	HIRE COUNCIL			KOMINE	·	
	Tel: 03 5027 5027 council@wentworth_floot_60/fai		26- 28 Adelaide Streeteceived	Health & Pianning Division		
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			Date		Receipt No.	284	Assessment No. ρ
PP Lodgement Fee 3 5 5 00 - 00 Would you like a copy of the receipt? Ves No	Type No	Soint3	v of the re	Would you like a con	00	\$5500-	PP Lodgement Fee
		֡					CCC 1401 F4FC-FFCT-CCCC

	Responsible Officer Mic みにんせんしん 80ら
Meeting No. 2	Meeting Date $30/5/i7$
Has a Planning Proposal pre-lodgement meeting been conducted relating to this Planning Proposal? 🗹 Yes 🔲 No	Has a Planning Proposal pre-lodgement meeting b
	PART C-PLANNING PROPOSAL PRE-LODGEMENT
DP No/s 756946.	Lot No/s 5b Section
Postcode 273 6.	Town/Locality GOL GOL
WILGA ROAD	Street No. 100 Street Name
e or Certificate of Title for the land.	PART B - PROPERTY DETAILS Lot / Section / DP Numbers can be found on the Rates Notice or Certificate of Title for the land
Date 26/5/17.	Signature/s
I acknowledge that if the information provided is misleading any approval granted 'may be void'. I have submitted all plans, form and documentation as outlined in the checklist in Part G.	 I acknowledge that if the information provided is misleading any approval granted 'may I I have submitted all plans, form and documentation as outlined in the checklist in Part G.
I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct. I understand that if the information is incomplete the application may be returned, delayed, rejected or more information may be requested.	 I declare that all the information in the applicat I understand that if the information is incomple may be requested.
	Declaration
com.au	Email jarrod (a) cpmbuilders. com
Alternate No. \sqrt{A}	Contact No. 0409 169 312
OL GOL WSW 2739	Postal Address Po Box 119 GU
FAMILY SUPERANNUATION FUND	Company Name (if applicable) Roなられて
	Name/s JAAROO ROBCATT
	PART A - APPLICANT'S DETAILS
Would you like a copy of the receipt? Yes 🔲 No	PP Lodgement Fee \$\$ \$00 00
No. Date	Assessment No. 1284 Receipt No.

Note: A Planning Proposal pre-lodgement meeting is required prior to preparing and submitting a Planning Proposal. A copy of the Council correspondence in response to the meeting must also be provided with this application.

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PART D — OWNER'S DETAILS [Details are the same as Part A — Applicant's Details (Note: All owners are still required to sign the form)
Name/s IAN ROBERTS, LISA ROBERTS, KEWOATL ROBERTS, HAWAAH MGLYNN
Company Name (if applicable) ROSENTS FAMILY SUPERAVNUATION FUND
Postal Address Po Box は GOL GOL NSw 2738
Contact No. 0409 437 007 Alternate No. N/A
Email itrob la biggord net.au
u agree to receive all corresponden
As owner/s of the land to which this application relates to, I/we consent to carry out the development described in this application. I/we also authorise:
 Council representatives to enter the property for the purpose of site inspections;
proposal
 If more than one owner every owner must sign.
 If you are signing on the owner's behalf as their legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director)
 If the owner is a company, a current ASIC extract must be supplied as documentary evidence and application must be signed by 2 directors.
 If the land is Crown Land, consent will be required from NSW Department of Primary Industry – Lands. Please refer to separate attachment Landowner's Consent: Landowner's consent application.
Name 130 LEW 13 ROBERTS Signature Lisa & Robert Date 26
Name HANNAM NYRE MELYNN Signature Hunsub I Hupen Date 26/
If more than two signatures are required please attach a separate document.

PART E-DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

application must be publicly disclosed. Under Section 147 of the Environmental Planning and Assessment Act 1979, any reportable political donations to a councillor and / or any gift to a Councillor or Council Employee within a two (2) year period before the date of this

within the last two (2) years? Are you aware of any person with a financial interest in this application who made a reportable donation or gift

Yes – Please complete the Political Donations and Gifts Disclosure Statement and lodge it with this application (available from the Council website)

No - In signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.

disclosure statement. NOTE: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false

