

25 September 2014

Lee Mulvey
Director, Growth Planning and Delivery
Department of Planning and Environment
4-6 Bligh Street
Sydney NSW 2000

Dear Lee,

Re: Pre-Gateway Review for the Planning Proposal at 67-73 Lords Road, Leichhardt

This letter has been prepared by Mecone Pty Ltd on behalf of Lord Sixty Seven Pty Ltd and relates to the Planning Proposal for the site at 67-73 Lords Road, Leichhardt. As you are aware a Planning Proposal was lodged with the Leichhardt Council (Council) on 21 May 2014 which proposed to change the zoning and floor space ratio controls to facilitate development of the site for a residential development including ancillary uses such as child care. Further to this, at Council's meeting on 26 August 2014, Council resolved that it did not support the Planning Proposal on a number of grounds. The proposal is considered to create significant benefits and will provide housing supply in an area that is in close proximity to existing transport and services. Therefore it is requested that the Department of Planning and Environment (DP&E) undertake a Pre-Gateway review of the Planning Proposal.

The purpose of this letter is to address the primary concerns raised by Council within its resolution and letter dated 29 August 2014 (refer to Attachment 1) which relate to loss of industrial employment lands, traffic impacts, amenity of surrounding neighbours and the proposed zoning. This letter should be read in conjunction with the Planning Proposal package as submitted to Council.

Loss of Industrial Employment Lands

Council has raised concerns in relation to the loss of industrial employment lands associated with the rezoning of the subject site from IN2 Industrial to R3 Medium Density Residential. In particular, concerns were raised that the rezoning will dilute Council's ability to provide sufficient industrial lands and that the Planning Proposal is not justified by relevant strategies including the Draft Metropolitan Strategy for Sydney to 2031 and the Draft Inner West Sub-regional Strategy.

The subject site is currently an under utilised site and is not suitable for industrial purposes given it is isolated, relies upon access through residential streets, is surrounded by incompatible land uses and is disconnected from major arterial roads and freight movements. The Economic Assessment Report submitted with the Planning Proposal and prepared by Macro Plan Dimasi (refer to Appendix 5 of the Planning Proposal package) suggests that the site has reached the end of its useful economic life and is more suitable for other land uses.

Under the Draft Inner West Sub-regional Strategy the subject site is identified as Category 1 employment land to be retained for industrial purposes. This strategy dates back to 2008 and the more recent approach in dealing with employment lands has been to consider alternative

uses for isolated areas where ongoing industrial uses are incompatible, particularly in areas with good access to public transport and services. Additionally, the Metropolitan Plan acknowledges that some employment land can be rezoned subject to addressing the strategic assessment checklist, which is discussed in further detail in the Planning Proposal and the Economic Assessment Report.

The site currently incorporates some industrial uses whilst the majority of the site includes non-industrial uses such as a gym, church and a Kung Fu centre. The site only contributes towards 1% of the overall employment land stocks in the Leichhardt Local Government Area (LGA). The Economic Assessment Report concludes that there are sufficient industrial lands at regional and metropolitan levels to meet current and future demands and considers the 'loss' of industrial lands to have no material impact on the Leichhardt LGA to meet future demands. It is noted that the non-industrial uses currently on the site could be easily relocated to commercial/retail strips such as Marion Street where commercial uses are permissible in the zone.

The Leichhardt Employment and Economic Development Plan 2013 (EEDP) prepared by Hill PDA is a ten year strategic plan which indicates the importance of individual precincts in order to provide a clearer strategy for Leichhardt employment lands. The EEDP advocates transforming appropriate industrial land (such as the Lords Road site) into alternative land uses where affordable housing for key workers and students is provided. The EEDP outlines a range of criteria under which proposed rezonings should be assessed and it is considered that the Lords Road site meets the criteria to be rezoned for alternative uses including residential and affordable housing. This is particularly relevant given the recent significant government investment in public transport infrastructure being the light rail line extension, and the ability of the site to support this investment through the delivery of a Transit Oriented Development. Refer to table 8 in the Planning Proposal report which undertakes an assessment of the proposal against each of the EEDP criteria.

