



Planning Proposal Application Form

Contact

Urban Planning and Heritage

Phone: (02) 9424 0000

Email: krg@krg.nsw.gov.au

Council Chambers 818
Pacific Highway, Gordon
NSW 2072
Ku-ring-gai Council Locked
Bag 1006

Lodgement

All Planning Proposals must be lodged on the NSW Planning Portal
planningportal.nsw.gov.au

Note: The 90 day assessment period commences when Council acknowledges in writing that the application is complete and payment is processed.

Date lodged: ____/____/____

PLEASE USE BLACK INK TO COMPLETE THIS FORM.
ALTERNATIVELY TYPE IN DETAILS.

**Use this form to lodge a Planning Proposal to
make an amendment to an LEP**

Have you attended a Pre-Planning Proposal Meeting?

No ☐ Yes ☒ Date attended 8 December 2021

1. Property Owner's Details

Name/s of all property owner/s	Bellpen Pty Ltd		
Address/s	213 Sutherland Street Paddington	Postcode/s	2021
Contact number/s	Justin White - Sole Director 0419 983 800		
Note: A written, signed consent for this application is required from all property owner/s of land included in the proposal.			

2. Applicant Details

Company/Organisation	Augusta Advisors	ABN	
Title		Contact Number	0413 941 388
Full Name	Martin Hillier		
Postal Address	119 Willoughby Road, Crows Nest	Postcode	2065
Email	mhillier@augustaadvisors.com.au		

3. Details of property on which you wish to modify zoning or uses

Street Number and Name	345 Pacific Highway		Total Site Area	2695sqm	
Suburb	Lindfield		Postcode	2070	
Lot No.	1	Deposited Plan No.	810773	Section No.	
Note: You can find the lot, section, DP number on a map of the land or on the title documents for the land, if title was provided after 30 October, 1983. If you have documents older than this, you will need to contact the Department of Lands for updated details.					

4. Relevant Planning Instrument

What instrument applies to your property?	<input checked="" type="checkbox"/>
Ku-ring-gai Local Environment Plan 2015	Yes

5. What your Planning Proposal is seeking to do

What is the current zoning of your property	Are you proposing a change to zoning? If yes, what is the proposed zoning?
E1 - Local Centre	No
If the purpose of your application is to change the aims, definitions or clauses in the relevant planning instrument in general (or in part) OR to add an additional permissible land use, please describe:	
N/A	
Your proposal: Please describe what your application is intended to allow (e.g. construction of townhouses, commercial development, etc.)	
We propose to amend the FSR and Height of Buildings standards applying to the land	

6. Fees

Planning Proposal Applications	Fee	✓
Complex: Planning Proposal Application seeking amendment/s to an LEP involving: <ul style="list-style-type: none"> To change in the land use zone and/or the principal development standards of the LEP, which would result in significant increase in demand for supporting local regional or State infrastructure and would require infrastructure funding To respond to a new policy e.g. local character or new provision not in the standard instrument template That is inconsistent with a District/Regional Plan or council's endorsed LSPS Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends That is progressed under the Aboriginal Land SEPP Any other amendment or amendments that are not categorised as a principal LEP, standard or basic planning proposal 	\$80,000.00 plus advertising costs plus public hearing costs (if required)	
Standard Amendments - Major: Planning Proposal Application seeking amendment/s to an LEP involving sites over 5000sqm in area, or sites with significant planning issues, with any one or more of the following proposed LEP amendment types: <ul style="list-style-type: none"> To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone That relates to altering the principal development standards of the LEP That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS Relating to the classification or reclassification of public land through the LEP 	\$65,000.00 plus advertising costs plus public hearing costs (if required)	Y
Standard Amendments - Minor: Planning Proposal Application seeking amendment/s to an LEP involving sites less than 5000sqm in area, with any one or more of the following proposed LEP amendment types: <ul style="list-style-type: none"> To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone That relates to altering the principal development standards of the LEP That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS Relating to the classification or reclassification of public land through the LEP 	\$35,000.00 plus advertising costs plus public hearing costs (if required)	
Basic Amendments: Planning Proposal Application with any one or more of the following proposed LEP amendment types: <ul style="list-style-type: none"> To correct an administrative error For a few minor 'housekeeping' amendments To add or remove a local heritage item, that is supported by an office of Environment and Heritage endorsed study To reclassify land where the Governor's approval is not required That is consistent with a Department endorsed/approved local strategy such as a Local Housing Strategy That is consistent with section 3.22 Expedited amendments of environmental planning instruments of the EP&A Act 	\$15,000.00 plus advertising costs plus public hearing costs (if required)	
Public hearing: Planning Proposal Application seeking amendments to classify or reclassify public land through the LEP	\$20,000.00	
All Planning Proposal Applications are subject to advertising costs payable upon Gateway Determination approval.	\$4,000.00	Y

Where an Application results in additional assessment or review of the Planning Proposal at any stage of the process, an hourly rate will be charged for extra work undertaken by Council staff.	\$220.00 per hour	
Planning Agreements (VPAs) under Environmental Planning and Assessment Act 1979.	Full costs including Council's legals borne by the proponent.	

