

PART 1- APPLICANT(S) DETAILS & DECLARATION

Name and Title (e.g. Owner/consultant): BUILTCOM CONSTRUCTIONS PTY LTD . ACN: _____

Address: LEVEL 3, 470 - 474 CHURCH ST, PARRAMATTA Postcode: 2150

Contact no (Phone/Mobile): 0424 389 559 OR 8212 5592

Email: nicole@conquest.net.au Fax: _____

Name of person who may be contacted to discuss the planning proposal:
Planner - Sophie Olsen OR Tel: 0403 429 249
Senior Designer - Nicole Elkouberu 0424 389 559

I declare that all information submitted with this planning proposal application and the accompanying documentation is true and accurate.

Applicant(s) signature: N. S. Elkouberu

Date: 18.12.17

PART 2- OWNER/S DETAILS & DECLARATION

Family name or Company name: Alceon Group No. 45 Pty Ltd ACN: 613503147

Street no: Level 16 of 20 Street name: Hunter St, Sydney Postcode: 2000

Daytime telephone: 8023 4000 Mobile: _____

Email: _____ Fax: _____

Owner(s) signature: **ALL OWNERS ARE TO SIGN APPLICATION FORM – see note below.**
See letters of authority attached.

PLANNING PROPOSAL APPLICATION FORM
Made under the Environmental Planning and Assessment Act 1979

OFFICE USE ONLY

Reference: PP:	Fee: \$	Received in person <input type="checkbox"/>
Date:	Receipt No:	Received by post <input type="checkbox"/>

PROPERTY DETAILS

House No: 86-88	Street: Centenary Drive	Suburb: Strathfield
Name of Owner(s): Alceon Group No. 45 Pty Ltd.		
Legal Description:		
Lot no: 300	Sect:	DP/SP: DP 1208910
Lot 3012 DP 1233238		

PLANNING PROPOSAL DETAILS

What is the current zoning of the property? B4 Mixed Use and

Please tick all applicable amendments:

<input type="checkbox"/> Zoning – What is the proposed zoning?.....	<input type="checkbox"/> Heritage
<input checked="" type="checkbox"/> Height of building	<input type="checkbox"/> Minimum Lot Size
<input checked="" type="checkbox"/> Floor Space Ratio (FSR)	<input type="checkbox"/> Additional Permitted Uses
<input type="checkbox"/> Key Sites	<input type="checkbox"/> Other (provide brief description below):

Please provide a brief description of the planning proposed:

To increase the maximum height of buildings permitted under Clause 4.3 Height of Buildings from 28m to up to 65m. The concept plans provide two towers of 35m and 65m in height. And to amend the floor space ratio (FSR) permitted under Clause 4.4 Floor space Ratio from 1.2:1 to 1.8:1.

PRE-LODGE MEETING NUMBER:

PPPM 20 -----

Note: A copy of the pre-lodgement meeting minutes **must** be submitted with this application.

EXPLANATION OF VARIOUS FORMS OF OWNERSHIP

The following advice is offered in recognition of the various circumstances involving ownership of land. Council will not accept an application unless all owners have consented at time of lodgement. Authorised copies of consent will only be accepted. On receipt of a planning proposal, Council will write to all property owners confirming their agreement for the application to be lodged.

Note:

Signing on behalf of owners

If you are signing on the owner(s) behalf as their legal representative, please acknowledge the nature of your authority and attach relevant documentary evidence. - (e.g. Power of attorney, executor, trustee, company director).

Company / Organisation

If the owner is a company, owner's consent is to be provided as follows:

- Signatures of 2 directors or a director and a company secretary (unless it has a sole director).
- Execution of owner's consent form (or other document to the same effect) in accordance with s 127 (1) of the Corporations Act 2001.
- Common seal affixed to, and execution of, owner's consent form (or other document to the same effect) in accordance with s 127 (2) of the Corporations Act 2001. If there is no common seal, a company letterhead is acceptable.
- Together with an up to date ASIC Company Extract and other relevant supporting documentation.

