



Rezoning Review Application Form

Date received:

Reference No.

LODGEMENT

Instructions to users

This form is to be completed if you wish to request an independent review of a request for a planning proposal prior to a Gateway determination being issued.

A **Rezoning Review** can be sought before a planning proposal has been submitted to the Department of Planning and Environment (Department) for a Gateway determination in the following circumstances:

- the council has notified the proponent that the request to prepare a planning proposal is not supported; or
- the council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information¹ or has failed to submit a planning proposal for a Gateway determination within a reasonable time after the council has indicated its support.

Before lodging a request for review, it is recommended that you consult the Planning Circular '*Independent reviews of plan making decisions*' and '*A guide to preparing local environmental plans*', which can be found on the Department's website www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/The-Gateway-Process. The guide gives a step-by-step explanation of the review procedure and submission requirements.

To ensure that your request for review is accepted, you must:

- complete **all** relevant parts of this form
- submit **all** relevant information required by this form, including the **initial fee**.
- provide **one hard copy** of this form and required documentation
- provide the form and documentation in **electronic format** (e.g. CD-ROM)

Note: Requests for review will not proceed to initial assessment stage unless the correct fee is provided.

All requests **should be lodged** with the Department's relevant Regional Office. Please refer to www.planning.nsw.gov.au for contact details.

PART A – APPLICANT AND SITE DETAILS

A1 – Applicant Details

Principal contact

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Gavin

Family name

Zhang

Name of company (N/A if an individual)

c/o Architectus on behalf of TWT Property Group

Street address

Unit/street no.

Level 5

Street name

55 Chandos Street

Suburb/town

St Leonards

State

NSW

Postcode

2065

PO Box or Bag

PO Box 1399

Suburb or town

Crows Nest

Postal address
(or mark 'as
above')

State

NSW

Postcode

1585

Daytime telephone

Fax

¹ 'A guide to preparing planning proposals' sets out what information a proponent may provide when requesting council to prepare a planning proposal. Information requirements will depend on the complexity of the planning proposal. Section 55 of the Act sets out what information a planning proposal is to include when submitted for a Gateway determination.

Email: gavin.zhang@twtglob.com.au

Mobile

A2 – Site Details

Identify the land that is to be the subject of the planning instrument and for which you seek a review

Unit/street no.	Street name	
Street address	55-89 Chandos Street and 58-64 Atchison Street	
Suburb/town	State	Postcode
St Leonards	NSW	2065

NAME OF THE SITE

55-89 Chandos Street and 58-64 Atchison Street, St Leonards

REAL PROPERTY DESCRIPTION

Lot C DP 172499, Lot 1 DP 927407, Lot 1 DP 104816, Lot 10 DP 877196, Lot 1 DP 900998, Lot 1 DP 115581, Lot 28 DP 455939, Lot 29, DP 455939, Lot B DP 443166, Lot A DP 443166, Lot 31 DP 2872, Lot 32, DP 2872, Lot 1, DP 1029839, Lot 2, DP 1029839, Lot 3, DP 1029839, Lot 4, DP 1029839

*The **real property description** is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Finance and Services, Land and Property Information. Please ensure that you place a forward slash (/) to distinguish between the lot, section DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma (,) to distinguish between each real property description.*

PROVIDE DETAILS OF ALL AFFECTED LANDOWNERS WHERE THEY ARE NOT THE DIRECT APPLICANT

N/A

HAVE ALL OWNERS OF LAND TO WHICH THIS PROPOSED INSTRUMENT APPLIES BEEN NOTIFIED?

- ☐ Yes
☐ No
☐ Some have but not all
☒ N/A (Applicant is owner)

Note: If some land owners, but not all, have been notified, list below those notified:

CURRENT ZONING OF THE LAND AT THE SITE

B4 Mixed Use

CURRENT LAND USE AT THE SITE

Commercial use

PART B – REASON FOR REVIEW AND THE PLANNING PROPOSAL

B1 – Reason for Rezoning Review and the Relevant Planning Authority (RPA)

Indicate below the reason for seeking a rezoning review. A review can only proceed if either of these two circumstances has occurred.

- ☒ **The council has confirmed in writing that the request to prepare a planning proposal is not supported. Confirmation dated 25/02/19**
- ☐ **The council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information² or has failed to submit a planning proposal for a Gateway determination within a reasonable time after the council has indicated its support.**

Indicate below whether the request to prepare a planning proposal was submitted to the council prior to November 2012?

- ☐ Yes Date:
☒ No

Note: If you have answered 'yes' to the above question, please note that a review can only be sought where the supporting information accompanying the request is less than two years old.

² 'A guide to preparing planning proposals' sets out what information a proponent may provide when requesting council to prepare a planning proposal. Information requirements will depend on the complexity of the planning proposal. Section 55 of the Act sets out what information a planning proposal is to include when submitted for a Gateway determination.

