



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 Norwest City Pty Limited

Title ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Other

Given Name Michael

Family Name Watt

Unit/ Suite No. Level 9

House No. 117

Street Name Macquarie Street

Suburb Sydney

State NSW

Postcode 2000

Postal address: (if different from above) PO Box R1253 Royal Exchange NSW 1225

Preferred Contact: ☒ Mobile ☐ Business ☒ Email

Mobile No. 0449 076 361

Business No. 9239 5536

Email Address mwatt@mulpha.com.au

PROPONENT DETAILS Are you lodging this proposal on behalf of someone else? If yes, please provide their details.			
Company/ Organisation Norwest City Pty Limited			
Title	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms
	<input type="checkbox"/> Miss	<input type="checkbox"/> Other	
Given Name		Family Name	
Unit/ Suite No. Level 9		House No. 117	
Street Name Macquarie Street			
Suburb Sydney		State NSW	Postcode 2000
Postal address: (if different from above) PO Box R1253 Royal Exchange NSW 1225			
Preferred Contact: <input checked="" type="checkbox"/> Mobile <input type="checkbox"/> Business <input checked="" type="checkbox"/> Email			
Mobile No. 0449 076 361		Business No. 9239 5536	
Email Address mwatt@mulpha.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 4-6 Century Circuit	
Suburb Norwest	Postcode 2153
Lot No. DP/ SP Lot 2 DP 1213272 & Lot 5080 DP 1008602	

OWNERS CONSENT Please attach proof of consent from all registered owners of the land		
Number of Owners	1	
Name of Owner 1	Norwest City Pty Limited	
Owners Address	Level 9, 117 Macquarie Street, Sydney NSW 2000	
Contact Number	9239 5512	
Signature	Greg Shaw Director, Norwest City Pty Limited 	Date 18 December 2023
Name of Owner 2		
Owners Address		
Contact Number		
Signature	Naomi McRae Secretary, Norwest City Pty Limited 	Date 18 December 2023

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	Change from E1 Local Centre to MU1 Mixed Use	Lot Size N/A
	Floor Space Ratio	1.49:1 to 5.0:1	Height of Building RL 116 to RL 216
	Additional Permitted Use	Amendment to Schedule 1 to include a range of recreational, and water body structures within land zoned SP2 Infrastructure	
	Other: (please specify)		
Brief Description Of Proposed Amendments	The Planning Proposal amendments aim to facilitate the site's future redevelopment for a contemporary transit-oriented and mixed use commercial, retail, community and residential centre.		
Brief Description of Proposed Development	The vision for the site is a revitalised and vibrant mixed use precinct that increases the productivity of employment land, provides essential services and increases housing supply close to transport.		
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			

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	28/11/2022

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	Noted	
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)*	X	
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</i> and <i>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		
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*	X	

	Submitted	Council to Confirm
Infrastructure Demand Analysis	X	
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*		X
Bushfire Assessment Report*		X
Flood Study*	X	
Preliminary Geotechnical Report*	X	
Commercial/Retail Viability Analysis/Economic Impact Report*	X	
Design Quality Statement*		X
Acoustic Report*		X
Bushfire Hazard Assessment Report*		X
Heritage Impact Assessment*	X	
Site Contamination Assessment* (in accordance with Ministerial Direction)	X	
Agricultural Land Capability/ Land Use Conflict Report*		
Servicing Reports* – Electricity, Sewer, Water, Gas etc.		
Acid Sulfate Soil Report*		
Water Quality Report*		
Any other study deemed appropriate or required by Council staff at a prelodgement meeting:	X	
Please specify:	See Full List of studies in Planning Proposal Report	
* 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) <i>M.R. Watt</i>	Date 18 December 2023