New owner(s) – If the property has recently been sold, adequate documentary evidence of the sale must be provided – this may include:

- A copy of the Certificate of Title.
- A letter from your solicitor confirming settlement.
- Written consent from the previous owner(s).

DISCLOSURE OF GIFTS AND DONATIONS

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a relevant planning application including a planning proposal to a Council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

1. all reportable political donations made to any local councillor of that council
2. all gifts made to any local councillor or employee of that council.

Further information and disclosure forms are available from Council's website www.strathfield.nsw.gov.au or the NSW Department of Planning website at www.planning.nsw.gov.au/planning_reforms/donations.asp.

POLITICAL INFORMATION

Copyright Notice: Please be advised that Council may make copies (including electronic copies) of the planning proposal and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 and Council's Notification Policy. In addition, Council may make such further copies as, in its opinion are necessary to facilitate a thorough consideration of the planning proposal. This may include making copies of the advertised plans, supporting documentation on Council's website to be viewed or printed out by members of the public. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Privacy Statement: Personal details requested on this form are supplied to Strathfield Council on a voluntary basis but if you cannot provide the information requested, Council may not be able to process your application. Personal details requested on this form will be used to process your application. Information provided by you may be accessed by the members of the public. Council is to be regarded as the agency that holds the information. You may make an application for access or amendment to information held by Council.

PLANNING PROPOSAL CHECKLIST

This checklist must be completed by the applicant and certified for lodgement by a Strategic Planning Officer before being accepted.

PROVIDE 6 PAPER COPIES AND 2 ELECTRONIC COPIES OF THE FOLLOWING INFORMATION

Not all matters listed below maybe applicable. Matters for consideration will be assessed on a case by case basis – depending on the complexity of the Planning Proposal.	Applicant to complete	Planning Officer to check
Planning proposal clearly described	✓	
Application and lodgement fee correctly completed	✓	
Consent of all owners provided	✓	
All property details correct	✓	
Valuation Report (prepared within 12 months of lodgment) for the subject land	N/A	
The planning proposal report must include and address the following mandatory components in accordance with the <i>NSW Planning and Infrastructure's Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans</i> :		
Objectives or intended outcomes of the planning proposal	✓	
An explanation of the provisions that are to be included in the Local Environmental Plan	✓	
Justification for those objectives, provisions and outcomes and process for implementation (including compliance assessment against any relevant S.117 Ministerial Directions)	✓	
Draft amended mapping of all proposed statutory changes	✓	
Proposed community consultation including with any relevant government agencies	✓	
Site plan drawn to scale with <i>North</i> point clearly shown indicating existing buildings, physical features such as trees, topography and all adjoining properties/buildings,	✓	
Detailed site analysis of the property and surrounding locality identifying any relevant significant issues that may need to be addressed in considering the planning proposal	✓	
Relevant plans and concept drawings (where applicable) demonstrating the requested amendments(e.g. proposed zoning change; building height; FSR; flooding; heritage)	✓	
Details of the substantial public benefit that would result from the proposal.	✓	
Explanation of any intended activities for the site if the planning proposal is successful.	✓	

Environmental impact studies including:		
Urban design analysis – building mass/block diagrams	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development yield analysis (potential yield in density and employment generation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic and transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acoustics	<input type="checkbox"/>	<input type="checkbox"/>
Flora and fauna	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater management	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooding	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>
Water quality	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>
Contamination	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>
Acid sulphate soil	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire potential	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>

DECLARATION

I wish to submit a planning proposal and declare that all the information in this application and checklist is, to the best of my knowledge, true and correct. I also understand pursuant to the Environmental Planning and Assessment legislation that if the information is incomplete the application may be delayed, rejected, or refused without notice. I/We acknowledge that if the information provided is misleading any approval granted 'may be void'. I agree to the use of the plans provided in support of this application for advertising and notification purposes.

Signed:



Date:

Certification: of CD: I/We declare that the information submitted on CD is identical to the details submitted on hard copy plans and documents. I/We accept Council cannot be held responsible for any discrepancies of information provided on the electronic and hard copy plans and documents.

