



INNER WEST COUNCIL

Planning Proposal Application Form

About this form:

Use this form to request an amendment to the relevant Local Environmental Plan (LEP). Two (2) hard copies and one (1) electronic copy of all documents as per the checklist below are to be submitted with your application with the Planning Proposal Application fee.

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

How to complete:

1. Ensure that all fields have been filled out correctly.
2. Once completed, please refer to the lodgement details section for further information.

The relevant Local Environmental Plan (LEP)

Select the relevant LEP which applies to the site:

- ☐ Ashfield Local Environmental Plan (ALEP) 2013
- ☒ Leichhardt Local Environmental Plan (LLEP) 2013
- ☐ Marrickville Local Environmental Plan (MLEP) 2011

Pre-Planning Proposal Application meeting

Note: A Pre-Planning Proposal meeting is required prior to preparing and submitting a Planning Proposal. A copy of the Council correspondence in response to the meeting must also be provided with this application.

Has a Pre-Planning Proposal meeting been conducted for this Planning Proposal?



Meeting Date:

09/08/2018

Planning Officer:

Colette Goodwin

Site Details

Street Address:

67-75 LORDS ROAD,

Suburb:

LEICHHARDT

Postcode:

2040

Legal description:
(Lot/s)

LOT 1/DP 940543 +
LOT 1/DP 550608

Section:
(DP/SP)

Current Zoning:

IN2 LIGHT INDUSTRIAL

Total site area:

10,691m²

Applicant's Details

Company Name:
(if applicable)

PLATINO PROPERTIES

Given Name:

RICHARD

Surname:

McLACHLAN

Street Address:

SUITE 11/20 YOUNG ST.

Suburb:

NEUTRAL BAY

Postcode:

2089

Postal Address:

(if different to above address)

Phone No:

8968 1900

Mobile:

0408 675 973

Email:

richard@platino.com.au



INNER WEST COUNCIL

Planning Proposal Application Form

Owner's Consent

Company/ Organisation:

If the owner is a company, owner's consent is to be provided in two (2) of the following ways:

- Signatures of two (2) directors or a director and a company secretary (unless it has a sole director).
- Execution of owner's consent in the section of this form shown below (or other document to the same effect) in accordance with s.127 (1) of the Corporations Act 2001.
- Common seal affixed to, and execution of, owner's consent form (or other document to the same effect) in accordance with s.127 (2) of the Corporations Act 2001. If there is no common seal, a company letterhead is acceptable.
- Up to date ASIC Company Extract and other relevant supporting documentation.

Signing on owner's behalf:

If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. Power of attorney, executor, trustee, company director, etc.).

New owner:

If the property has recently been sold, documentary evidence of the sale must be provided. Please provide one of the following:

- A copy of the Certificate of Title.
- A letter from new owner's solicitor confirming settlement.
- Previous owner(s) to provide owner's consent.

As the owner of the land to which this application relates, I/we consent to this application. I give consent for authorised Council officers to enter the land to carry out inspections. (Please advise if any precautions need to be undertaken)

Council will not accept this application without correct and complete owner/s consent.*

Number of owners:

1

Family/ Corporation/
Company Name**:

LORD SIXTY SEVEN PTY LTD

Name of owner 1:

GEORGE REVAY

Owner's address:

SUITE 11/20 YOUNG ST. NEUTRAL BAY 2089

Phone/ Mobile:

0425 285 837

Signature:

George Revay

Date:

22/09/2018

Name of owner 2:

sole director

Owner's address:

Phone/ Mobile:

Signature:



Date:

___ / ___ / ___

Name of owner 3:

Owner's address:

Phone/ Mobile:

Signature:

Date:

___ / ___ / ___

Have you?

Attached Company's authorisation letter? (please tick)



Included Company's seal?



Note:

* Justification to be provided in the form of a written letter where owner's consent can't be provided.