Traffic Impacts

Council has raised concerns regarding the traffic impacts to the existing intersections as a result of the proposal and in particular that the internal one way loop road between Lords Road and Davies Lane will create an unacceptable number of vehicle movements into Davies Lane.

The Planning Proposal is accompanied by a Traffic and Parking Assessment Report, prepared by Varga Traffic Planning Pty Ltd (refer to Appendix 8 of the Planning Proposal package). The report demonstrates that the potential impacts of the proposal are acceptable and that the rezoning is supportable on traffic planning grounds, recognising that further detailed investigations will be undertaken at the future development application stage. With regard to traffic generation the report suggests that there will be no change to the existing levels of service of key intersections near the site as a result of the proposed rezoning as outlined below:

- The Foster Street/Tebbutt Street/Lords Road intersection will continue to operate at a level of service "B".
- The Tebbutt Street/Kegworth Street intersection will continue to operate at a level of service "A".

These levels of service also indicate that there is substantial capacity remaining within the intersection operations. The one-way shareway road will be similar to a 10 km/h shared zone with a limited number of visitor parking spaces and could accommodate the drop-off/pick-up needs of residents as well as short-term visits/deliveries garbage collection services. The one-way shareway will reduce the speed of vehicles travelling through the site which will create a safe pedestrian environment and will improve amenity to residents using the central communal

open space area. It is noted the concept design is preliminary only and can be reconfigured in through further detailed design of the scheme.

The off-street car parking spaces are to provided in accordance with the Leichhardt Development Control Plan 2013 and will be accessed via a driveway in Lords Road. The proposal incorporates an internal one-way loop road within the site between Lords Road and Davies Lane which will reduce the speed of vehicles travelling through the site and create a safe pedestrian environment whilst it will improve amenity to residents using the central communal open space area.

The development is considered to be a Transit Oriented Development due to its close proximity to the Marion Street Light Rail Station. Furthermore, the site is located to encourage cycling and walking due to the proximity of infrastructure and recreational areas.

Amenity of surrounding neighbours

Council raised concerns in relation to potential overlooking of properties in Davies Street, additional overshadowing, the location of the communal and private open space areas and the visual impact of the proposal.

The proposed design concept has been developed based on detailed urban design principles, which were established to ensure an appropriate built form outcome for the site. The building envelope is a maximum of three and four storeys adjacent to the existing residential areas on Lords Road and adjacent to the lane to the east of the site, with higher buildings set back further towards the light rail line. The existing vegetation on the eastern boundary provides a visual buffer to the eastern residents and the living room areas face into the central communal area which provides further privacy to these neighbours.

The Concept Design Report (refer to Appendix 2 of the Planning Proposal package) incorporates shadow diagrams which demonstrate that there is no additional overshadowing to surrounding residential properties associated with the proposed development. The rear private open space areas to the east and west will receive a minimum of 3 hours of solar access between 9am and 3pm at the winter solstice and it is noted that there is a minor reduction in overshadowing to the rear open space areas of the properties to the northern end of Davis Lane.

The proposal will incorporate a generous and usable landscaped communal open space area to the centre of the site which is isolated from any main roads or the light rail line. Additionally it is proposed to incorporate communal open space area at the roof level of buildings along the light rail line including a swimming pool. Furthermore, each ground floor unit will feature a small landscaped courtyard and all upper level units will incorporate balconies.

Proposed zoning

Council raised concerns that the proposed R3 Medium Density Residential zoning of the site is inconsistent with the Draft Metropolitan Strategy for Sydney to 2031 and that the proposed scheme is generally more consistent with the definition of the R4 High Density Residential zone.