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If more	Name	Name	•	•		Note:		As owner, authorise:	Do you	Email	Contac	Postal	Compa	Name,		PARTI
If more than two signatures are required please attach a separate document.	BENJAMIN KANE ROBERTS Signature COUNTY BY Date 26/5/7	JAME KELLY KUBLETS Signature & STONDY Date 26/5/17	If the land is Crown Land, consent will be required from NSW Department of Primary Industry – Lands. Please refer to separate attachment Landowner's Consent: Landowner's consent application.	documentary evidence (e.g. power of attorney, executor, trustee, company director) If the owner is a company, a current ASIC extract must be supplied as documentary evidence and application must be signed by 2	If more than one owner every owner must sign. If you are signing on the owner's behalf as their legal representative, you must state the nature of your legal authority and attach		Council representatives to enter the property for the purpose of site inspections; Council to make copies of all the documents for the purpose of determining the application or to people who may be affected by the proposal	As owner/s of the land to which this application relates to, I/we consent to carry out the development described in this application. I/we also authorise:	Do you agree to receive all correspondence via email? 🗹 Yes 🔲 No	jarrod & cpmb wilders.com.au	Contact No. 0409 169 312 Alternate No. M/A.	Postal Address PO Box & GOL GOL WSW 2738	Company Name (if applicable) えのふじれび ドカヤルレソ しゅつにん たいかいみているか ドルがり	Namels JARROOD RORGERT JAME RORGETT, SEW ROBERTS JEWNIE ROBERTS	Details are the same as Part A – Applicant's Details (Note: All owners are still required to sign the form)	PART D - OWNER'S DETAILS

PART E - DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

application must be publicly disclosed. councillor and / or any gift to a Councillor or Council Employee within a two (2) year period before the date of this Under Section 147 of the Environmental Planning and Assessment Act 1979, any reportable political donations to a

within the last two (2) years? Are you aware of any person with a financial interest in this application who made a reportable donation or gift

Yes - Please complete the Political Donations and Gifts Disclosure Statement and lodge it with this application (available from the Council website)

Z No – In signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.

NOTE: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a faise disclosure statement.

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PLANNING PROPOSAL TYPE
☐ Minor ☐ Minor ☑ Major
(No proposed changes to (Proposed rezoning and/or (Proposed rezoning and/or amendment of development)
standards for land with a site area less than 1 hectare)
ease tick all amendments to the Wentworth LEP 2011 proposed in the Planr Zoning Zoning Zoning Zoning Zoning
☐ Height of Building ☐ Additional Permitted Uses ☑ Minimum Lot Size ☐ Other:
Please provide a brief description of the proposed amendments to the Wentworth Local Environmental Plan 2011 (e.g. proposed zoning change, extent of proposed changes to development standards, etc.)
- RE ZONE RUI TO RS
- MINIMUM LOT SIZE FROM 10'000 HA TO 3000m2
If applicable, please provide a brief description of the proposed development control plan provisions (e.g. description and scope of what the draft DCP aims to achieve):
N/R.

PART G -- PLANNING PROPOSAL REQUIREMENTS CHECKLIST

Matters for consideration are on a case by case basis. The Planning Proposal package must include, but not limited to, the information listed below depending on the complexity, nature, and context of the planning proposal.

Please ensure that you provide three (3) paper copies and one (1) electronic copy of all plans and documentation that is relevant to your application.