** If company, company seal to be affixed.



INNER WEST COUNCIL

Planning Proposal Application Form

Planning Proposal Details

Please tick all amendments to the relevant LEP proposed in the Planning Proposal:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Floor Space Ratio | <input checked="" type="checkbox"/> Height of Building |
| <input type="checkbox"/> Heritage | <input checked="" type="checkbox"/> Additional Permitted Uses | <input type="checkbox"/> Minimum Lot Size |
| <input type="checkbox"/> Others | | |

Does the Planning Proposal require a site specific DCP? (please tick if applicable)



Please provide a brief description of the proposed amendments to the relevant LEP (e.g. proposed zoning change; extent of proposed changes to relevant development standards etc.)

PROPOSED ZONING CHANGE FROM IN2 TO R3, WITH
ADDITIONAL PERMITTED USES

PROPOSED FSR CHANGE FROM 1:1 TO 2.4:1
PROPOSED HEIGHT LIMIT OF RL35.

If applicable, please provide a brief description of the proposed Development Control Plan provisions.

PROPOSED DCP PROVISIONS INCLUDE SITE LAYOUT, HEIGHT,
OPEN SPACE, INTEGRATION OF USES, SITE ACCESS +
PARKING, STORMWATER + SUSTAINABILITY.

Fees and Charges

Find fees and charges on the Council website: www.innerwest.nsw.gov.au/FeesAndCharges

By signing this form, you are agreeing to all Council's fees and charges

Amendment(s) to LEP

- | | |
|------------------------|-------------------------------------|
| Minor LEP Amendment | <input type="checkbox"/> |
| Major LEP Amendment | <input type="checkbox"/> |
| Complex LEP Amendment | <input checked="" type="checkbox"/> |
| Precinct LEP Amendment | <input type="checkbox"/> |

Note: Additional fees including advertising and notification costs and any amended planning proposal fee are to be paid at a later stage. Any additional costs and expenses incurred by Council in undertaking studies, peer reviews, referral to panels (Inner West Planning Panel and Architectural Excellence Panel) and other matters are to be paid at cost.

Amendment(s) to DCP

- | | |
|------------------------|-------------------------------------|
| Minor DCP amendment | <input type="checkbox"/> |
| Major DCP amendment | <input type="checkbox"/> |
| Complex DCP amendment | <input checked="" type="checkbox"/> |
| Precinct DCP amendment | <input type="checkbox"/> |



INNER WEST COUNCIL

Planning Proposal Application Form

Checklist

Matters for consideration are determined on a case by case basis. The Planning Proposal package must include but is not limited to, the information listed below depending on the complexity, nature and context of the Planning Proposal.

Please ensure that you provide two (2) paper copies and one (1) electronic copy of all plans and documentation that is relevant to your application.

Information to be submitted			Office use only	
			Y	N
1.	Completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Two hard copies and one electronic copy of the Planning Proposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Application Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Copy of Council's Pre-Planning Proposal Advice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Owner's consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the subject land/ property and surrounding area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Planning Proposal Report which includes and addresses the mandatory components indicated in the 'Guide to Preparing Planning Proposals' and 'Guide to Preparing Local Environmental Plans.'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7a.	Objectives and intended outcomes of the Planning Proposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7b.	An explanation of the provisions that are to be included in the relevant Local Environmental Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7c.	Justification and process for implementation for proposed amendments and outcomes (including assessment against relevant Section 117 Ministerial Directions; justification that the proposal is the best means of achieving the desired outcomes; consideration of alternative options; and consideration of relevant state, regional, and local planning strategies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7d.	Draft amended LEP mapping of current and proposed statutory changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7e.	Proposed community consultation (including consultation with any relevant government agencies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7f.	Site Plan drawn to scale (with North point clearly shown) indicating physical features such as trees, topography, existing buildings, and all adjoining properties and/or buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7g.	Detailed analysis of the site and surrounding locality identifying any relevant issues that need to be addressed in considering the planning proposal (e.g. site constraints and other development barriers)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7h.	Photos/photomontage of the site and surrounding area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7i.	Relevant plans and concept drawings demonstrating the proposed amendments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7j.	Explanation of any intended activities for the site if the Planning Proposal is successful and their potential impacts on the surrounding area (e.g. traffic and parking, noise, solar access, privacy, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7k.	Details of substantial public benefit that would result from the Planning Proposal (e.g. public domain improvements, provision of public open space, community facilities, affordable housing, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7l.	Draft site-specific Development Control Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Relevant Environmental Studies which may include the following (depending on complexity of the Planning Proposal and nature of issues)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8a.	Existing site plan (buildings, vegetation, roads etc.)			
8b.	Urban design analysis (including building envelope/ elevations/ shadow diagrams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8c.	Development Yield Analysis (potential residential yield & employment generation)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8d.	Transport & Accessibility Study (including parking & traffic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