The proposed zone was based the Kolotex and Labelcraft site (George St, Leichhardt). This site was recently rezoned to B4 Mixed Use and R3 Medium Density Residential and allowed for heights up to 8 storeys. The proposed R3 Medium Density zone is consistent with these sites and it is noted that the proposal will also be a maximum height of 8 storeys. Further, there is no R4 High Density Residential zone in the LLEP.

I trust the Planning Proposal and supporting documentation provide adequate detail to assist you in the pre-Gateway review and to proceed to a Gateway determination. If you require any additional information, please do not hesitate to contact our office on (02) 8667 8668.

Yours sincerely



Aras Labutis

Attachments:

- 1: Council letter dated 29 August 2014

Attachment 1 – Council letter

Contact: Clare Harley
Phone: 9367 9226
Date: 29 August 2014



Aras Laboutis
Mecone
Suite 805
185 Elizabeth Street
Sydney NSW 2000

ABN: 92 379 942 845
7-15 Wetherill Street, Leichhardt NSW 2040
PO Box 45, Leichhardt NSW 2040
Phone: (02) 9367 9222 Fax: (02) 9367 9111
TTY: 9568 6758
Email: leichhardt@lmc.nsw.gov.au
www.leichhardt.nsw.gov.au

Dear Mr Laboutis,

Re: Planning Proposal: 63 - 73 Lords Road, Leichhardt

Thank you for your 21 May 2014 submission of a planning proposal to rezone 67 -73 Lords Road, Leichhardt to R3 Medium Density Residential and to amend the Leichhardt Local Environmental Plan 2013 and the Leichhardt Development Control Plan 2013 accordingly.

Council considered this request to prepare and submit this planning proposal for a Gateway determination at its meeting on Tuesday 26 August 2014 and took the following decision:

1. That Council resolve to receive and note the information contained in this report and Attachments as it relates to an assessment of the merits of a Planning Proposal (dated May 2014) for 67-73 Lords Road, Leichhardt
2. That Council resolve not to support the request to prepare a Planning Proposal (dated May 2014) to rezone 63-67 Lords Road from Industrial (IN2) to Medium Density Residential (R3) and not to progress the draft Voluntary Planning Agreement in relation to 67-73 Lords Road, Leichhardt for the following reasons:
 - a. in the context of persistent demand and a low and decreasing supply of industrial land a rezoning would dilute Council's ability to provide sufficient industrial land to accommodate demand; and
 - b. the Planning Proposal is inconsistent with s.117 Direction 1.1 Business and Industrial Zones on the following grounds:
 - i. the Planning Proposal is not justified by relevant strategies in relation to the retention of employment lands, including the Draft Metropolitan Strategy for Sydney to 2031 and the Draft Inner West Sub-regional Strategy.
 - ii. the Planning Proposal is not adequately justified by an economic study prepared in support of the planning proposal.
 - iii. the Planning Proposal is of substantial significance to the local government area's employment land supply.

- c. the proposed rezoning would result in a net loss of jobs in the local government area
- d. the proposed rezoning would result in the loss of an economically viable employment lands precinct containing local services, light industrial and other non-industrial activities which contribute to the diversity of the economy, community activities and employment opportunities
- e. the proposal does not have merit when assessed against the criteria established by the Leichhardt Employment and Economic Development Plan 2013-2023
- f. the Planning Proposal is not supported by an appropriate Net Community Benefit Test as it does not address the wider issue of cumulative loss of employment lands in the local government area
- g. the Planning Proposal is not supported by an adequate, comprehensive Social Impact Assessment
- h. the proposed zoning of R3 Medium Density Residential is inconsistent with the Draft Metropolitan Strategy for Sydney to 2031, Appendix D: Glossary of Terms as it relates to R3 Medium Density Residential. The proposed building heights and residential density are, instead, consistent with the R4 High Density Residential Zoning which is not included in the Leichhardt Local Environmental Plan 2013
- i. the proposed Floor Space Ratio and building heights would result in unacceptable amenity impacts on the local area including:
 - i. overlooking of Davies Street properties
 - ii. inadequate location and quantity of common and private open space
 - iii. visual impact derived from the bulk and scale of buildings
 - iv. overshadowing of open space areas
 - v. inconsistency with the local character
- j. the Planning Proposal proposes that 15.8% of the site be communal open space and therefore does not meet the requirements of State Environmental Planning Policy 65 – Residential Flat Design Code which requires the provision of 25-30% of the site for communal open space
- k. the Planning Proposal is not consistent with Section 3.3.3 (Clause 3.3.1) of the Leichhardt Affordable Housing Strategy (2011) which seeks a 10% affordable housing contribution
- l. the proposed reduction in the width of existing streets to accommodate public domain works is unacceptable
- m. the proposed one-way share way vehicular movement system would result in an unacceptable number of vehicle movements in Davies Lane