INFC	INFORMATION TO BE SUBMITTED		OFFICE USE ONLY
ਜ	COMPLETED APPLICATION FORM	☑Yes	☐ Yes ☐ No
2)	APPLICATION FEE	⊠Yes	☐ Yes ☐ No
3	OWNERS CONSENT (all owners)	⊠ Yes	☐ Yes ☐ No
4	DESCRIPTION OF THE SUBJECT LAND/PROPERTY AND THE LOCALITY	✓Yes	☐ Yes ☐ No
2)	COUNCIL CORRESPONDENCE IN RESPONSE TO THE PLANNING PROPOSAL PRE-LODGEMENT MEETING	□ Yes	☐ Yes ☐ No
(9	A PLANNING PROPOSAL REPORT which includes and addresses the mandatory components indicated in the <i>Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans:</i>	✓ Yes	☐ Yes ☐ No
	a) Objectives and intended outcomes of the planning proposal	☑ Yes	☐ Yes ☐ No
	b) An explanation of the provisions that are to be included in the Wentworth Local Environment Plan (LEP) 2011	Z Yes	☐ Yes ☐ No
	c) Justification and process for implementation for proposed amendments	☑ Yes	☐ Yes ☐ No
	and outcomes (including compliance assessment against relevant Section 117 Ministerial Directions; justification that the proposal is the best means of achieving the desired outcomes; consideration of alternative options; and consideration of relevant state, regional, and local planning strategies)	S (i	
	d) Draft amended LEP mapping of current and proposed statutory changes	Yes	☐ Yes ☐ No
	e) Proposed community consultation (including consultation with any relevant government agencies)	⊠ Yes	□ Yes □ No
	 f) Site Plan drawn to scale (with North point clearly shown) indicating physical features such as trees, topography, existing buildings, and all adjoining properties and/or buildings 	☑ Yes	☐ Yes ☐ No
	 g) Detailed analysis of the site and surrounding locality identifying any relevant significant issues that need to be addressed in considering the planning proposal (e.g. site constraints and other development barriers) 	√Yes	□ Yes □ No
	h) Photos/photomontage of the site and surrounding area	☑ Yes	☐ Yes ☐ No
	 i) Relevant plans and concept drawings demonstrating the proposed amendments 	☑ Yes	☐ Yes ☐ No
	 Explanation of any intended activities for the site if the planning proposal is successful and their potential impacts on the surrounding area (e.g. traffic and parking, noise, solar access, privacy, etc.) 	☑ Yes	□ Yes □ No
	 k) Details of substantial public benefit that would result from the planning proposal (e.g. public domain improvements, provision of public open space, community facilities, affordable housing, etc.) 	☑ Yes	Yes
	l) Draft site-specific development control plan*	□ Yes	☐ Yes ☐ No

^{*} May be required/requested as determined by relevant planning authority

□ Yes □ No	☑ Yes	n) Other relevant miscellaneous studies* LCA
oN 🗀 sək 🗆	. □ Yes	m) Acoustic Report*
☐ Yes ☐ No	□ Yes	I) Heritage Impact*
ON 🗌 səA 🗍	☐ Yes	k) Acid Sulphate Soil*
oN 🗀 səA 🗀	☐ Yes	j) Flora and Fauna*
Yes 🗆 No	☐ Yes	i) Water Quality*
□ Yes □ No	☐ Yes	h) Bushfire Hazard*
□ Yes □ No	☐ Yes	g) Site Contamination (in accordance with SEPP 55)
oN 🗀 səA 📋	☑ Yes	f) Flood Study*
oN 🗆 sə.k 🗀	☐ Yes	e) Stormwater management*
☐ Yes ☐ No	□Yes	d) Commercial/Retail Viability Analysis/Economic Impact Report*
Yes No	□Yes	 c) Transport & Accessibility Study (including parking, pedestrian & traffic)*
Yes No	□Yes	 b) Development Yield Analysis (potential residential yield & employment generation)*
Yes 🗆 No	☐ Yes	 a) Urban Design Analysis (including building mass/shadow diagrams)*
□ Yes □ No	☐ Yes	 RELEVANT ENVIRONMENTAL IMPACT STUDIES which may include the following (depending on complexity of planning proposal and nature of issue)
OFFICE USE ONLY		PART G - PLANNING PROPOSAL REQUIREMENTS CHECKLIST CONTINUED
OFFICE USE ONLY	□ Yes	AL REQUIREMENTS CHECKLIST CONTINUED UTAL IMPACT STUDIES which may include the complexity of planning proposal and nature of issue) alysis (including building mass/shadow diagrams)*

^{*} May be required/requested as determined by relevant planning authority

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Health & Planning Division 26- 28 Adelaide Street PO Box 81 WENTWORTH NSW 2648

Tel: 03 5027 5027 council@wentworth.nsw.gov.au

Planning Proposal Application

made under the Environmental Planning and Assessment Act 1979 Section 78A

Responsible Officer MICHELE KOS
Meeting Date $\frac{30}{5}$ Meeting No. 2
Has a Planning Proposal pre-lodgement meeting been conducted relating to this Planning Proposal? Yes \(\subseteq \text{No} \)
PART C - PLANNING PROPOSAL PRE-LODGEMENT
Lot No/s 73 Section DP No/s 756946
Town/Locality GOL GOL NSW Postcode 2738
Street No. 232 A Street Name POTTERS DRIVE
Lot / Section / DP Numbers can be found on the Rates Notice or Certificate of Title for the land.
PART R - PROPERTY DETAILS
Signature/s Date 26/5/17.
 I acknowledge that if the information provided is misleading any approval granted 'may be void'. I have submitted all plans, form and documentation as outlined in the checklist in Part G.
 I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct. I understand that if the information is incomplete the application may be returned, delayed, rejected or more information may be requested.
Declaration
Email jarroda combuilders. com. ou
Contact No. 0409 169312 Alternate No. W/A
Postal Address Po Box 119 COL GOL NSW 2738.
Company Name (if applicable)
Name/s JARROO ROBERTS
PART'A - APPLICANT'S DETAILS
PP Lodgement Fee Job No: 1410-1159-0000 Would you like a copy of the receipt? Ves No
Assessment No. 293 Receipt No. Date
FEES & CHARGES

