

PLANNING PROPOSAL APPLICATION AND CHECKLIST



Made under the Environmental Planning and Assessment Act 1979

1. DESCRIPTION OF PROPOSAL (Please describe what your Planning Proposal Application is intended to allow e.g. a zone change to allow construction of townhouses, retail, office development etc.)

seeks amendment of W LEP 2012 to allow increased floor space Ratio and Building height where land is consolidated into a Development

2. PROPERTY DETAILS Site of at least 2,000m².

Address: 654-658, -666 Pacific Highway, 2A Oliver Road, No 1 Freeman Road.

Lot/s No: lot 1 DP. 1068007 Section: lot 1 DP. 839309 DP/SP No: lot 2 DP. 839309.

3. ZONING

What is the current zoning of your property? B5

Q 1. Does the proposal require a change to the zoning of your property?

☐ YES ☒ NO

If yes, what is the proposed zone? _____

Q 2. Does the proposal require a development control change (e.g. to the floor space ratio or height limits) that apply to your property?

☒ YES ☐ NO

If yes, what are the proposed changes? Floor space Ratio increase

from 2.0 : to 1.0 to 3.2 to 1.0 . Height increase from 18m to 24m

Q 3. Does the proposal change the aims, definitions or clauses which apply to the City in general (or in part) OR to permit an additional permissible land use?

☐ YES ☒ NO

If yes, please describe: _____

4. APPLICANT

It is important that we are able to contact you if we need more information. Please give us as much detail as possible.

☐ Mr ☐ Mrs ☐ Ms ☒ Other: DARAKI HOLDINGS PTY LTD.

Family name (or company): company. Given name/s (or ABN): 88.003304032.

Postal address (we will post all letters to this address): P.O. Box. 261.

Chatswood. NSW. 2067.

Phone: 0414. 96.48.12.

Email: a.ayueung@mga-arch.com.au.

Mobile: 9560.6882

Facsimile: 9560.9884.

Contact person (available during business hours): ALBERT AYEUNG.

Have you made a reportable political donation or gift within the two years preceding this application? (If a reportable political donation has been made, complete the disclosure form at www.willoughby.nsw.gov.au/Donations-and-Expenditures.html.)

☐ YES ☒ NO

Have any consultants assisting you with this development been previously engaged by Council within the past five years for a project in excess of \$5000?

☐ YES ☒ NO

If yes, please ask your consultant to provide the following information:

Consultant: _____

Project: _____

Year: _____

I hereby apply for the proposal described above and I consent to Council copying this application, and any supporting material, for the purpose of obtaining public comment.

Signature: [Signature]

Date: 4/12/13.

SIU YAK TAM.



5. OWNER'S CONSENT

Multiple owners

Every owner of the land must sign this form, or provide authorisation under separate cover (e.g. multiple individuals or multiple companies).

Individuals

If you are signing on behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence under separate cover (e.g. Power of Attorney, Executor, Trustee etc.)

Strata Title and Community Title

If the property is a unit under strata title or a lot in a community title, then in addition to the owner's signature the common seal of the Owners Corporation must be stamped on this form over the signature of the owner and signed by the chairman of the Owners Corporation or the appointed managing agent.

Company

If the owner is a company, a separate letter is to accompany this application stating acknowledgement and consent of this application. The letter is to be signed by an authorised director in accordance with the Company's Memorandum and Articles of Association.

Owner/s: DARAKI HOLDING Pty Ltd - 666 Pacific Highway Chatswood
Address: 2A Oliver Road Chatswood
Ph/Mob: Siuying Lui - 1 Freeman Road Chatswood Email: _____

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.

Signature/s: See letter 10 June 2013 Date: _____

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If unsure of the ownership, please call us to find out who owns the land, according to our records.

6. PLANNING PROPOSAL CHECKLIST

The following information must be submitted with all applications: **NOTE: Please ensure that all documentation listed is submitted at lodgement otherwise this may delay acceptance and processing of the application.**

a) Which of Council's Strategic Planning Staff have you discussed your proposal with?

