

APPLICATION FORM

Planning Proposals

(Amendments to NSLEP 2013)

Section 55 EP&A Act

**PART A****APPLICANT'S DETAILS**

Name: Mr Peter Clemesha, Mr James Paver Business Name: AVENOR PTY LTD
 Postal Address: Level 17, 9 CASTLE REAGH STREET Suburb & Postcode: SYDNEY NSW 2000
 DX: _____ Phone No: +61 2 9152 8668
 Contact Person: Peter Clemesha, James Paver Email: peter.clemesha@avenor.com.au
 Applicant's Signature: [Signature] [Signature] | james.paver@avenor.com.au

OWNER'S CONSENT

As owner of the land to which this application relates, I consent to this application. I also consent for authorised council officers to enter the land to carry out inspections relating to this application. I accept that all communication regarding this application will be through the nominated applicant. Every owner of the land must sign this form or provide authorisation under separate cover.

Name: Low, See Ching, DIRECTOR, WALKER STREET No 100 PTY LTD
 Postal Address: 138 Robinson Road # 30-01, Suburb & Postcode: 068906
 Phone No Oxley Tower Signature: [Signature]

Copyright Note

The Applicant is 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 Notification Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the planning proposal by Council and public participation in the assessment process. This will include making copies of advertised documents, supporting documentation and the determination available 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.

N.B. LACK OF FULL PROPERTY INFORMATION MAY LEAD TO PROCESSING DELAYS

PRIVACY STATEMENT

Personal details requested on this form will only be used for the purpose of processing your application. The supply of information by you is voluntary. If you cannot provide or do not wish to provide the information sought, the Council may not be able to process your application. Access to the information is restricted to Council officers and other authorised people. You may make application for access or amendment to information held by Council. Applications by members of the public to view Council's records are subject to the provisions of Council's Privacy Management Plan, Section 18 Government Information (Public Access) Act 2009 & Schedule 1 - Government Information (Public Access) Regulation 2009.

I have read and understand the Privacy Statement

Signed: [Signature]

Date: 19/10/2017

FOR COUNCIL USE

Registration No:		Risk Category:		Date Entered:	
Total	Receipt Number	Date	Time	Initials	
Fee Code 784					

Planning Proposals – (Amendments to NSLEP 2013) Section 55 EP&A Act

PART B**PROPERTY DETAILS:**

Unit No: 1-6 House No: 173-179 Street WALKER STREET
 Suburb: NORTH SYDNEY Lot + DP/SP 1-6, SP11082, 1-6, SP86752, 1-6, SP9808, 1-6, SP64615
 Applicant: AVENOR PTY. LTD.
 Building Name: (if applicable) _____

PROPOSAL

- Has the planning proposal been prepared in accordance with Section 55 of the EP&A Act and Department of Planning Guidelines (October 2012)? YES ☒ NO ☐
- Have you had a pre-application meeting with Council's Strategic Planning staff?
Meetings can be arranged by contacting Council's Strategic Planning Department on 9936 8100. YES ☒ NO ☐
- Have you supplied 3 paper copies and 1 digital copy of the planning proposal and all associated reports and documents with this application? YES ☒ NO ☐

FEES 2016/2017

A Planning Proposal may fall into one of three categories in terms of fees payable as per the following:

1. **Following a Council Planning Study (eg St Leonards/Crows Nest Precincts 1, 2 and 3)**
 Fee = \$47,500.00 at submission
OR
2. **Unsolicited Planning Proposal (Major)***
☒ **Stage 1**
 Lodgement Fee (to accompany application)
 \$30,000.00 (incl. GST) fee covers: - Assessment of planning proposal
 - Correspondence with applicant
 - Proposal and Report to Council
☐ **Stage 2 – this will be invoiced separately**
 Implementation fee (to be paid prior to seeking Gateway Determination)
 \$17,500.00 (incl. GST) fee covers: - Planning proposal submission to Department of Planning
 - Correspondence with applicant/Department of Planning
 - Consideration of submissions
 - Exhibition and gazettal
OR
3. **Unsolicited Planning Proposal (Minor)****
☐ **Stage 1**
 Lodgement Fee (to accompany application)
 \$12,000.00 (incl. GST) fee covers: - Assessment of planning proposal
 - Correspondence with applicant
 - Proposal and Report to Council

NORTH SYDNEY COUNCIL

Planning Proposals – (Amendments to NSLEP 2013) Section 55 EP&A Act

☐ **Stage 2 – this will be invoiced separately**

Implementation fee (to be paid prior to seeking Gateway Determination)

\$5,000.00 (incl. GST) fee covers:

- Planning proposal submission to Department of Planning
- Correspondence with applicant/Department of Planning
- Consideration of submissions
- Exhibition and gazettal

OR

4. Internal Proposals

Council Initiated Proposals – fees may not be payable unless applicable to Council owned land which is intended to increase the development potential of such land.

* These types of Planning Proposals are generally defined by requests involving more than 10% changes to height or floor space ratio (FSR) and/or zoning changes, any reduction in non-residential FSR. They also include any proposal which involve a Voluntary Planning Agreement.

** These types of Planning Proposals are generally defined by requests involving less than 10% change to height or FSR, or other changes to LEP controls that are likely to be of a relatively minor nature including requests for *Schedule 1 - Additional Permitted Uses*, but only where one additional use is being sought.

