



PLANNING PROPOSAL APPLICATION

PART A

APPLICANT'S DETAILS

Name:	Business Name:
Postal Address:	Suburb & Postcode:
DX:	Phone No:
Contact Person:	Email:
Applicant's Signature:	

N.B.: COUNCIL WILL ONLY DEAL WITH THE NOMINATED APPLICANT

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. ALL OWNERS of the land to which the Planning Proposal relates must sign this form or provide authorisation under separate cover.

Name:	
Postal Address:	Suburb & Postcode:
Phone No	Signature:

N.B. ABSENCE OF OWNER'S CONSENT MAY LEAD TO PROCESSING DELAYS

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.

PRIVACY STATEMENT

North Sydney Council is collecting your personal information for the purposes of processing an application or submission. The supply of personal information is entirely voluntary. If you elect not to provide or do not wish to provide your personal information, Council may not be able to process your application or act on or acknowledge your submission. North Sydney Council shall be regarded as the agency that holds your personal information and access to your personal information by interested parties, may be released in line with Council policies. North Sydney Council may publish any personal information included in a submission on a proposal or proposed development. You have a right to access your personal information held by Council. You also have a right to have your personal information corrected or amended by Council. Applications by members of the public to view Council's records which are not in the public arena are subject to the provisions of Privacy and Personal Information Protection Act 1998, Government Information (Public Access) Act 2009 and North Sydney Council's Privacy Management Plan.

FOR COUNCIL USE - Planning Proposal (784)

Total	Receipt Number	Date	Time	Initials

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PLANNING PROPOSAL TYPE – FEES 2020/2021

A planning proposal will fall into one of four categories, three of which will result in a fee being payable as set out below:

Planning Proposal Type	Fee	✓
Complex	\$100,000	<input type="checkbox"/>
These types of planning proposals are generally defined by requests involving changes to zoning, significant increases in height or floor space ratio (FSR), or significant reductions in non-residential FSR and if implemented, will result in one or more of the following: a) the delivery of more than 300 dwellings; b) the delivery of more than 25,000sqm of non-residential floor space; c) affecting a site of more than 5,000sqm, or where it covers an entire street block which is less than 5,000sqm in area. They will also include a request to enter into a Voluntary Planning Agreement.		
Major	\$65,000	<input type="checkbox"/>
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.		
Minor	\$30,000	<input type="checkbox"/>
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 and of lesser complexity, including requests for Schedule 1 - Additional Permitted Uses, but only where one additional use is being sought.		
Council Instigated	Nil	<input type="checkbox"/>
These types of planning proposals are instigated by Council and typically apply to delivering Council policy or broad strategic planning outcomes. This category <u>does not apply</u> to site specific planning proposals which intend to increase the development potential of Council owned land.		

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

ASSESSMENT STAGES OF PLANNING PROPOSALS

Stage 1

- Assessment of planning proposal
- Correspondence with applicant
- Seeking internal and external advice as required
- Reporting to North Sydney Local Planning Panel
- Reporting to Council
- Negotiation and finalisation of Voluntary Planning Agreement outcomes

Stage 2

- Submission to Department of Planning for Gateway Determination
- Correspondence with applicant / Department of Planning to satisfy Gateway Determination Conditions
- Public Exhibition
- Consideration of submissions

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- Post exhibition report to Council
- LEP making and Gazettal

If an application does not proceed to Stage 2, Council will review the fees paid in respect to a suitable refund, not exceeding 25% of the original fee.

PRE LODGEMENT MEETING

It is strongly recommended that prior to preparation and lodgement of a planning proposal with Council, that a pre-lodgement meeting be held with Council’s Strategic Planning staff. Meetings can be arranged by contacting Council’s Strategic Planning Department on 9936 8100 or completing a pre-lodgement meeting application form which is available on Council’s website. Details of all meetings held with Council staff in relation to the proposal should be incorporated within the Planning Proposal. This is particularly important where a Voluntary Planning Agreement is also being proposed.

Applications which are made without first benefiting from a pre-lodgement meeting run the risk of being refused or significantly delayed in reaching a determination from Council.

If you have met with Council staff through a pre-lodgement meeting, please advise as to when the meeting took place and the names of the relevant Council staff who attended.

Date	Council Staff who attended meeting

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 PROPOSAL 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 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.

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PART C - CHECKLIST

APPLICANT REQUIREMENTS	Yes	OFFICE USE ONLY	
		Yes	No
1. COMPLETE APPLICATION FORM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1 Owners consent (all owners)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2 Description of the land / property / locality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3 Identification of proposed amendment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4 Identification of planning proposal type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5 Identification of pre-lodgement meeting/s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. CORRECT APPLICATION FEE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. PLANNING PROPOSAL REPORT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing the mandatory requirements indicated in the Department of Planning's <i>Guide to Preparing Planning Proposals</i> and <i>Guide to Preparing Local Environmental Plans</i> including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1 The objectives and intended outcomes of the Planning Proposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 An explanation of the proposed amendments to North Sydney Local Environmental Plan 2013	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3 Justification for the proposed amendments (including compliance assessment against relevant s.9.1 Ministerial Directions, State, Regional and District and Local planning studies, alternative options to delivering the intent of the planning proposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4 Community Consultation requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5 Anticipated timeframes for completing the making of an amendment to North Sydney Local Environmental Plan 2013 giving effect to the Planning Proposal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. VOLUNTARY PLANNING AGREEMENT (if relevant)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing the extent of the public benefits to be delivered, including a comparison of the monetary value of the public benefit to the expected uplift in the monetary value of land achieved as a result of the planning proposal.			
5. RELEVANT ENVIRONMENTAL IMPACT STUDIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
These may include but not be limited to the following:			
5.1 Urban Design Analysis (including building mass and overshadowing diagrams, SEPP 65 Analysis)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Transport & Accessibility Study (including green travel plans)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3 Economic Impact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4 Heritage Impact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5 Wind Impact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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APPLICANT REQUIREMENTS (cont.)	Yes	OFFICE USE ONLY	
		Yes	No
5.6 Acoustic Impact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.7 Aviation Impact (Mandatory for all proposals that seek to increase the maximum building height requirements to RL 156m or above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.8 Other relevant studies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. COPIES OF DOCUMENTATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1 3 x hard copies of all documentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2 1 x electronic copy on CD or USB (All documents must be in an accessible PDF format and be less than 10mb in size).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>