Note: A Planning Proposal pre-lodgement meeting is required prior to preparing and submitting a Planning Proposal. A copy of the Council correspondence in response to the meeting must also be provided with this application.



PART	PART D - OWNER'S DETAILS
	Details are the same as Part A – Applicant's Details (Note: All owners are still required to sign the form)
Name/s	S IAN LEWIS AND LISA CAY POBERTS
Compa	Company Name (if applicable)
Postal	Postal Address Po BOX & GOL GOL WSW 2738
Contact No.	t No. 0409 437 007 Alternate No. 0438 248521
Email	ilrob a bigpond. net. au
До уоц	Do you agree to receive all correspondence via email? 🗹 Yes 🔲 No
As owner, authorise	As owner/s of the land to which this application relates to, I/we consent to carry out the development described in this application. I/we also authorise:
	Council representatives to enter the property for the purpose of site inspections; Council to make copies of all the documents for the purpose of determining the application or to people who may be affected by the
Note:	proposal
•	If more than one owner every owner must sign.
• •	If the owner is a company, a current ASIC extract must be supplied as documentary evidence and application must be signed by 2
•	directors. If the land is Crown Land, consent will be required from NSW Department of Primary Industry – Lands. Please refer to separate attachment Landowner's Consent: Landowner's consent application.
Name	IAN LEWIS ROBERTS SIGNATURE Con & Roberts Date 26/5/17
Name	KISM GMY ROBERTS Signature Losa G Much, Date 26/5/17
If more	If more than two signatures are required please attach a separate document.

PART E - DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

Under Section 147 of the Environmental Planning and Assessment Act 1979, any reportable political donations to a councillor and / or any gift to a Councillor or Council Employee within a two (2) year period before the date of this application must be publicly disclosed.

within the last two (2) years? Are you aware of any person with a financial interest in this application who made a reportable donation or gift

Yes – Please complete the Political Donations and Gifts Disclosure Statement and lodge it with this application (available from the Council website)

Ę No - In signing this application I undertake to advise the Council in writing if I become aware of any person with from the date of lodgement of this application and the date of determination. a financial interest in this application who has made a political donation or has given a gift in the period

disclosure statement. NOTE: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false

PLANNING PROPOSAL TYPE	Š
☐ Minor ☑ Major	
osed changes to (Proposed rezoning and/or	
development standards and may amendment of development amendment of development include changing the wording of a standards for land with a site standards for land with a site	
area less than 1 hectare)	
k all amendments to the Wentworth LEP 2011 proposed in the Plann	Ple;
☑ Zoning ☐ Floor Space Ratio (FSR) ☐ Heritage ☐ Height of Building ☐ Additional Permitted Uses ☑ Minimum Lot Size	
- American Commerce Coco	
Please provide a brief description of the proposed amendments to the Wentworth Local Environmental Plan 2011 (e.g. proposed zoning change, extent of proposed changes to development standards, etc.)	Ple: (e.g
- RE LONE RUI TO RS.	T.
- MINIMUM LOT SIZE FROM 10'000 HA 70 3000m2	
If applicable, please provide a brief description of the proposed development control plan provisions (e.g. description and scope of what the draft DCP aims to achieve):	If all
M/A.	

Version 1 – August 2016

PART G – PLANNING PROPOSAL REQUIREMENTS CHECKLIST

Matters for consideration are on a case by case basis. The Planning Proposal package must include, but not limited to, the information listed below depending on the complexity, nature, and context of the planning proposal.

Please ensure that you provide three (3) paper copies and one (1) electronic copy of all plans and documentation that is relevant to your application.

