Health & Planning Division
26- 28 Adelaide Street
PO Box 81
WENTWORTH NSW 2648
Tel: 03 5027 5027
council@wentworth.nsw.gov.au

Received 30 MAY 2017
File
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Planning Proposal Application

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

File
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FEES & CHARGES

I 33418

Assessment No. P284 **Receipt No.** **Date**

PP Lodgement Fee $5 500 — 00
Job No: 1410-1159-0000

Would you like a copy of the receipt? ☑ Yes ☐ No

PART A – APPLICANT'S DETAILS

Name/s JARROD ROBERTS

Company Name (if applicable) ROBERTS FAMILY SUPERANNUATION FUND

Postal Address PO BOX 119 GOL GOL NSW 2738

Contact No. 0409 169 312 **Alternate No.** N/A

Email jarrod@cpmbuilders.com.au

Declaration

- 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 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.

Signature/s [signature] **Date** 26/5/17.

PART B - PROPERTY DETAILS

Lot / Section / DP Numbers can be found on the Rates Notice or Certificate of Title for the land.

Street No. 100 **Street Name** WILGA ROAD

Town/Locality GOL GOL **Postcode** 2738.

Lot No/s 56 **Section** **DP No/s** 756946.

PART C – PLANNING PROPOSAL PRE-LODGEMENT

Has a Planning Proposal pre-lodgement meeting been conducted relating to this Planning Proposal? ☑ Yes ☐ No

Meeting Date 30/5/17 **Meeting No.** 2

Responsible Officer MICHELLE BOS

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 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, KENDALL ROBERTS, HANNAH McGLYNN

Company Name (if applicable) ROBERTS FAMILY SUPERANNUATION FUND

Postal Address PO BOX 8 GOL GOL NSW 2738

Contact No. 0409 437 007 **Alternate No.** N/A

Email ilrob@bigpond.net.au

Do you agree to receive all correspondence via email? ☑ Yes ☐ No

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 proposal

Note:

- 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 IAN LEWIS ROBERTS **Signature** Ian L Roberts **Date** 26/5/17

Name LISA GAY ROBERTS **Signature** Lisa G Roberts

Name KENDALL JANE ROBERTS **Signature** Kendall Roberts **Date** 26/5/17

Name HANNAH NYREE McGLYNN **Signature** Hannah McGlynn

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.

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

☐ 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.

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

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 JARROD ROBERTS, JANE ROBERTS, BEN ROBERTS, JENNIE ROBERTS

Company Name (if applicable) ROBERTS FAMILY SUPERANNUATION FUND

Postal Address PO BOX 8 GOL GOL NSW 2738

Contact No. 0409 169 312 **Alternate No.** N/A.

Email jarrod@cpmbuilders.com.au

Do you agree to receive all correspondence via email? ☑ Yes ☐ No

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 proposal

Note:

- 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 JARROD MATHEW ROBERTS JANE KELLY ROBERTS **Signature** x x **Date** 26/5/17

Name BENJAMIN KANE ROBERTS JENNIE SUE ROBERTS **Signature** **Date** 26/5/17

If more than two signatures are required please attach a separate document.

PART E – DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

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PART F – PLANNING PROPOSAL DETAILS

PLANNING PROPOSAL TYPE

☐ **Minor**
(No proposed changes to development standards and may include changing the wording of a clause or adding/removing a use from the land use table)

☐ **Minor**
(Proposed rezoning and/or amendment of development standards for land with a site area less than 1 hectare)

☑ **Major**
(Proposed rezoning and/or amendment of development standards for land with a site area of more than 1 hectare)

Please tick all amendments to the Wentworth LEP 2011 proposed in the Planning Proposal:

☑ Zoning
☐ Floor Space Ratio (FSR)
☐ Heritage
☐ 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 RU1 TO R5
- 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/A.

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		OFFICE USE ONLY
1) 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
5) COUNCIL CORRESPONDENCE IN RESPONSE TO THE PLANNING PROPOSAL PRE-LODGEMENT MEETING	☐ Yes	☐ Yes ☐ No
6) 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
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	☑ Yes	☐ Yes ☐ No
c) Justification and process for implementation for proposed amendments 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)	☑ Yes	☐ Yes ☐ No
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
j) 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 ☐ No
l) Draft site-specific development control plan*	☐ Yes	☐ Yes ☐ No

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

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

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

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Tel: 03 5027 5027
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Planning Proposal Application

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

FEES & CHARGES

Assessment No. 293 **Receipt No.** **Date**

PP Lodgement Fee
Job No: 1410-1159-0000

Would you like a copy of the receipt? ☑ Yes ☐ No

PART A – APPLICANT'S DETAILS

Name/s JARROD ROBERTS

Company Name (if applicable)

Postal Address PO BOX 119 GOL GOL NSW 2738.

Contact No. 0409 169312 **Alternate No.** N/A

Email jarrod@cpmbuilders.com.au

Declaration

- 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 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.

Signature/s **Date** 26/5/17.

PART B - PROPERTY DETAILS

Lot / Section / DP Numbers can be found on the Rates Notice or Certificate of Title for the land.

Street No. 232A **Street Name** POTTERS DRIVE

Town/Locality GOL GOL NSW **Postcode** 2738

Lot No/s 73 **Section** **DP No/s** 756946

PART C – PLANNING PROPOSAL PRE-LODGEMENT

Has a Planning Proposal pre-lodgement meeting been conducted relating to this Planning Proposal? ☑ Yes ☐ No

Meeting Date 30/5/17 **Meeting No.** 2

Responsible Officer MICHELLE BOS

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 D – OWNER'S DETAILS

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Name/s IAN LEWIS AND LISA GAY ROBERTS

Company Name (if applicable)

Postal Address PO BOX 8 GOL GOL NSW 2738

Contact No. 0409 437 007 **Alternate No.** 0438 248521

Email ilrob@bigpond.net.au

Do you agree to receive all correspondence via email? ☑ Yes ☐ No

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Name IAN LEWIS ROBERTS **Signature** Ian L Roberts **Date** 26/5/17

Name LISA GAY ROBERTS **Signature** Lisa G Roberts **Date** 26/5/17

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- RE ZONE RU1 TO R5.
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