- n. the proposal would result in significant additional traffic impacts, particularly in relation to intersections, which have not been adequately addressed in the supporting studies
- o. the Planning Proposal does not adequately address the strategic context of major NSW State government projects including:
 - i. Bays Precinct Urban Renewal
 - ii. Parramatta Road Urban Renewal which may result in further, significant loss of employment land and an increased demand for non-residential goods and services arising from a growing population in the inner west
- p. Council has not been provided with adequate information to be satisfied that the site can be made suitable for the proposed residential development and use in accordance with SEPP 55 Remediation of Land.
- q. the Planning Proposal does not address issues associated with the proposed West Connex Motorway including:
 - i. traffic generation
 - ii. location of air quality stacks
 - iii. location of motorway entry and exit portals

If you have any queries on the process please contact Roger Rankin on 9367 9174 or rogerr@lmc.gov.nsw.au.

Yours sincerely,



Clare Harley
Manager Environment and Urban Planning



Date received:

Reference No.

LODGEMENT

Instructions to users

This form is to be completed if you wish to request an independent review related to plan-making under Part 3 of the *Environmental Planning and Assessment Act 1979*. A review can be requested at pre-Gateway stage and following a Gateway determination. This form relates to pre-Gateway review requests.

A **pre-Gateway review** can be sought before a planning proposal has been submitted to the Department of Planning and Infrastructure (department) for a Gateway determination and in the following circumstances:

- a) the council has notified the proponent that the request to prepare a planning proposal is not supported; or
- b) the council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information.

Before lodging a request for review, it is recommended that you consult the Planning Circular '*Delegations and 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. 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.

The department may request further information if your request for review is incomplete or inadequate.

All requests **must 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

George

Family name

Revay

Name of company (N/A if an individual)

Platino Properties C/ Mecone Pty Ltd

Street address

Unit/street no.

805/185

Street name

Elizabeth Street

Suburb/town

Sydney

State

NSW

Postcode

2000

Postal address
(or mark 'as
above')

PO Box or Bag

As above

Suburb or town

State

Postcode

Daytime telephone

02 8667 8668

Fax

02 8079 6656

Email

alabutis@mecone.com.au

Mobile

0403 532 077

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	
67-73	Lords Road	
Suburb/town	State	Postcode
Leichhardt	NSW	

NAME OF THE SITE

Lords Road, Leichhardt

REAL PROPERTY DESCRIPTION

Lot 1 DP 940543 and Lot 1 DP 550608

*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

IN2 - Light Industrial

CURRENT LAND USE AT THE SITE

Various light industrial and business uses - refer to Planning Proposal

PART B – REASON FOR REVIEW AND THE PLANNING PROPOSAL

B1 – Reason for Pre-Gateway Review and the Relevant Planning Authority (RPA)

Indicate below the reason for seeking a pre-Gateway 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 29/8/14



The council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information.

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.

