

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).

SEE ATTACHED

2. PROPERTY DETAILS

Address: **92-96 VICTORIA AVENUE, NSW 2067**

Lot/s No: **5, 6 AND 7** Section: _____ DP/SP No: **DP 809**

3. ZONING

What is the current zoning of your property? **R2 LOW DENSITY RESIDENTIAL**

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 is the changes zone? **HEIGHT OF BUILDING AND FLOOR SPACE RATIO**

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? **MULTI-DWELLING HOUSING**

Q 4. Does the proposal involve detailed consideration of environmental, economic, social, traffic or transport issues. YES ☒ NO ☐

Q 5. What is the area of the property? **2,500M²**

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: _____

☐ Family name (or company): **TAI FAMILY HOLDINGS P/L** Given name/s (or ABN): _____

Postal address (we will post all letters to this address): **C/O NETWORKED URBAN SOLUTIONS**

Phone: _____ Email: **NICK@NETURBSOL.COM.AU** Mobile: **0418 840 090**

Contact person (available during business hours): **NICK TOBIN**

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. I agree to payment of Council's Planning Proposal Fees as set out in Council's Fees and Charges Schedule.

Signature: _____ Date: _____

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: Behnam Tai

Address: 1 Saint Martin Place, Clear Island Waters QLD 4226

Ph/Mob: 0433807862

Email: behntai@robinet.org

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: [Signature] 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) Have you had a pre application meeting with Council's Strategic Planning Staff? YES ☒ NO ☐
b) With whom and what was the date of the meeting? IAN ARNOTT & JANE GIBSON - 23/7/2020

INFORMATION TO BE SUBMITTED

		Applicant to tick <input checked="" type="checkbox"/>	Office use Only
1.	A completed application form with owners consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Payment required with lodgement of these documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PROVIDE 6 PAPER COPIES and 1 DIGITAL COPY of the following information:			
3.	Description of the subject land and the locality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Statement and justification of objectives & intended outcomes including the process of how these are to be implemented	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	A Plan of the site drawn to scale indicating physical features such as trees, topography, existing buildings etc	<input checked="" type="checkbox"/> Refer to UD Report	<input type="checkbox"/>
6.	Site analysis of property and surrounding environment identifying any relevant significant issues	<input checked="" type="checkbox"/> Refer to UD Report	<input type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Relevant plans (e.g. proposed height or FSR changes, environmental constraints, heritage or flood prone areas)	<input checked="" type="checkbox"/> Refer to UD Report	<input type="checkbox"/>
9.	Photographs of the site and surrounding neighbourhood	<input checked="" type="checkbox"/> Refer to UD Report	<input type="checkbox"/>
10.	Explanation of any intended activities for the site if it was to be rezoned (concept plans for future development should also be included)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	Consideration of the relevant local planning strategies including the Willoughby City Strategy, development controls and state environmental planning policies and Ministerial S9.1 Directions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14.	Information required in accordance with Section 3.33 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>