7. Political Donation and Gifts Disclosure Statement

Persons lodging a Planning Proposal are required to declare reportable political donations and gifts including donations of, or more than, \$1,000.00. For more details about political donations disclosure requirements go to www.planning.nsw.gov.au/donations.

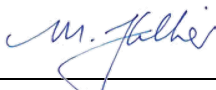
All applicants are required to fill in the *Political Donations and Gifts Disclosure Statement* form available on Council's website at <https://www.krg.nsw.gov.au/Planning-and-development/Building-and-renovations/Development-applications/Disclosure-of-political-gifts-donations> Where there is nothing to declare, use the word 'nil' in the relevant sections.

8. Documentation

Signature		Date	6/10/23
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9. Application Declaration

I declare that all details provided on this application form are correct and that all information required has been supplied.

Name (printed)	Martin Hillier	Signature		Date	6/10/23
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Planning Proposal Lodgement Checklist Ku-ring-gai Council
This checklist must be completed by you prior to Planning Proposal lodgement

Documents Required – Have you provided the following?		✓
1.	Completed and signed Application Form	
2.	Written and signed consent of the owner/s of all properties included in the proposal	
3.	Completed Political Donations and Gifts Disclosure Statement	
4.	Drawings to scale (if required)	
5.	Planning Proposal and supporting information	

Planning Proposal Report Requirements - Is your application in accordance with the Department of Planning and Environment's <i>Local Environmental Plan Making Guideline</i> (December 2021)?		✓
Introduction	Provide an overview (1-3 pages) of the site history; include a location plan and any relevant photos.	
Part 1	Objectives and intended outcomes Provide a short, concise statement (1 page) of what you are trying to achieve on the site.	
Part 2	Explanation of provisions State the changes being proposed to the site and the reasons for the change. State what amendments are proposed to the instrument.	
Part 3	Justification of Strategic and site-specific merit Provide detailed justification for the objectives and outcomes sought and the process for their implementation. Clearly present an argument for your case with full justification provided under each question. Supporting studies may be attached to the Planning Proposal however, relevant content from them is to be presented/stated in the appropriate part of the Planning Proposal. The supporting studies provide the backup and evidence for your Planning Proposal argument, but the argument has to be presented and substantiated within the body of the Planning Proposal itself.	
Part 4	Mapping Indicative maps showing changes to any KLEP maps with brief explanation.	
Part 5	Community consultation Present any community consultation undertaken, and indicate consultation to be conducted through public exhibition	
Part 6	Project timeline Include a table of steps as stated in the ' <i>Local Environmental Plan Making Guideline</i> ' (December 2021) leaving the date column empty for Council to complete.	
Appendices	Include any Supporting Studies with relevant parts of the Studies quoted within the Planning Proposal (see Part 3 above).	
<p>Note: The Planning Proposal is a technical document seeking to make a legislative amendment, therefore, it must be factual and evidence based</p> <p>Note: Utilise the Councils Planning Proposal Template supplied with the minutes from the Pre-lodgement Meeting</p> <p>Note: The Planning Proposal consists of Parts 1-6. All parts must be included. If a part is not relevant to your application, then provide a clear statement under the section stating why not</p> <p>Note: Do not provide a 'conclusion'. The Department will draw its own conclusion based on the evidence in your Planning Proposal.</p> <p>Note: All numbering in Parts and Questions must be the same as the Department of Planning and Environment's '<i>Local Environmental Plan Making Guideline</i>' (December 2021)</p>		

OFFICE USE ONLY

To be filled out by Urban Planning and Heritage Staff
(Scan and save onto TRIM)

Planner's Checklist to be completed before sending letter of acceptance for the application		✓
Application Form completed correctly?		
Correct Documents Required provided as per checklist?		
Planning Proposal report prepared in line with Planning Proposal Report Requirements?		

Response to Application		✓
Incomplete Application – request further information		
Complete Application – send Fee Request Letter	Fees Due \$ _____	

Urban Planning and Heritage staff details:

Name _____

Signature _____