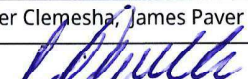



**APPLICATION FORM****Planning Proposals**  
(Amendments to NSLEP 2013)  
Section 3.33 of the EP&A Act**PART A****APPLICANT'S DETAILS**

Name:	Mr Peter Clemesha, Mr James Paver	Business Name:	Avenor Pty Ltd
Postal Address:	Level 17, 9 Castlereagh Street	Suburb & Postcode:	Sydney NSW 2000
DX:		Phone No:	+612 9152 8668
Contact Person:	Peter Clemesha, James Paver	Email:	peter.clemesha@avenor.com.au
Applicant's Signature:			james.paver@avenor.com.au

**OWNER'S CONSENT**

As owner of the land to which this application relates, I consent to this application. I also consent for authorised council officers to enter the land to carry out inspections relating to this application. I accept that all communication regarding this application will be through the nominated applicant. Every owner of the land must sign this form or provide authorisation under separate cover.

Name:	LOW SEE CHING	Director, Walker Street No. 100 Pty Ltd	
Postal Address:	Oxley Tower, 138 Robinson Road No. 30-01	Suburb & Postcode:	Singapore 068906
Phone No		Signature:	

**Copyright Note**

The Applicant is 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 Notification Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the planning proposal by Council and public participation in the assessment process. This will include making copies of advertised documents, supporting documentation and the determination available 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.

N.B. LACK OF FULL PROPERTY INFORMATION MAY LEAD TO PROCESSING DELAYS

**PRIVACY STATEMENT**

Personal details requested on this form will only be used for the purpose of processing your application. The supply of information by you is voluntary. If you cannot provide or do not wish to provide the information sought, the Council may not be able to process your application. Access to the information is restricted to Council officers and other authorised people. You may make application for access or amendment to information held by Council. Applications by members of the public to view Council's records are subject to the provisions of Council's Privacy Management Plan, Section 18 Government Information (Public Access) Act 2009 & Schedule 1 - Government Information (Public Access) Regulation 2009.

I have read and understand the Privacy Statement

Signed: 

Date: 21.03.2019

**FOR COUNCIL USE**

Total	Receipt Number	Date	Time	Initials

Planning Proposal Cashier Code 784      NSLPP Referral Cashier Code 744

---

**Planning Proposals – (Amendments to NSLEP 2013) Section 3.33 of the EP&A Act**


---

**PART B****PROPERTY DETAILS:**

Unit No:	All lots	House No:	Street	173,175,177,179 Walker Street, and 11,15,17 Hampden Street
Suburb:	North Sydney NSW 2060		Lot + DP/SP	Lot 1-6 SP 11082, Lot 1-6 SP 86752, Lot 1-6 SP 9808,
Applicant:	Avenor Pty Ltd			Lot 1-6 SP 64615, Lot 1 DP119732,
Building Name: (if applicable)				Lot 1 DP591516, Lot 2 DP591516

---

**PROPOSAL**

- YES ☒ NO ☐
- Has the planning proposal been prepared in accordance with Section 3.33 of the EP&A Act and Department of Planning Guidelines (August 2016)?
  - Have you had a pre-application meeting with Council's Strategic Planning staff? Meetings can be arranged by contacting Council's Strategic Planning Department on 9936 8100. YES ☒ NO ☐
  - Have you supplied 3 paper copies and 1 digital copy of the planning proposal and all associated reports and documents with this application? YES ☒ NO ☐

**FEES 2018/2019**

A planning proposal may fall into one of three categories in terms of fees payable as set out below and in addition, all planning proposals attract a **NSLPP referral fee of \$1500.00 per application**:

1. **Following a Council Planning Study (e.g. St Leonards/Crows Nest Precincts 1, 2 and 3)**  
Fee = \$50,000.00 at submission

*OR*

2. **Unsolicited Planning Proposal (Major)\***

**Stage 1**

Lodgement Fee (to accompany application)

\$32,000.00 (incl. GST) fee covers: - Assessment of planning proposal  
- Correspondence with applicant  
- Proposal and Report to Council

**Stage 2 – this will be invoiced separately**

Implementation fee (to be paid prior to seeking Gateway Determination)

\$18,000.00 (incl. GST) fee covers: - Planning proposal submission to Department of Planning  
- Correspondence with applicant/Department of Planning  
- Consideration of submissions  
- Exhibition and gazettal

*OR*

3. **Unsolicited Planning Proposal (Minor)\*\***

**Stage 1**

Lodgement Fee (to accompany application)

\$14,000.00 (incl. GST) fee covers: - Assessment of planning proposal  
- Correspondence with applicant  
- Proposal and Report to Council

## NORTH SYDNEY COUNCIL

### Planning Proposals – (Amendments to NSLEP 2013) Section 3.33 of the EP&A Act

☐ **Stage 2 – this will be invoiced separately**

Implementation fee (to be paid prior to seeking Gateway Determination)

\$5,500.00 (incl. GST) fee covers:

- Planning proposal submission to Department of Planning
- Correspondence with applicant/Department of Planning
- Consideration of submissions
- Exhibition and gazettal

**OR**

#### 4. Internal Proposals

Council Initiated Proposals – fees may not be payable unless applicable to Council owned land which is intended to increase the development potential of such land.

