

PLANNING PROPOSAL APPLICATION

Environmental Planning & Assessment Act, 1979 (Amendments to Hurstville Local Environmental Plan 2012 and Kogarah Local Environmental Plan 2012)

Advisory Notes

- All Planning Proposals must be lodged before 4.00pm Monday to Friday.
- It is highly recommended that the Applicant meets with Council's Strategic Planning Section prior to lodging a Planning Proposal request.
- Payment of fees in accordance with Council's current Fees and Charges is required on lodgment of the Planning Proposal request.
- Additional fees will be required during the assessment process.
- Please refer to "Planning Proposal Checklist" to ensure all required documents are provided prior to submitting this request. Failure to do so will delay the assessment process and may result in the Planning Proposal being returned.

For advice please contact Strategic Planning on (02) 9330 6400 (8.30am-5.00pm Monday to Friday)

Applicant Details

Title: ☐Mr ☐Mrs ☐Ms ☐Other: Please specify:

Contact Name:

Adam Byrnes/Schandel Fortu

Phone/Mobile Contact:

9687 8899

Company name:

Think Planners

ABN / ACN:

Company address:

PO Box 121

Suburb:

Wahroonga

Postcode:

2076

E-mail address:

schandel@thinkplanners.com.au

Signature of Applicant

(refer to General Notes 2 & 3)

S Fortu

Date

7 Feb 2020

The Applicant must sign and when the Applicant is a company, the company seal must be affixed.

I consent to Council copying this planning proposal, and any supporting material, for the purpose of obtaining public comment and/or making the information available under the provisions of Section 6 of the *Government Information (Public Access) Act 2009* and Schedule 1 of the *Government Information (Public Access) Regulation 2009* which includes publishing this information electronically on Council's website.

Details of the land the subject of the Planning Proposal

Please list all
Lot/DPs and
Street Nos. and
Names

Lot 19, 20, 21, 22, 23, 26, 27, 28 and 29 in DP 2921 (19-25 Macquarie Street)
Lot B and C in DP 345208 (46-56 Pitt Street Mortdale).

Planning Proposal Pre-Lodgement Meeting	
Has there been a Pre-Lodgement Consultation Meeting with Council's Strategic Planning Section?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Please provide details of meeting date and attendees. Meeting held on 18 December 2019

Planning Proposal	
Proposed amendment to LEP (tick relevant)	<input checked="" type="checkbox"/> Amendment to Hurstville Local Environmental Plan 2012 <input type="checkbox"/> Amendment to Kogarah Local Environmental Plan 2012
Proposed changes (tick all that apply)	<input checked="" type="checkbox"/> Land Use Zone <input checked="" type="checkbox"/> Floor Space Ratio <input checked="" type="checkbox"/> Height of Building <input type="checkbox"/> Heritage <input type="checkbox"/> Additional Permitted Uses <input type="checkbox"/> Heritage <input type="checkbox"/> Other/Clause

Type of Planning Proposal	
Minor Planning Proposal (Note: minor proposal are those with a map change (no zone, height or FSR change))	<input type="checkbox"/>
Major Non-Complex Planning Proposal (Note: proposals outside the Hurstville or Kogarah CBDs)	<input type="checkbox"/>
Major CBD or Complex Planning Proposal (Note: proposals within the Hurstville or Kogarah CBDs)	<input checked="" type="checkbox"/>

Description of Planning Proposal
See attached Planning Proposal Report. In summary the changes include rezoning the land to B4 Mixed Use, permitting a maximum floor space ratio of 3.5:1 and permitting a maximum building height of 45m.

Planning Proposal Checklist Requirements
<input checked="" type="checkbox"/> I have supplied the documentation and the correct number of copies of the documents required by the Planning Proposal Checklist (refer to General Note 11).

Digital Lodgement Requirements	
Applications without a correctly formatted digital data will not be accepted.	<input checked="" type="checkbox"/> The USB contains PDF files which are compliant with the requirements outlined on the Fact Sheet – Electronic Lodgement Requirement published on Council's website. <input checked="" type="checkbox"/> The USB contains all the documents required by

Digital Lodgement Requirements

the Planning Proposal Checklist.

