (1) Land is to be categorised as "residential" if it is a parcel of rateable land valued as one assessment and:
- (a) its dominant use is for residential accommodation (otherwise than as a hotel, motel, guest-house, backpacker hostel or nursing home or any other form of residential accommodation (not being a boarding house or a lodging house) prescribed by the regulations), or
  - (b) in the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent) for residential purposes, or
  - (c) it is rural residential land.
- (1A) For the purposes of this section, a "boarding house" or a "lodging house" means a building wholly or partly let as lodging in which each letting provides the tariff-paying occupant with a principal place of residence and in which:
- (a) each tariff charged does not exceed the maximum tariff for boarding houses or lodging houses for the time being determined by the Minister by order published in the Gazette for the purposes of this subsection, and
  - (b) there are at least 3 tariff-paying occupants who have resided there for the last 3 consecutive months, or any period totalling 3 months during the last year, and includes a vacant building that was so let immediately before becoming vacant, but does not include a residential flat building, licensed premises, a private hotel, a building containing serviced apartments or a backpacker hostel or other tourist establishment.
- (2) The regulations may prescribe circumstances in which land is or is not to be categorised as residential.

**518 Categorisation as business**

Land is to be categorised as **business** if it cannot be categorised as farmland, residential or mining.

**518B Mixed development land**

- (1) Definitions In this section, "mixed development land" and "non-residential land" have the same meanings as in section 14BB of the Valuation of Land Act 1916 .
- (2) Categorisation of parts of mixed development land If a valuation is furnished under the Valuation of Land Act 1916 for mixed development land:
- (a) the part of the land that is non-residential land is taken to have been categorised as business, and
  - (b) the part of the land that is not non-residential land is taken to have been categorised as residential, despite sections 515-518.
- (3) *Sub-categories* The council may determine a sub-category for a part of land to which subsection (2) applies according to the category determined by that subsection for the part.
- (4) Apportionment of rates and charges A rate, the base amount of a rate, or the minimum amount of a rate or of a charge, that is made and levied according to categories or sub-categories of land is to apply to a parcel of mixed development land according to the percentages represented by the apportionment factor for the parcel ascertained under section 14X of the Valuation of Land Act 1916

**VALUATION OF LAND ACT**

Refer to :- Division 5 - Apportionment factors for mixed development land