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

Leichhardt

CONTACT DETAILS OF THE RELEVANT OFFICER AT RPA / COUNCIL

Roger Rankin, T: 9367 9174, E: rogerr@lmc.nsw.gov.au

B2 – The Proposed Instrument

DESCRIPTION OF PROPOSED INSTRUMENT

Rezoned the site from IN2 Light Industrial to R3 Medium Density Residential to redevelop the site for residential and childcare uses, including affordable housing, with an FSR of 2.4:1

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

Leichhardt Local Environmental Plan 2013

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

- ☒ Yes
☐ No

INFORMATION REQUIREMENTS

Pre-Gateway review requests will not be expected to be supported by as much information as what would be required for a planning proposal. However, requests must be accompanied by sufficient information to support and justify the request. Please refer to 'A guide to preparing local environmental plans' for the necessary information requirements.

Information requirements will differ from case to case. However, all requests must be accompanied by:

- site plan
- location plan
- zoning map(s)

INFORMATION PROVIDED

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

Planning Proposal Report and supporting documents including:

- Draft LEP maps
- Draft Development Control Plan
- Net Community Benefit Test
- Economic Assessment
- Affordable Housing Assessment
- Social Impact Assessment
- Traffic and Parking Assessment
- Flooding and Stormwater Management letter
- Contamination Assessment
- VPA letter of offer

PART C – PAYMENT, DISCLOSURE AND SIGNATURES

C1 – Application Fees

You are required to pay an initial fee of **\$5,000** so that the department can undertake an initial assessment together with other associated administrative tasks relating to your pre-Gateway review request.

Please note that further fee payments shall be required should your proposed instrument qualify for review. Further details can be found within 'A guide to preparing local environmental plans'.

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:

- (a) in, or in a statement accompanying, the relevant planning submission if the donation is made before the submission is made, or
- (b) 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?

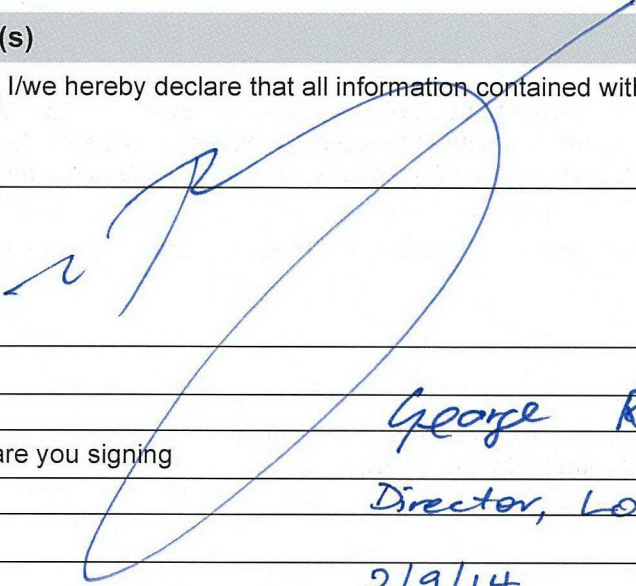
The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act. A Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General can be found on the department's website:

www.planning.nsw.gov.au/donation-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)



A large, stylized handwritten signature in blue ink, which appears to read 'George Revacy', is written across the signature box and extends over the subsequent fields.

Name(s)

George Revacy

In what capacity are you signing

Director, Lord Sixty Seven PL (Owner)

Date

2/9/14

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

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

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or 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.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
 - b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
 - d) an application for development consent under Part 4 (or for the modification of a development consent), or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,
- but does not include:
- f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure <i>George Revay</i>		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT ☒ YES / NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations made by person making this declaration or by other relevant persons				
* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).				
* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR				
* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
<i>Nil</i>				
<i>Nil</i>				
<i>Nil</i>				
<i>Nil</i>				
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date <i>[Signature]</i>				
Name(s) <i>George Revay</i>				

Cont...

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
<i>No Donations.</i>				