Signed:



Date:

AUTHORITY

To whom it may concern,
Dear Sir/Madam,

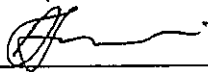
Property: 86 Centenary Drive, Strathfield NSW
Folio Identifiers: Proposed Lot 3012, being part of Lot 301 of DP1208910

Alceon Group No. 45 Pty Limited ACN 613 503 147 as the registered proprietor of the above noted Property hereby authorise and consent to Builtcom Properties 5 Pty Ltd (ACN 613 815 179) or their representatives:

1. making inquiries in relation to the Property of any nature;
2. dealing with any statutory or governmental officers in relation to the Property;
3. making any applications in respect of the Property including applications for rezoning or consent to development of the Property (as defined in the *Environment Planning and Assessment Act 1979 (NSW)* or the issue of certificated pursuant to Part 4A of the previously mentioned legislation;
4. lodging any plans, approvals, applications with Strathfield Council or any other relevant authority for the purposes of obtaining Development Consent and/or Section 96 and/or Construction Certificate for the above noted Property; and
5. making any other request of any nature in respect of the Property as is deemed reasonable by Builtcom Properties 5 Pty Ltd (ACN 613 815 179) at its absolute discretion.

Yours faithfully,

Executed for and on behalf of Alceon
Group No. 45 Pty Limited ACN 613 503
147 as trustee for the Strathfield Stage 2
Trust by its attorney
under power of attorney dated 17 February
2017, in the presence of:




Signature of witness

DANIEL SCARVACI

Full Name of witness (print)

43/1 THREAD LANE, WATERLOO NSW 2017

Address of witness (print)



Signature of attorney

Gerald Full

By executing this agreement the attorney states that the attorney has not received notice of revocation of the power of attorney at the date of executing this agreement.

Power of Attorney

**Alceon Group No.45 Pty Ltd (ACN 613 503 147) as trustee
of the Strathfield Stage 2 Trust**

Ref GC:JH

Doc ID 400441263/v1

Level 14, Australia Square, 254-278 George Street, Sydney NSW 2000 Australia
GPO Box 5408, Sydney NSW 2001 Australia
DX115 Sydney

Telephone +61 2 9334 8555
Facsimile 1300 365 656 (Australia) +61 2 8507 6584 (International)
hwlebsworth.com.au

Power of Attorney

Date 17 February 2017

Parties **Alceon Group No.45 Pty Ltd (ACN 613 503 147)** In its own capacity
and in its capacity as trustee for the **Strathfield Stage 2 Trust of Level**
16, 20, Hunter St Sydney NSW 2000

(Principal)

1. Appointment

The Principal appoints each person listed in Schedule 2 (each an **Attorney**) jointly and severally, as the Attorney of the Principal to exercise, subject to any conditions and limitations set out in this deed poll, the powers granted by this deed poll.

2. Powers

Any two Attorneys are empowered to:

- (a) execute under hand or under seal and deliver (which delivery may be conditional or unconditional) each document described in Schedule 1 to which the Principal is, or is expressed to be, a party (each an **Approved Document**) in a form and of substance as the two Attorneys think fit in their discretion;
- (b) complete any blanks in an Approved Document; and
- (c) stamp and register this deed poll.

3. Use of name

An Attorney may exercise a power under this deed poll in the name of the Principal or in the name of the Attorney and as the act of the Principal.

4. Benefit to Attorney

An Attorney may exercise a power under this deed poll even if the Attorney benefits from the exercise of that power.

5. Ratification

The Principal declares that all acts, matters and things done by an Attorney in exercise of its powers under this deed poll will be as good and valid as if they had been done by the Principal. The Principal undertakes to ratify and confirm any act of an Attorney in exercise of its powers under this deed poll.

6. Evidence of non-revocation

The Principal declares that a person or entity which deals with an Attorney may accept, as conclusive evidence of the fact, a written statement signed by the Attorney to the effect that this power of attorney has not ceased or has not been revoked or limited.

