

Planning Proposal Application Form

Applicant details

Title	Mr
First given name	Paul
Other given name/s	
Family name	Bowditch
Contact number	0401515431
Email	paul@progressivepropertytolutions.com.au
Address	PO Box 8161 Tumby Umbi NSW 2261
Is the applicant a company?	Yes
Name	
ABN	
ACN	
Trading Name	

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	CENTRAL COAST

Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to a combination of map based and word based planning provisions
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Select the site of the development

Site address #	1
Street address	682A THE ENTRANCE ROAD BATEAU BAY 2261
Local government area	CENTRAL COAST
Lot / Section Number / Plan	3 / - / DP716082
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p> <p>Bushfire Prone Land</p> <p>1.5 m Buffer around Classified Roads</p>

Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Minimum lot size Additional permitted uses
Please provide a brief description of the effect of the planning proposal	1. Rezone the subject land to R2 Low Density Residential under WLEP 2013 or Central Coast Local Environmental Plan (whichever is in effect at the time) 2. Apply the Minimum Lot Size of 450m ² to the land to be rezoned R2 Low Density Residential under the WLEP 2013 or the CCLEP (whichever is in effect at the time) 3. Amended Schedule 1 of Wyong Local Environmental Plan 2013 or the al Coast Local Environmental Plan (whichever is in effect at the time) to include an APU of "Transport Depot" on the subject land

Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
Meeting Date	12/08/2021
Planning Officer	Dean Fisher & Bruce Ronan

Voluntary Planning Agreement

Is the application accompanied by a voluntary planning agreement (VPA)?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Leanne
Other given name/s	
Family name	Griffiths
Contact number	0438648203
Email	leanne@redbus.com.au
Billing address	PO Box 3186 Bateau Bay NSW 2261

Application documents

The following documents support the application

Document type	Document file name
Aboriginal Cultural Heritage Assessment Report	Aboriginal Due Diligence Report - 682A Coleridge Road Bateau Bay
Bushfire report	Bush Fire Strategic Study - 682A Coleridge Road Bateau Bay
Contamination / remediation action plan	Preliminary Site Investigation Report - 682A Coleridge Road Bateau Bay
Draft Planning Proposal	Planning Proposal - 682A Coleridge Road Bateau Bay
Flood risk management report	Flood Impact Assessment - 682A Coleridge Road Bateau Bay
Flora and Fauna Report	Flora and Fauna Report - 682A Coleridge Road Bateau Bay
Infrastructure assessment	Services Plan - 682A Coleridge Road Bateau Bay
Other	Receipt RZ 4 2022 Tax Invoice - Red Bus Depot, 682A Coleridge Road, BATEAU BAY NSW 2261 - RZ 4 2022 - Progressive Property Solutions Survey depot 1 - 682A Coleridge Road Bateau Bay Survey depot 2 - 682A Coleridge Road Bateau Bay
Owner's consent	LEP Amendment Request Form - 682A Coleridge Road Bateau Bay

Site plans	Development Concept Plan - 682A Coleridge Road Bateau Bay
Social impact assessment	Social Impact Assessment - 682A Coleridge Road, Bateau Bay
System generated document	Planning Proposal Submission Form.pdf
Traffic report	Traffic Impact Assessment Report - 682 Coleridge Road Bateau Bay

Declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the assessment of this application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes

Completeness check Details

What was the outcome of the pre-lodgement review?	lodged
PlanningProposalNumber	RZ/4/2022
Enter the date the application was lodged into the Council system	16/05/22