- ☒ All reports are saved as complete documents, attachments or appendices are not to be provided as separate individual pdf files.
- ☒ Photos or photomontages are to be provided as a jpeg file.
- ☒ I verify that the content of the USB exactly matches the hard copies lodged with this application.

Probity

Are you a staff member, Councillor or contractor of Georges River Council or related to someone who is a staff member, Councillor or contractor?

- ☒ No
- ☐ Yes, state relationship

Political Donations and Gifts

A Political Donations and Gifts Disclosure Statement must be completed and submitted with the Planning Proposal request. For more details refer to the Georges River Council website (<http://www.georgesriver.nsw.gov.au/Development/Development-Applications/Disclosing-Political-Gifts-and-Donations>)

- ☒ Yes, a completed Statement is attached

Consent of ALL Land Owner(s)

As shown on Council's records. All names and signatures must be provided.

Title: ☒ Mr ☐ Mrs ☐ Ms ☐ Other: Please specify:

Contact Name: Tony Lycakis General Manager

Phone/Mobile Contact: 0414 671489

Company name: Mortdale RSL Community Club Ltd

ABN / ACN: 135 892 054

Company address: 25 Macquarie Place

Suburb: Mortdale

Postcode: 2223

E-mail address: tonyl@mortdalersl.com.au

As the owner(s) of the property I/we consent to this application. Two directors signatures and capacity to be shown.

Signature

Name Geoff Denyer

Date

25/2/2020

Signature

Name James Wiltshire

Date

25/2/2020

Consent of ALL Land Owner(s)

The owner/s must sign and where the owner is a company, the company seal must be affixed.

- ☒ I consent to Council copying this planning proposal, and any supporting material, for the purpose of obtaining public comment and/or making the information available under the provisions of Section 6 of the Government Information (Public Access) Act 2009 and Schedule 1 of the Government Information (Public Access) Regulation 2009 which includes publishing this information electronically on Council's website.

Fees

Fees payable for Planning Proposal requests are detailed in the Georges River Fees and Charges policy.

Note: the fee includes the assessment of up to two (2) revisions/amendments to the Planning Proposal request only. Further amendments will require a new Planning Proposal request to be lodged.

There is no refund of fees for an unsuccessful Planning Proposal request.

Payments can be made by cash, cheque, EFTPOS and some credit cards (subject to a fee). Do not post cash. It is best to confirm the fee amounts before payment. Dishonoured cheques will result in an application being cancelled.

- ☐ Yes, payment of the applicable fees is provided

Council Details

Address the application to:

If lodged by mail:
The General Manager
Georges River Council
PO Box 205
HURSTVILLE BC NSW 1481

If lodged in person:
Hurstville Service Centre
MacMahon Street
Hurstville

We strongly recommend you consult and meeting with Council's Strategic Planning staff before submitting an application.

Acknowledgment of planning proposal applications will be by letter and a receipt specifying the amount paid.

ABN No.:57 789 014 855

Applicants Declaration

- ☒ I agree that all information given in this request is true and correct. I also understand that, if incomplete, the request may be delayed or rejected. I understand payment of fees may not result in the desired outcome. I understand that timeframes cannot be guaranteed and may vary.

Signature



Date

25/2/2020

Printed form can be submitted in person at Hurstville or Kogarah Service Centres or it can be posted via the postal address Georges River Council, PO Box 205, Hurstville NSW 1481

The details provided in this form may contain information that is personal information, which identifies you etc., for the purposes of the Privacy and Personal Information Protection Act 1998. The purpose of collecting this information is to enable the Council to consider matters under related legislation, issue related documentation where required and other associated matters as provided by law and will be utilised by Council officers in assessing the proposal and other associated activities. The information may also be made available to other persons where such access is in accordance with the relevant regulations and requirements in this regard. The submission of personal information in this case is required by law and if not provided (wholly or in part) may affect or prevent consideration of the matter by Council. The information will ultimately be stored in Council's record system.