7. Reliance on appointments

A person, including, but not limited to, any registration authority in Australia or elsewhere, dealing with an Attorney or a person purporting to be an attorney under this deed poll:

- (a) is entitled to rely on execution of any document by that person as conclusive evidence that:
 - (i) the person holds the office set out in this deed poll;
 - (ii) the powers under this deed poll have come into effect;
 - (iii) the powers under this deed poll have not been revoked; and
 - (iv) the right or power being exercised, or purported to be exercised, is properly exercised and that the circumstances have arisen to authorise the exercise of that right or power; and
- (b) Is not required to make any enquiry in respect of any of the matters specified in clause 7(a).

8. Delegation and substitution

An Attorney may, at any time, appoint or remove any substitute, delegate or sub-attorney.

9. No warranty

The exercise by an Attorney of any power under this deed poll does not constitute:

- (a) a warranty, express or implied, on the part of the Attorney, or on the part of any firm of which the Attorney is a partner or an employee, as to the Attorney's authority to exercise the power or as to the validity of this deed poll; or
- (b) an assumption of personal liability by the Attorney in exercising the power.

10. Indemnity

The Principal indemnifies each Attorney against all claims, demands, losses, damages, costs, charges, outgoings and expenses however suffered or incurred by the Attorney in respect of the exercise of any of its powers under this deed poll.

11. Registration and stamping

The Principal must do all things necessary to ensure the registration and stamping of this deed poll in all jurisdictions in which it must be registered and stamped to ensure its enforceability and validity for the purposes of this deed poll.

12. Governing law

This deed poll is governed by the laws of New South Wales.

Schedule 1 Approved Documents

1. Any agreement, deed or other instrument effecting a dealing with or disposal of any estate or interest in, or entering into any other agreement under which an economic interest is conferred upon another person in, the land located at 88 Centenary Drive, Strathfield, New South Wales being the land described in folio identifier 301/1208910 and being Lot 301 in Deposited Plan 1208910 or any part of it (the "Land") including, without limitation, any contract for sale of the Land or a put option, call option or put and call option for the Land.
2. Any document, agreement, form, letter or certificate given, or required to be given, under or in connection with any document referred to above or any transaction evidenced by any such document.
3. Any document which amends, supplements or restates any document referred to above.
4. Any document, whether or not of the same kind as those listed above, which in the opinion of an Attorney is necessary, incidental or expedient in connection with any document referred to above or any transaction contemplated by those documents or for giving effect to the provisions of the above documents.
5. Any form, document or instrument required to effect registration of any document referred to above or interest granted or contemplated by any document referred to above.

Schedule 2 Attorneys

1. Trevor Loewensohn
2. Morris Symonds
3. Paul Platus
4. Damien Cronin
5. Gerald Full
6. Melanie Hedges

Signing page

Executed as a deed poll

Executed by Alceon Group No.45 Pty Ltd
(ACN 613 503 147) in its own capacity and
in its capacity as trustee for the
Strathfield Stage 2 Trust in accordance with
section 127 of the Corporations Act 2001
(Cth) by:



Signature of Director

PAUL ANTHONY PLATUS

Full name (print)



Signature of Director/Company Secretary

Melanie Hedges

Full name (print)

Alceon

21 June 2017

The General Manager
Strathfield Council
65 Homebush Road
STRATHFIELD NSW 2135

Dear Sir

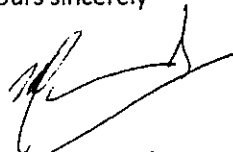
OWNER'S CONSENT FOR LOT 300 IN DEPOSITED PLAN 1208910

We are the registered proprietor of the above Property and confirm that you are an authority with jurisdiction in respect of the Property (the Authority).

We:

- a) authorise the Applicant to lodge, rescind or modify any application to the Authority (including without limitation, any development application) in relation to the Property; and
- b) authorise the Authority to liaise with the Applicant (and its agents and architects) in relation to any searches and information required by the Applicant for the Property.

Yours sincerely



Morris Symonds
Founder & Partner

Alceon Group No 44 ACN 612 387 069 as trustee for the Strathfield Stage 1 Trust