Note: If you have answered 'no' to the above question, please note that a review request accompanied by information that is more than 2 years old, may, but will not normally, be considered.

NAME OF THE LOCAL GOVERNMENT AREA

North Sydney Local Government Area

CONTACT DETAILS OF THE RELEVANT OFFICER AT COUNCIL

Ben Boyd (Executive Strategic Planner)

B2 – The Proposed Instrument

DESCRIPTION OF PROPOSED INSTRUMENT

The Planning Proposal seeks to amend North Sydney LEP 2013 to:

- Introduce a new maximum floor space ratio control to allow up to:
 - 8.7:1 for Tower A
 - 9.1:1 for Tower B
 - 7.9:1 Tower C
- Increase the minimum non-residential floor space ratio from part 0.6:1 and 1:1 to:
 - 1.6:1 for Tower A
 - 2.5:1 for Tower C
 - No increase in non-residential FSR is proposed for Tower B
- Increase maximum building height from part 20m and part 30m to site-specific building heights to allow maximum building height for up to:
 - 101m for Tower A
 - 85m for Tower B
 - 67m for Tower C
- Introduce a new site-specific clause under Division 2 General Provisions to deliver up to 4,000m² of community facilities across the site.

LOCAL ENVIRONMENTAL PLAN (LEP) TO BE AMENDED BY THE PROPOSED INSTRUMENT

North Sydney LEP 2013

IS THE LEP TO BE AMENDED (ABOVE) A STANDARD INSTRUMENT LEP?

- ☒ Yes
☐ No

INFORMATION REQUIREMENTS

A proponent may request a review by writing to the Department and providing the following:

- a completed application form;
- a copy of the proponent's request for the council to prepare and submit a planning proposal for Gateway determination, including all supporting material and information that was submitted to Council (Note: A planning proposal request which has been amended after Council has resolved to not support the matter is not eligible for a Rezoning Review. The revised planning proposal request would need to be submitted to Council as a new planning proposal request);
- all correspondence from the council in relation to the proposed instrument, including (if relevant) a copy of the council's advice detailing why the council did not proceed with preparing a planning proposal;
- all correspondence from other Government agencies, if available, about the proposed instrument;
- proponent's justification to the Strategic and Site Specific Merit tests (refer to Step 2 of the Rezoning Review process as set out in 'A guide to preparing local environmental plans'), to confirm why a review is warranted;
- disclosure of reportable political donations under section 147 of the Act, if relevant; and
- fee for lodging a rezoning review.

INFORMATION PROVIDED

List below all the documents, maps, plans, studies, information and any other supporting information that comprises your proposed instrument and request for rezoning review.

- A hard copy of the Planning Proposal and supporting documentation (Attachment 1)
- A hard copy of the submission to the St Leonards and Crows Nest Draft Planning Package (Attachment 2)
- A signed Rezoning Review Application Form;
- A bank cheque for the \$20,000 application fee for the Rezoning Review made out to NSW Department Planning and Environment; and
- A USB containing all relevant documentation.

PART C – PAYMENT, DISCLOSURE AND SIGNATURES

C1 – Application Fees

You are required to pay a fee on lodgement of your request. The relevant fee is confirmed on the Department's website www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning

Please note that a further fee payment shall be required if a Planning Panel or the Secretary of the Department of Planning and Environment is appointed as an alternate relevant planning authority. Further details can be found within 'A guide to preparing local environmental plans' and the Planning Circular 'Independent reviews of plan making decisions'

Payment methods:

- Cheque / bank order

C2 – Donation and Gift Disclosure

Section 147 of the Environmental Planning and Assessment Act 1979 requires the public disclosure of *reportable political donations* or gifts when lodging or commenting on a *relevant planning application*. This law is designed to improve the transparency of the planning system.

DO YOU HAVE ANY DONATIONS OR GIFTS TO DISCLOSE?

☐ Yes

☒ No

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* or gift under section 147 of the Act is to be made:

- in, or in a statement accompanying, the relevant planning submission if the donation is made before the submission is made, or
- if the donation is made afterwards, in a statement of the person to whom the relevant planning submission was made within 7 days after the donation is made.

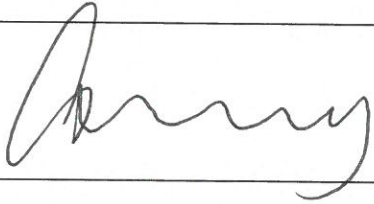
What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act. A Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General can be found on the department's website: www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems/Donations-and-Gift-Disclosure

C3 – Signature(s)

By signing below, I/we hereby declare that all information contained within this application form is accurate at the time of signing.

Signature(s)



Name(s)

GAVIN ZHANG

In what capacity are you signing

DIRECTOR

Date

04/04/2019