If you are unsure as to which fee applies, please contact Council's Strategic Planning Department on 9936 8100.

POLITICAL DONATIONS DISCLOSURE

Have you made a political donation within the last two years or given a gift to any local councillor or Council employee?

YES ☐ NO ☒

If "Yes" a Political Donations Disclosure Form must be completed and attached to this application (available on Council's website)

PLANNING PROPOSALS TRACKING

Council uses Masterview, a software product that allows applicants and the general public to view plans and associated documents to track the progress of a Planning Proposal throughout the assessment process.

It represents key milestones in the Planning Proposal process however, does not provide a full detailed history. Persons wishing to confirm information in detail should contact Council via either the email facility at the bottom of the Planning Proposal tracking window, or in writing in order to obtain a written response.

All pages labelled 'External Masterview' will be publicly accessible through Council's website. Please also refer to Part A - Copyright note. Please note documentation submitted with this application will be made publicly available through the site.



Consent to application for Planning Proposal

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir or Madam

As owner of Unit 3, 179 Walker Street, North Sydney NSW 2060, I consent to:

1. Walker Street No. 100 Pty Ltd (or a person authorised by it, including Avenor Pty Ltd) making an application to amend North Sydney Local Environmental Plan (**Planning Proposal**) in relation to my property; and
2. North Sydney Council accessing my property (by appropriate prior appointment with me) to carry out inspections in relation to that application.

I acknowledge that communications regarding the application will be with the applicant.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on me.

A handwritten signature in blue ink, appearing to read "Nigel Victor Houston", written over a horizontal line.

Nigel Victor Houston

14 September 2017



Consent to application for Planning Proposal

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir or Madam

As owner of Unit 5, 179 Walker Street, North Sydney NSW 2060, I consent to:

1. Walker Street No. 100 Pty Ltd (or a person authorised by it, including Avenor Pty Ltd) making an application to amend North Sydney Local Environmental Plan (**Planning Proposal**) in relation to my property; and
2. North Sydney Council accessing my property (by appropriate prior appointment with me) to carry out inspections in relation to that application.

I acknowledge that communications regarding the application will be with the applicant.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on me.

A handwritten signature in black ink that reads "E Adams".

Emma Leigh Adams

30 September 2017

Consent to application for Planning Proposal

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir or Madam

As owner of Unit 6, 179 Walker Street, I consent to:

1. Walker Street No. 100 Pty Ltd (or a person authorised by it, including Avenor Pty Ltd) making an application to amend North Sydney Local Environmental Plan (**Planning Proposal**) in relation to my property; and
2. North Sydney Council accessing my property (by appropriate prior appointment with me) to carry out inspections in relation to that application.

I acknowledge that communications regarding the application will be with the applicant.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on me.

A handwritten signature in dark ink, appearing to be 'Ante Zupan', written over a horizontal line.

Ante Zupan

13 September 2017

Consent to application for Planning Proposal

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir or Madam

As owner of Unit 1, 179 Walker Street, I consent to:

1. Walker Street No. 100 Pty Ltd (or a person authorised by it, including Avenor Pty Ltd) making an application to amend North Sydney Local Environmental Plan (**Planning Proposal**) in relation to my property; and
2. North Sydney Council accessing my property (by appropriate prior appointment with me) to carry out inspections in relation to that application.

I acknowledge that communications regarding the application will be with the applicant.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on me.



Simone Maree Wilks



September 2017

Avenor.

Consent to application for Planning Proposal

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir or Madam

As owner of Unit 4, 179 Walker Street, North Sydney NSW 2060, I consent to:

1. Walker Street No. 100 Pty Ltd (or a person authorised by it, including Avenor Pty Ltd) making an application to amend North Sydney Local Environmental Plan (**Planning Proposal**) in relation to my property; and
2. North Sydney Council accessing my property (by appropriate prior appointment with me) to carry out inspections in relation to that application.

I acknowledge that communications regarding the application will be with the applicant.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on me.



Simon Andrew Stewart

03 October

~~September~~ 2017

Consent to application for Planning Proposal

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir or Madam

As the owners of Unit 2, 179 Walker Street, North Sydney NSW 2060, each of us consents to:

1. Walker Street No. 100 Pty Ltd (or a person authorised by it, including Avenor Pty Ltd) making an application to amend North Sydney Local Environmental Plan (**Planning Proposal**) in relation to our property; and
2. North Sydney Council accessing our property (by appropriate prior appointment with either one of us) to carry out inspections in relation to that application.

We acknowledge that communications regarding the application will be with the applicant.

Nothing in this letter authorises Walker Street No. 100 Pty Ltd or the applicant to give any commitment or undertaking which imposes, or purports to impose, an obligation on either one of us.



Kin Wai Chan



Yong Hong Zhang

14 September 2017

*** REPRINT ***

ABN #:32353260317
North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2060
Ph 9936 8100 Fax *9936 8177
Email: council@northsydney.nsw.gov.au
Web:

Date 20/10/2017 09:41
Receipt 02059218:0001 Terminal 1:3523
Walker Street No .100 Pty LtdC/o Av

Details	Amount
Planning Proposals - 009.2017.00000005.001	30000.00
Total Value:	30000.00
Tendered	
Cheque	30000.00
Change	0.00

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