



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 Ethos Urban

Title ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Other

Given Name James

Family Name McBride

Unit/ Suite No.

House No.

Street Name 173 Sussex Street

Suburb Sydney

State NSW

Postcode 2000

Postal address: (if different from above)

Preferred Contact: ☐ Mobile ☐ Business ☒ Email

Mobile No. 0413 917 399

Business No.

Email Address jmcbride@ethosurban.com

PROPONENT DETAILS Are you lodging this proposal on behalf of someone else? If yes, please provide their details.		
Company/ Organisation Castle Hill Spotlight Property 2 P/L ATF Castle Hill Spotlight Property 2 Unit Trust		
Title	<input checked="" type="checkbox"/> Mr	<input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other
Given Name	Travis	
Family Name	Reid	
Unit/ Suite No.	T1A	
House No.	100	
Street Name Market St		
Suburb	South Melbourne	State VIC Postcode 3205
Postal address: (if different from above)		
Preferred Contact:	<input checked="" type="checkbox"/> Mobile	<input type="checkbox"/> Business <input type="checkbox"/> Email
Mobile No.	0402 487 681	
Business No.		
Email Address travis@blueprintaustralia.com.au		

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

LOCATION OF PROPERTY Please provide details for all properties relevant to the proposal	
Street Address 21-23 Victoria Avenue	
Suburb Castle Hill	Postcode 2154
Lot No. DP/ SP Lot 1 in DP657013 & Lot 1 in DP660382	

OWNERS CONSENT Please attach proof of consent from all registered owners of the land		
Number of Owners	One (1)	
Name of Owner 1	Castle Hill Spotlight Property 2 P/L ATF Castle Hill Spotlight Property 2 Unit Trust	
Owners Address	L6, 111 Cecil St, South Melbourne VIC 3205	
Contact Number		
Signature	 ere Dean Berry Secretary 111 Cecil Street South Melbourne Vic. 3205	Date 21-12-20
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 B5 Business Development Floor Space Ratio 2.7:1 Additional Permitted Use Office Premises, Shops and Business Premises Other: (please specify)	Lot Size N/a Height of Building RL 148.2 metres AHD
	Brief Description Of Proposed Amendments	As above.	
Brief Description of Proposed Development	To facilitate the delivery of a new mixed-use precinct at 21-23 Victoria Avenue, Castle Hill, with commercial office, hotel and retail uses.		
Does the planning proposal require a site-specific DCP or an amendment to The Hills DCP 2012 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

PRELODGEEMENT 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	23 September 2020

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	X	
Completed Political Donations and Gifts Disclosure Form	X	
Statement of Business Ethics	X	
Application Fee – additional fees may apply if a DCP amendment is required (refer to Council's fees and charges for current financial year)	X	
Owners Consent (all owners)*	N/a	
Description of the subject land/ property and the locality	X	
Council Correspondence in response to the Planning Proposal pre-lodgment meeting	X	
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 and Guide to Preparing Local Environmental Plans</i> :	X	
a) Objectives and intended outcomes of the planning proposal	X	
b) An explanation of the provisions that are to be amended or included in <i>The Hills Local Environmental Plan 2019</i>	X	
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)	X	
d) Draft LEP mapping of current and proposed changes to maps	X	
e) Proposed community consultation (including consultation with any relevant government agencies)	X	
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	X	
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)	X	
h) Photos/ photomontages of the site and surrounding area	X	
i) Relevant plans and concept drawings demonstrating the proposed amendments	X	
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.)	X	
k) Details of substantial public benefit that would result from the planning proposal	X	
l) Draft site-specific development control plan*	N/a - Post-gateway	

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

DECLARATION	
<ul style="list-style-type: none"> - 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, forms and documentation as outlined in the checklist. 	
Signature(s) 	Date 21.12.2020