

PLANNING PROPOSAL APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979

OFFICE USE ONLY

Reference: PP:	Fee: \$	Received in person <input style="float: right;" type="checkbox"/>
Date:	Receipt No:	Received by post <input style="float: right;" type="checkbox"/>

PROPERTY DETAILS

House No: 125	Street: Parramatta Road and 52-54 Powell Street	Suburb: Homebush
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Name of Owner(s):

Legal Description: Lot 3 DP 130557, Lot 11 Sec 23 DP 477 and Lot 10 Sec 23 DP 477.

Lot no:	Sect:	DP/SP:
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PLANNING PROPOSAL DETAILS

What is the current zoning of the property? Partly B4 Mixed Use and R4 High Density Residential

Please tick all applicable amendments:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zoning – What is the proposed zoning? <u>B4 Mixed Use</u>
<input checked="" type="checkbox"/> Height of building
<input checked="" type="checkbox"/> Floor Space Ratio (FSR)
<input type="checkbox"/> Key Sites | <input type="checkbox"/> Heritage
<input type="checkbox"/> Minimum Lot Size
<input type="checkbox"/> Additional Permitted Uses
<input type="checkbox"/> Other (provide brief description below): |
|---|---|

Please provide a brief description of the planning proposed:

Amending the land zoning from partly R4 High Density Residential to B4 Mixed Use in accordance with the Homebush Recommended Land Use Extract from the Parramatta Road Corridor Urban Transformation Strategy. Amending the Maximum Height of Building control for Strathfield LEP 2012 to 75m. Amending the Floor Space Ratio Map for the Strathfield LEP 2012 to 3.6:1 on the site.

PRE-LODGEEMENT MEETING NUMBER:

PPPM 20 --- --- --- --- --- --- --- ---

*Note: A copy of the pre-lodgement meeting minutes **must** be submitted with this application.*

PART 1- APPLICANT(S) DETAILS & DECLARATION

Name and Title (e.g. Owner/consultant):
Think Planners

ACN:

Address:
PO Box 121 Wahroonga NSW

Postcode:
2076

Contact no (Phone/Mobile):
9687 8899

Email:
adam@thinkplanners.com

Fax:

Name of person who may be contacted to discuss the planning proposal:

Adam Byrnes Tel: 9687 8899

I declare that all information submitted with this planning proposal application and the accompanying documentation is true and accurate.

Applicant(s) signature: *A Byrnes*

Date: 27 November 2018

PART 2- OWNER/S DETAILS & DECLARATION

Family name or Company name:

ACN:

Street no.

Street name:

Postcode:

Daytime telephone:

Mobile:

Email:

Fax:

Owner(s) signature: ALL OWNERS ARE TO SIGN APPLICATION FORM – see note below.

.....
Please refer to attached owners consent letter
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EXPLANATION OF VARIOUS FORMS OF OWNERSHIP

The following advice is offered in recognition of the various circumstances involving ownership of land. Council will not accept an application unless all owners have consented at time of lodgement. Authorised copies of consent will only be accepted. On receipt of a planning proposal, Council will write to all property owners confirming their agreement for the application to be lodged.

Note:

Signing on behalf of owners

If you are signing on the owner(s) behalf as their legal representative, please acknowledge the nature of your authority and attach relevant documentary evidence. - (e.g. Power of attorney, executor, trustee, company director).

Company / Organisation

If the owner is a company, owner's consent is to be provided as follows:

- Signatures of 2 directors or a director and a company secretary (unless it has a sole director).
- Execution of owner's consent form (or other document to the same effect) in accordance with s 127 (1) of the Corporations Act 2001.
- Common seal affixed to, and execution of, owner's consent form (or other document to the same effect) in accordance with s 127 (2) of the Corporations Act 2001. If there is no common seal, a company letterhead is acceptable.
- Together with an up to date ASIC Company Extract and other relevant supporting documentation.