CRAIG O'BRIEN, NONI DE CARVALHO, LINDA McCLUNE

b) What was the date of the meeting? DEC. 2012

INFORMATION TO BE SUBMITTED

	Applicant to tick ✓	Office Use Only
1. A completed application form with owners consent	☒	☐
2. Payment required with lodgement of these documents	☒	☐
PROVIDE 6 PAPER COPIES and 1 DIGITAL COPY of the following information:		
3. Description of the subject land and the locality	☒	☐
4. Statement and justification of objectives & intended outcomes including the process of how these are to be implemented	☒	☐
5. A Plan of the site drawn to scale indicating physical features such as trees, topography, existing buildings etc	☒	☐
6. Site analysis of property and surrounding environment identifying any relevant significant issues	☒	☐
7. Details of the current use of the property and surrounding properties and the potential impact of the proposal on the surrounding area (including issues such as traffic and parking, noise, privacy etc)	☒	☐
8. Relevant plans (e.g. proposed height or FSR changes, environmental constraints, heritage or flood prone areas)	☒	☐
9. Photographs of the site and surrounding neighbourhood	☒	☐
10. Explanation of any intended activities for the site if it was to be rezoned (concept plans for future development should also be included)	☒	☐
11. Details of the substantial public benefit that would result from the proposed rezoning (examples of this might include provision of public open space, an indoor recreation complex or tennis courts in an area where there are no such facilities, or affordable housing etc).	☒	☐
12. Relevant information required to assess the environmental impacts of the proposal on the site and surrounding environment (e.g. traffic studies, commercial / retail viability analysis, ecological assessments for threatened species, noise analysis, tree assessment)	☒	☐
13. Consideration of the relevant local planning strategies including the Willoughby City Strategy, development controls and state environmental planning policies and Ministerial S117 Directions	☒	☐
14. Information required in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and Guide to Preparing Planning Proposals prepared by the NSW Department of Planning and Infrastructure www.planning.nsw.gov.au	☒	☐

DARAKI HOLDINGS PTY LTD

ABN: 88003304032

P.O. Box 261

CHATSWOOD NSW 2067

PH / FAX: 02-9427 2805

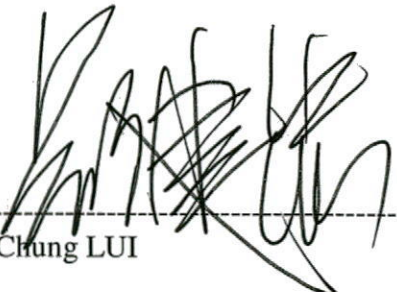
10th June, 2013

**To: The Willoughby Council
Chatswood**

Daraki Holdings Pty Ltd is the owner of the following properties:-

- 666 Pacific Highway Chatswood 2067
- 654 Pacific Highway Chatswood 2067
- 2A Oliver Road Chatswood 2067

We, the undersigned, are the shareholders and directors of the Company hereby give authorization to Mr. Siu Tak TAM (Driver Licence No. 07622767) to sign and lodge on our behalf the Planning Proposal, Development Application and Construction Certification to the Willoughby Council.



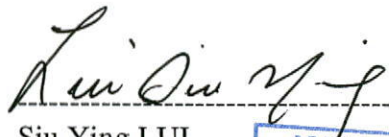
Kin Chung LUI



Kin Ming LUI



Siu Wah LUI



Siu Ying LUI



DARAKI HOLDINGS PTY LTD

ABN: 88003304032

P.O. BOX 261

CHATSWOOD NSW 2067

PH / FAX: 02-9427 2805

10th June, 2013

**To: The Willoughby Council
Chatswood**

I, Siu Ying LUI is the owner of **1 Freeman Road, Chatswood, NSW 2067**, hereby give authorization to Mr. Siu Tak TAM (Driver Licence No. 07622767) to sign and lodge on my behalf the Planning Proposal, Development Application and Construction Certification to the Willoughby Council.


Siu Ying LUI