\* These types of Planning Proposals are generally defined by requests involving more than 10% changes to height or floor space ratio (FSR) and/or zoning changes, any reduction in non-residential FSR. They also include any proposal which involve a Voluntary Planning Agreement.

\*\* These types of Planning Proposals are generally defined by requests involving less than 10% change to height or FSR, or other changes to LEP controls that are likely to be of a relatively minor nature including requests for *Schedule 1 - Additional Permitted Uses*, but only where one additional use is being sought.

If you are unsure as to which fee applies, please contact Council's Strategic Planning Department on 9936 8100.

### **POLITICAL DONATIONS DISCLOSURE**

Have you made a political donation within the last two years or given a gift to any local councillor or Council employee?

YES ☐ NO ☒

If "Yes" a Political Donations Disclosure Form must be completed and attached to this application (available on Council's website)

### **PLANNING PROPOSALS TRACKING**

Council uses Masterview, a software product that allows applicants and the general public to view plans and associated documents to track the progress of a Planning Proposal throughout the assessment process.

It represents key milestones in the Planning Proposal process however, does not provide a detailed history. Persons wishing to confirm information in detail should contact Council via either the email facility at the bottom of the Planning Proposal tracking window, or in writing in order to obtain a written response.

All pages labelled 'External Masterview' will be publicly accessible through Council's website. Please also refer to Part A - Copyright note.

North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

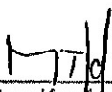
17 June 2019

Dear Sir or Madam,


As the registered owners of 11 Hampden Street, North Sydney NSW 2060, we consent to the application to amend North Sydney Local Environmental Plan (**Planning Proposal 03/2019**) lodged by Avenor Pty Ltd and Walker Street No. 100 Pty Ltd on 22 March 2019 in relation to the property currently under option by Hampden Street Pty Ltd.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on us.

On behalf of the Board of Directors

 18/6/19  
\_\_\_\_\_  
Marton Kaufmann, Director, Eswod Home Units Pty Ltd

[marton@greggkaufmann.com.au](mailto:marton@greggkaufmann.com.au)

 18.06.2019  
\_\_\_\_\_  
Julie Bourgeat, Director, Eswod Home Units Pty Ltd



**Consent to application for Planning Proposal (PP 3/19)**

North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

Dear Sir or Madam,

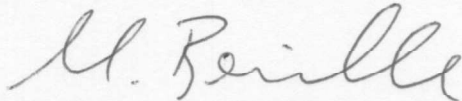
As the Directors of Hampden Street Pty Ltd, being the Option Holders of 11 Hampden Street, North Sydney NSW 2060, per the Deed of Put and Call Option with Eswod Home Units Pty Ltd (dated 9 July 2018) we consent to the application to amend North Sydney Local Environmental Plan (**Planning Proposal 03/2019**) lodged by Avenor Pty Ltd and Walker Street No. 100 Pty Ltd on 22 March 2019 in relation to the property under option by Hampden Street Pty Ltd.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on us.



---

Howard Barkhan, Director, Hampden Street Pty Ltd



---

Malcolm Beville, Director, Hampden Street Pty Ltd

20 June 2019

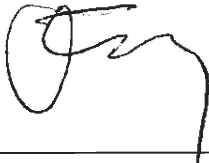
Consent to application for Planning Proposal (PP 3/19)

North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

Dear Sir or Madam,


As the owners of 15 Hampden Street, North Sydney NSW 2060, we consent to the application to amend North Sydney Local Environmental Plan (Planning Proposal 03/2019) lodged by Avenor Pty Ltd and Walker Street No. 100 Pty Ltd on 22 March 2019 in relation to our property.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on us.



---

Tung Sing Wong, 15 Hampden Street, North Sydney NSW 2060



---

Siew Kit Foo, 15 Hampden Street, North Sydney NSW 2060

20 June 2019

**Consent to application for Planning Proposal (03/19)**

North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

Dear Sir or Madam,

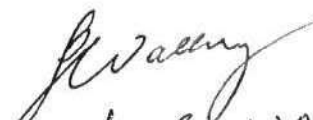
As the owner of 17 Hampden Street, North Sydney NSW 2060, we consent to the application to amend North Sydney Local Environmental Plan (Planning Proposal 03/2019) lodged by Avenor Pty Ltd and Walker Street No. 100 Pty Ltd on 22 March 2019 in relation to our property.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on us.

  
Diane Sandra Fischer

17 Hampden Street, North Sydney NSW 2060

15 July 2019

  
H. G. WALKLEY