	INFORMATION TO BE SUBMTTED 1) COMPLETED APPLICATION FORM	∑ Yes	OFFICE USE ONLY
APPLICATION FEE		☑ Yes	☐ Yes ☐ No
S CONSEN	OWNERS CONSENT (all owners)	⊠ Yes	☐ Yes ☐ No
PTION OF	DESCRIPTION OF THE SUBJECT LAND/PROPERTY AND THE LOCALITY	☑ Yes	☐ Yes 🖾 No
COUNCIL CORRESPONDENC PRE-LODGEMENT MEETING	COUNCIL CORRESPONDENCE IN RESPONSE TO THE PLANNING PROPOSAL PRE-LODGEMENT MEETING	□ Yes	☐ Yes ☐ No
A PLANNING PROI	A PLANNING PROPOSAL REPORT which includes and addresses the mandatory components indicated in the Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans:	☑ Yes	○ Yes □ No
bjectives	Objectives and intended outcomes of the planning proposal	⊈ Yes	☐ Yes ☐ No
An explanat Local Envirc	An explanation of the provisions that are to be included in the Wentworth Local Environment Plan (LEP) 2011	☑ Yes	□ Yes □ No
ustification	Justification and process for implementation for proposed amendments	☑ Yes	☐ Yes ☐ No
and outcom 117 Minister of achieving and conside	and outcomes (including compliance assessment against relevant Section 117 Ministerial Directions; justification that the proposal is the best means of achieving the desired outcomes; consideration of alternative options; and consideration of relevant state, regional, and local planning strategies)		
raft amen	Draft amended LEP mapping of current and proposed statutory changes	্র Yes	☐ Yes ☐ No
roposed α elevant go	Proposed community consultation (including consultation with any relevant government agencies)	⊠ Yes	Yes No
ite Plan dr hysical fea djoining pi	Site Plan drawn to scale (with North point clearly shown) indicating physical features such as trees, topography, existing buildings, and all adjoining properties and/or buildings	☑ Yes	□ Yes □ No
Detailed an elevant sig lanning pr	Detailed analysis of the site and surrounding locality identifying any relevant significant issues that need to be addressed in considering the planning proposal (e.g. site constraints and other development barriers)	. Yes	□ Yes □ No
hotos/ph	Photos/photomontage of the site and surrounding area	☑ Yes	☐ Yes ☐ No
Relevant plan amendments	Relevant plans and concept drawings demonstrating the proposed amendments	☑ Yes	□ Yes □ No
explanations successful raffic and	Explanation of any intended activities for the site if the planning proposal is successful and their potential impacts on the surrounding area (e.g. traffic and parking, noise, solar access, privacy, etc.)	☑ Yes	□ Yes □ No
Details of s proposal (e pace, com	Details of substantial public benefit that would result from the planning proposal (e.g. public domain improvements, provision of public open space, community facilities, affordable housing, etc.)	☑ Yes	□ Yes □ No
Draft site-s	t site-specific development control plan*	□Yes	□ Yes □ No

^{*} May be required/requested as determined by relevant planning authority

□ Yes □ No	☑ Yes	n) Other relevant miscellaneous studies* $\angle CF$
☐ Yes ☐ No	☐ Yes	m) Acoustic Report*
□ Yes □ No	☐ Yes	l) Heritage Impact*
□ Yes □ No	☐ Yes	k) Acid Sulphate Soil*
□ Yes □ No	☐ Yes	j) Flora and Fauna*
□ Yes □ No	☐ Yes	i) Water Quality*
☐ Yes ☐ No	☐ Yes	h) Bushfire Hazard*
□ Yes □ No	☐ Yes	g) Site Contamination (in accordance with SEPP 55)
□ Yes □ No	☑ Yes	f) Flood Study*
□Yes □No	☐ Yes	e) Stormwater management*
□ Yes □ No	☐ Yes	d) Commercial/Retail Viability Analysis/Economic Impact Report*
Yes No	☐ Yes	 c) Transport & Accessibility Study (including parking, pedestrian & traffic)*
□ Yes □ No	☐ Yes	 b) Development Yield Analysis (potential residential yield & employment generation)*
□ Yes □ No	☐ Yes	a) Urban Design Analysis (including building mass/shadow diagrams)*
□ Yes □ No	□ Yes	7) RELEVANT ENVIRONMENTAL IMPACT STUDIES which may include the following (depending on complexity of planning proposal and nature of issue)
OFFICE USE ONLY		PART G - PLANNING PROPOSAL REQUIREMENTS CHECKLIST CONTINUED

^{*} May be required/requested as determined by relevant planning authority

Version 1 - August 2016

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