New owner(s) – If the property has recently been sold, adequate documentary evidence of the sale must be provided – this may include:

- A copy of the Certificate of Title.
- A letter from your solicitor confirming settlement.
- Written consent from the previous owner(s).

DISCLOSURE OF GIFTS AND DONATIONS

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a relevant planning application including a planning proposal to a Council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

1. all reportable political donations made to any local councillor of that council
2. all gifts made to any local councillor or employee of that council.

Further information and disclosure forms are available from Council's website www.strathfield.nsw.gov.au or the NSW Department of Planning website at www.planning.nsw.gov.au/planning_reforms/donations.asp.

POLITICAL INFORMATION

Copyright Notice: Please be advised that Council may make copies (including electronic copies) of the planning proposal and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 and Council's Notification Policy. In addition, Council may make such further copies as, in its opinion are necessary to facilitate a thorough consideration of the planning proposal. This may include making copies of the advertised plans, supporting documentation on Council's website to be viewed or printed out by members of the public. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Privacy Statement: Personal details requested on this form are supplied to Strathfield Council on a voluntary basis but if you cannot provide the information requested, Council may not be able to process your application. Personal details requested on this form will be used to process your application. Information provided by you may be accessed by the members of the public. Council is to be regarded as the agency that holds the information. You may make an application for access or amendment to information held by Council.

PLANNING PROPOSAL CHECKLIST

This checklist must be completed by the applicant and certified for lodgement by a Strategic Planning Officer before being accepted.

PROVIDE 6 PAPER COPIES AND 2 ELECTRONIC COPIES OF THE FOLLOWING INFORMATION

Not all matters listed below maybe applicable. Matters for consideration will be assessed on a case by case basis – depending on the complexity of the Planning Proposal.	Applicant to complete	Planning Officer to check
Planning proposal clearly described	✓	
Application and lodgement fee correctly completed	✓	
Consent of all owners provided	✓	
All property details correct	✓	
Valuation Report (prepared within 12 months of lodgment) for the subject land	NA	
The planning proposal report must include and address the following mandatory components in accordance with the <i>NSW Planning and Infrastructure's Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans</i> :		
Objectives or intended outcomes of the planning proposal	✓	
An explanation of the provisions that are to be included in the Local Environmental Plan	✓	
Justification for those objectives, provisions and outcomes and process for implementation (including compliance assessment against any relevant S.117 Ministerial Directions)	✓	
Draft amended mapping of all proposed statutory changes	✓	
Proposed community consultation including with any relevant government agencies	✓	
Site plan drawn to scale with <i>North</i> point clearly shown indicating existing buildings, physical features such as trees, topography and all adjoining properties/buildings,	✓	
Detailed site analysis of the property and surrounding locality identifying any relevant significant issues that may need to be addressed in considering the planning proposal	✓	
Relevant plans and concept drawings (where applicable) demonstrating the requested amendments(e.g. proposed zoning change; building height; FSR; flooding; heritage)	✓	
Details of the substantial public benefit that would result from the proposal.	✓	
Explanation of any intended activities for the site if the planning proposal is successful.	✓	

Environmental impact studies including:		
Urban design analysis – building mass/block diagrams	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development yield analysis (potential yield in density and employment generation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic and transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acoustics	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flora and fauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acid sulphate soil	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire potential	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DECLARATION

I wish to submit a planning proposal and declare that all the information in this application and checklist is, to the best of my knowledge, true and correct. I also understand pursuant to the Environmental Planning and Assessment legislation that if the information is incomplete the application may be delayed, rejected, or refused without notice. I/We acknowledge that if the information provided is misleading any approval granted 'may be void'. I agree to the use of the plans provided in support of this application for advertising and notification purposes.

Signed: *A Byrnes*

Date: 27.11.18

Certification: of CD: I/We declare that the information submitted on CD is identical to the details submitted on hard copy plans and documents. I/We accept Council cannot be held responsible for any discrepancies of information provided on the electronic and hard copy plans and documents.

Signed: *A Byrnes*

Date: 27.11.18