Planning Proposal Application – Checklist

Information to be Submitted (documentation to be checked by a Strategic Planning Officer)	Applicant	Office Use Only
Application Form		
1. A completed application form with owners consent	✓	
2. Payment required with lodgement	✓	
Required Information (Provide 1 digital copy and three (3) paper copies of all plans and supporting documentation)		
3. Information required in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and Guide to Preparing Planning Proposals prepared by the NSW Department of Planning and Environments (www.planning.nsw.gov.au)	✓	
4. Description of the subject land and the locality	✓	
5. Statement and justification of objectives and intended outcomes including the process of how these are to be implemented.	✓	
6. A plan of the site drawn to scale indicating physical features such as trees, topography, existing buildings etc.	✓	
7. Site analysis of the site and surrounding environment identifying relevant significant issues	✓	
8. Details of the current use of the property and surrounding properties and the potential impact of the proposal on the surrounding area (including issues such as traffic and parking, noise, privacy, infrastructure considerations (if relevant) for servicing the site, site contamination etc.)	✓	
9. Where a rezoning from an industrial zone is proposed, an assessment of the proposed rezoning on the supply and demand of employment land in the South Subregion of Sydney and feasibility assessment to redevelop the land to support new forms of industrial land uses	NA	
10. Relevant plans (eg proposed height or FSR changes, environmental constraints, heritage or flood prone areas)	✓	
11. Photographs of the site and surrounding neighbourhood	✓	
12. Explanation of any intended activities for the site if it was to be rezoned (concept plans for future development should also be included)	✓	
13. Details of the substantial public benefit that would result from the proposed rezoning (an example of this might include provision of public open space)	✓	
14. Relevant information required to assess the environmental, economic and social impacts of the proposal	✓	
15. Consideration of the relevant local planning controls including the Local Environmental Plan and Development Control Plan and State Environmental Planning Policies and Ministerial s9.1 Directions	✓	



General Notes

1. A description of the land which the planning proposal applies to can also be given in the form of a map which contains details of the lot number/s, Deposited Plan number/s, volume/folio if more than one piece of land.
2. Crown land - within the meaning of the Crown Lands Act 1989, the owner's consent must be signed by an officer of the Department of Planning and Environment, authorised for these purposes by the Governor-in-Council, from time to time.
3. Inaccurate, false or misleading information - it is an offence to provide false/misleading information, signing the application is a declaration that all information is true and correct. Inaccurate/unclear/incomplete applications will not be accepted.
4. Fees - failure to submit the correct fees will result in refusal to accept/delays/refusal of your application. A copy of our Schedule of Fees and Charges is on our website www.georgesriver.nsw.gov.au
5. Help - if you are not sure about completing any part of this application form call Customer Service on 9330 6400 -for detailed queries ask to speak to one of the Strategic Planning staff.
6. Legislation - a copy of any of the legislation referred to in this form is available from the website www.legislation.nsw.gov.au.
7. Privacy - the details provided in this form may contain information that is personal information, such as information that identifies you etc., for the purposes of the Privacy and Personal Information Protection Act. The purpose of collecting this information is to enable the Council to consider matters under related legislation, issue related documentation where required and other associated matters as provided by law and will be utilised by Council officers in assessing the proposal and other associated activities. The information may also be made available to other persons where such access is in accordance with the relevant regulations and requirements in this regard. The submission of personal information in this case is required by law and if not provided (wholly or in part) may affect or prevent consideration of the matter by Council. The information will ultimately be stored in Council's records system.
8. A Company Search fee will be required if the applicant and/or owner is a Company in accordance with Council's current Fees and Charges.
9. Government Information (Public Access) Act 2009 – Council will publish the details contained in this Application and supporting documentation electronically on its website in accordance with Section 6 of the Government Information (Public Access) Act 2009 and in accordance with Schedule 1, Government Information (Public Access) Regulation 2009.
10. Planning Proposal Definition: A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan. It will be used and read by a wide audience including those who are responsible for deciding whether the proposal should proceed, as well as the general community. The preparation of a planning proposal is the first step in preparing an LEP
11. Planning Proposals are to be prepared in accordance with the Department of Planning and Environment's "Guide to Preparing Planning Proposals" which can be accessed on the Department of Planning and Environment's website: <http://www.planning.nsw.gov.au/>