INNER WEST COUNCIL

Planning Proposal Application Form

8e.	Economic Impact Assessment/ Commercial / Retail Viability Analysis/ Employment land study*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8f.	Social Impact Study*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8g.	Public Health Impact Statement (refer to NSW Health <i>Healthy Urban Development Checklist</i>)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8h.	Affordable Housing Assessment*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8i.	Flood Study*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8j.	Site Contamination (in accordance with SEPP55)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8k.	Bush fire hazard*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8l.	Water quality*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8m.	Acid Sulfate soil*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8n.	Heritage Impact*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8o.	Acoustic Report*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8p.	Other relevant miscellaneous studies*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: * May be required / requested as determined by Council officers.

Planning Proposals in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area that depart from the staging identified in the PRCUTS Implementation Plan 2016 - 2023 must provide all documentation required by the Implementation Plan Out of Sequence Checklist.

Declaration

I understand that information provided with this application (including the application form) and any subsequent information submitted as part of this application, may be disclosed under the provisions of the Government Information (Public Access) Act 2009 and correspondence from Council may be made available for viewing by the general public.

Applicant's signature:

Date:

24 / 10 / 18

Privacy statement

This form contains personal information of a person/s making an application to Inner West Council. The requested information assists Council staff to respond to the applicant/s. The supply of information is voluntary. If you do not provide the requested information, Council may not be able to respond to / progress your application. The information will be retained in Council's record keeping system. Information held by Council is not made publicly available unless there is an overriding public interest to do so under the Government Information (Public Access) Act 2009 (GIPA Act) and in accordance with section 18(1)(b) of the NSW Privacy and Personal Information Protection Act 1998. For more information about your privacy please contact Inner West Council on (02) 9392 5000 and ask to speak with the Privacy Officer. Alternatively, you may email Council at council@innerwest.nsw.gov.au or write to us at P.O. Box 14, Petersham, NSW 2049.



INNER WEST COUNCIL

Planning Proposal Application Form

How to lodge

Lodging an application requires a completed application form, all relevant information and the payment of the required fee.

Application will be checked at lodgement to ensure the required information is provided.

Incomplete/ illegible applications will not be accepted and will be returned to you.

Lodge in person:

Planning Proposals can only be lodged by appointment at the **Inner West Council's Ashfield Customer Service Centre – 260 Liverpool Road, Ashfield NSW 2131**. Please contact Inner West Council's Customer Service Centre on 02 9392 5000 to schedule an appointment with a Strategic Planner from Council's Planning Operations Team.

Cheques are to be made payable to: Inner West Council

Credit card: Please use the Inner West Council credit card payment form.

Office Use only

Checked by officer:		Receipt number:	
Date:		Amount paid:	\$
Record number (if applicable):		Cashier code:	
Customer number (only for CRM related forms):		Initial of officer:	

Inquires 1300 300 630

Issue date 26 Nov 17

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 19826093

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 111 975 190
FOR LORD SIXTY SEVEN PTY LTD

REVIEW DATE: 26 November 17

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office

C/- PLATINO PROPERTIES PTY LTD LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089

2 Principal place of business

LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089

3 Officeholders

Name: GEORGE ANDREW REVAY
Born: BUDAPEST HUNGARY
Date of birth: 01/08/1948
Address: 24A WONGA ROAD CREMORNE NSW 2090
Office(s) held: DIRECTOR, APPOINTED 26/11/2004; SECRETARY, APPOINTED 26/11/2004

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	1	\$1.00	\$0.00

5 Members

These details continue on the next page

LORD SIXTY SEVEN PTY LTD ACN 111 975 190