



# Planning Proposal Application Form

## Appendix 1 – Planning Proposal Application

Made under the NSW Environmental Planning and Assessment Act 1979.

### About this form

Use this form to lodge a Planning Proposal to amend The Hills Local Environmental Plan (LEP), which may include associated amendments to The Hills Development Control Plan (DCP) 2012. **This is a public document and may be made available to the community upon request.**

### How to lodge this form

Please ensure all fields have been completed, this form must be submitted as part of a Planning Proposal package.

**Essential information:** Before you begin, ensure that you read the Planning Proposal Policy [HERE](#). Please note that a Planning Proposal pre-lodgement meeting should be conducted prior to lodging your Planning Proposal. You can make an appointment for a Planning Proposal pre-lodgement meeting by contacting Council's Forward Planning Team on 9843 0343.

### OFFICE USE ONLY

PLP No.

Fee: \$

Date

Receipt No.

### DETAILS OF PERSON LODGING PROPOSAL

Company/ Organisation

Title ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Other

Given Name **Sebastian**

Family Name **Aguilar**

Unit/ Suite No. **Level 7**

House No.

Street Name **Hassall Street**

Suburb **Parramatta**

State ☒

Postcode **2150**

Postal address: (if different from above)

Preferred Contact: ☐ Mobile ☐ Business ☒ Email

Mobile No. **0406811165**

Business No. **50 105 256 228**

Email Address **saguilar@urbis.com.au**

<b>PROPONENT DETAILS</b> Are you lodging this proposal on behalf of someone else? If yes, please provide their details.		
Company/ Organisation		
Title	<input checked="" type="checkbox"/> Mr	<input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other
Given Name	Ryan	
Family Name	Baitz	
Unit/ Suite No.	133	
House No.		
Street Name	Castlereagh Street	
Suburb	Sydney	State NSW Postcode 2000
Postal address: (if different from above)		
Preferred Contact:	<input type="checkbox"/> Mobile <input type="checkbox"/> Business <input checked="" type="checkbox"/> Email	
Mobile No.	0437 426 157	
Business No.	71 000 064 835	
Email Address	ryan.baitz@stockland.com.au	

<b>NOMINATE WHO WILL RECEIVE CORRESPONDENCE RELATING TO PROPOSAL</b> (choose one only)
<input checked="" type="checkbox"/> Entity or Person Lodging Proposal
<input type="checkbox"/> Proponent

<b>LOCATION OF PROPERTY</b> Please provide details for all properties relevant to the proposal	
Street Address 145 & 151 Boundary Road, 1, 2 & 4 Cataract Road, 93, 95, 97, 99, 101, 103 & 105 Old Pitt Town Rd	
Suburb	Gables
Postcode	2765
Lot No. DP/ SP	13/-/DP255616, 11/-/DP593517, 14/-/DP255616, 20/-/DP255616, 19/-/DP255616, 12/-/DP1157044, 2/-/DP39157, 3/-/DP39157, 4/-/DP39157, 5/-/DP39157, 6/-/DP39157

<b>OWNERS CONSENT</b> Please attach proof of consent from all registered owners of the land	
Number of Owners	Owner's consent has been provided on a separate letter head
Name of Owner 1	
Owners Address	
Contact Number	
Signature	Date
Name of Owner 2	
Owners Address	
Contact Number	
Signature	Date

Name of all other owners		
Owners Address		
Signature		Date

DESCRIPTION OF PROPOSAL			
Planning Proposal Type	<input type="checkbox"/> General Applications for a change of zone and clauses or development standards and supporting maps	<input type="checkbox"/> Major Where development costs are >\$20 million and significant consideration of environmental, economic and traffic/ transport issues apply	<input checked="" type="checkbox"/> Precinct Where a proposal applies to a land area of 2 hectares more and significant consideration of environmental, economic and traffic/transport issues apply
Proposed Amendments to The Hills Local Environmental Plan 2019 (LEP 2019)	Zone R2, R3 and RE1	Lot Size 450sqm and 700sqm	
	Floor Space Ratio N/A	Height of Building N/A	
	Additional Permitted Use N/A		
	Other: (please specify) Amend Part 7 Additional Local Provision to provide new site-specific provisions for the site		
Brief Description Of Proposed Amendments	Amend the zoning map, lot size map and Part 7 Additional Local Provisions to provide new site-specific provisions		
Brief Description of Proposed Development	These amendments will facilitate the development of 1,200-1,300 new residential dwellings across the West Gables precinct		
Does the planning proposal require a site-specific DCP or an amendment to <del>The Hills DCP 2019</del> <b>The Box Hill North DCP</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

