

## Planning Proposal Application Form

Planning Proposal case number  
PP-2021-4170

Council Planning proposal  
number:PP-2020/7

### Applicant details

Title	Mr
First given name	Wesley
Other given name/s	
Family name	Chong
Contact number	0498038811
Email	wesley.chong@hotmail.com
Address	PO Box R1639, Royal Exchange NSW 1225
Is the applicant a company?	Yes
Name	MPG AU PTY LTD
ABN	29622537562
ACN	622537562
Trading Name	

### Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	WILLOUGHBY

### Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to a combination of map based and word based planning provisions
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### Select the site of the development

Site address #	1												
Street address	3 ELLIS STREET CHATSWOOD 2067												
Local government area	WILLOUGHBY												
Lot / Section Number / Plan	CP / - / SP2715 2 / - / SP2715 9 / - / SP2715 8 / - / SP2715 7 / - / SP2715 6 / - / SP2715 5 / - / SP2715 3 / - / SP2715 1 / - / SP2715 4 / - / SP2715												
Primary address?	Yes												
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Willoughby Local Environmental Plan 2012</td> </tr> <tr> <td>Land Zoning</td> <td>R4: High Density Residential</td> </tr> <tr> <td>Height of Building</td> <td>34 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>1.7:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>NA</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> </table>	Land Application LEP	Willoughby Local Environmental Plan 2012	Land Zoning	R4: High Density Residential	Height of Building	34 m	Floor Space Ratio (n:1)	1.7:1	Minimum Lot Size	NA	Heritage	NA
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Floor Space Ratio (n:1)	1.7:1												
Minimum Lot Size	NA												
Heritage	NA												

	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 5
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence

### Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Minimum lot size Maximum height of building Floor space ratio
Please provide a brief description of the effect of the planning proposal	The Planning Proposal seeks to: Change the land zoning from R4 to B4 Mixed use Increase the maximum building height on the site to 44m Increase the Floor Space Ratio to 4.5:1

### Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
Meeting Date	8/07/2020
Planning Officer	Norma Shankie-Williams, Craig O'Brien

### Voluntary Planning Agreement

Is the application accompanied by a voluntary planning agreement (VPA)?	Yes
Description of the VPA	Proponent willing to enter into VPA in line with Council's VPA Policy
Status	Proposed
State/Local	Local

### Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

### Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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### Payer details

First name	Wesley
Other given name/s	
Family name	Chong
Contact number	0498038811
Email	wesley.chong@hotmail.com
Billing address	PO Box R1639, Royal Exchange NSW 1225

### Application documents

The following documents support the application

Document type	Document file name
Draft Development Control Plan	005_DraftDCP May 2021
Draft Planning Proposal	001_Planning Proposal Report May 2021 INGHAM
Map of the applicable land area	010_Site Survey Plan
Site plans	003_Architecture Plans & Elevations May 2021 MGA
System generated document	Planning Proposal Submission Form.pdf
Traffic report	008_Traffic Report May 2021 TTPA
Urban design and built form assessment	007_ADG Compliance Table May 2021 MGA 009_CGI proposed development 006a_Urban Design Report GMU 006_Urban Design Report Letter May 2021 GMU

## Declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the assessment of this application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes

## Completeness check Details

What was the outcome of the pre-lodgement review?	lodged
PlanningProposalNumber	PP-2020/7
Enter the date the application was lodged into the Council system	22/07/21