PRELODGE MEETING	
A Planning Proposal pre-lodgement meeting is recommended prior to preparing and submitting a Planning proposal. A copy of the Council correspondence in response to the meeting should also be provided with this application.	
Has a prelodgement meeting occurred	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (please tick)
Meeting Date <b>6 April 2022</b>	

## PLANNING PROPOSAL LODGEMENT CHECKLIST

Matters for consideration are on a case by case basis. The Planning Proposal package will generally include the information listed below depending on the complexity, nature, and context of the Planning Proposal.

Further advice will be provided with respect to lodgment requirements as part of the pre-lodgment discussions.

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.

	Submitted	Council to Confirm
Completed Application Form	Yes	
Completed Political Donations and Gifts Disclosure Form	Yes	
Statement of Business Ethics		
Application Fee – additional fees may apply if a DCP amendment is required (refer to Council's fees and charges for current financial year)		
Owners Consent (all owners)*	Yes	
Description of the subject land/ property and the locality	Yes	
Council Correspondence in response to the Planning Proposal pre-lodgment meeting	Yes	
Planning Proposal Report which includes and addresses the mandatory components indicated in the Department of Planning, Industry and Environment's <i>Guide to Preparing Planning Proposals</i> and <i>Guide to Preparing Local Environmental Plans</i> :	Yes	
a) Objectives and intended outcomes of the planning proposal	Yes	
b) An explanation of the provisions that are to be amended or included in <i>The Hills Local Environmental Plan 2019</i>	Yes	
c) Justification and process for implementation of proposed amendments and outcomes (including assessment against relevant Section 9.1 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	
d) Draft LEP mapping of current and proposed changes to maps	Yes	
e) Proposed community consultation (including consultation with any relevant government agencies)	Yes	
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 buildings	Yes	
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	
h) Photos/ photomontages of the site and surrounding area	Yes	
i) Relevant plans and concept drawings demonstrating the proposed amendments	Yes	
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, amenity, odour, solar access, privacy etc.)	Yes	
k) Details of substantial public benefit that would result from the planning proposal	Yes	
l) Draft site-specific development control plan*	Yes	

	Submitted	Council to Confirm
Infrastructure Demand Analysis	Yes	
Urban Design Report* (including building massing / shadow diagrams)	Yes	
Development Yield Analysis (potential residential yield and employment generation)*	Yes	
Transport & Accessibility Study* (including parking, pedestrian and traffic)	Yes	
Ecology Report*	Yes	
Bushfire Assessment Report*	Yes	
Flood Study*	Yes	
Preliminary Geotechnical Report*	Yes	
Commercial/Retail Viability Analysis/Economic Impact Report*		
Design Quality Statement*		
Acoustic Report*		
Bushfire Hazard Assessment Report*		
Heritage Impact Assessment*		
Site Contamination Assessment* (in accordance with Ministerial Direction)	Yes	
Agricultural Land Capability/ Land Use Conflict Report*		
Servicing Reports* – Electricity, Sewer, Water, Gas etc.	Yes	
Acid Sulfate Soil Report*		
Water Quality Report*		
Any other study deemed appropriate or required by Council staff at a prelodgement meeting:		
Please specify:		
* May be required/ requested as determined by the planning proposal authority		

<b>DECLARATION</b>	
<ul style="list-style-type: none"> <li>- I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.</li> <li>- I understand that if the information is incomplete the application may be returned, delayed, rejected or more information may be requested.</li> <li>- I acknowledge that if the information provided is misleading any approval granted 'may be void'.</li> <li>- I have submitted all plans, forms and documentation as outlined in the checklist.</li> </ul>	
Signature(s)	Date