



Request for planning proposal Application form

Application No:

Effective from July 2018 to June 2019

About this form Use this form to request a planning proposal to amend Woollahra LEP 2014. Associated or consequential changes to Woollahra DCP 2015 may also be requested.

1. Applicant's contact details

Title: ☐ Mr ☐ Mrs ☐ Ms ☐ Other:

Applicant's name: Loftex Pty Ltd - c/o City Plan Strategy & Development

Company contact: Lotti Wilkinson ABN/ACN:

Postal address: Suite 6.02, 120 Sussex Street, Sydney Post Code: 2000

Phone (B): 8270 3500 Phone (M/H): Fax:

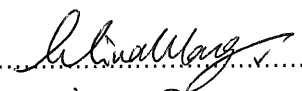
E-mail: lottiw@cityplan.com.au

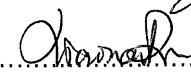
Project reference:

2. Land owner's details and consent

NB: Must be signed by the owner of the land. If more than one owner, every owner must sign. If the owner is a company or owner's association, must be signed by a director under common seal, or by provision of ABN/ACN together with your position in that Company.

As the registered owner(s) of the land to which this application relates, I/we consent to this application.
I/we also give consent for authorised Council officers to enter the land to carry out inspections.

☒ Signature:  Name: XIAOYANG WANG Date: 5-4-19

☒ Signature:  Name: XIAONAN RUAN Date: 5-4-19

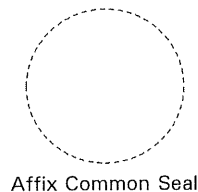
Company/Strata Corp: LOFTEX COMMERCIAL PTY LTD

Position: ROB TURCHINI - GENERAL MANAGER ABN/ACN No. 55609595137

Phone: 8920 0516

E-mail: loftex@loftexproperty.com

Postal address: LEVEL 18, 141 WALKER ST, NTH SYDNEY Post Code: 2060



Affix Common Seal

3. Location and title description of the property

Street No: 2-10 & 294-298 Street: Bay Street and New South Head Road Suburb: Double Bay

Lot(s): Lot 24 & 25 DP4606, Lot 100 DP712017 and Lot B & C DP955406

4. Description of requested changes to Woollahra LEP 2014

The planning proposal seeks to increase the height of the subject site from 14.7 metres to 21.5 metres and increase the floor space ratio from 2.5:1 and 3:1 to 3:1 across the consolidated site.

5. Associated changes to Woollahra DCP 2015

Are there associated or consequential changes required to Woollahra DCP 2015?

Yes ☒ No ☐

If yes, describe the proposed changes:

Amendment to the relevant Double Bay Centre built form envelope, specifically D5.5.3 and D5.5.9. The planning proposal also seeks an amendment to E1.5.2 which relates to non residential parking generation rates.

6. Current or future development application

Is there a current DA or a proposed DA which relies on the changes for a consent?

Yes ☐ No ☒

If there is a current DA, provide the details:

DA No.

DA description:

If there is a proposed DA, provide an overview of the proposed development:

7. Current use of property

Mixed use development comprising commercial, retail and residential uses.

8. Consultation

Have you had a pre-application consultation meeting?

Yes ☒ No ☐

Other than a pre-application consultation meeting, have you discussed the requested planning proposal with a Council officer?

Yes ☒ No ☐

If so, to whom did you speak? Allan Coker

Have you discussed the proposed changes with neighbours? Yes ☐ No ☒

If so, identify the property addresses and what type of consultation occurred:

9. Privacy notice

The personal information in this form is required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation and for processing of payments. If you do not provide the information, Council will not be able to process your application and/or payment. The information on the form will be available to Councillors, Council Officers, consultants to Council and members of the public as required by the Act. Payment information is restricted to Council officers. Council is to be regarded as the agency that holds the information. You may request amendment of any personal information held by Council that is incorrect.

10. Declaration

I declare that all the information given is true and correct.

☒ Signature: 

Name: ROB TYRELLINI

Date: 5-4-19.

11. How to lodge this application

Address the application to:

The General Manager Woollahra Municipal Council

Post: PO Box 61 Double Bay 1360

DX: DX 3607 Double Bay

Delivery: Council Chambers, 536 New South Head Rd
Double Bay NSW 2028

How to contact us by phone, fax or electronically

Phone: (02) 9391 7087

Fax: (02) 9391 7044

Email: records@woollahra.nsw.gov.au

Web: www.woollahra.nsw.gov.au

Making a personal visit?

Woollahra Council is located at 536 New South Head Road, Double Bay. You can catch the train to Edgecliff Station and take the 324, 325 or 326 bus or walk from the interchange at the Edgecliff Centre. Short-term customer parking spaces are available on site.

12. Acknowledgement of application

We will acknowledge that we have received your application.

13. Fees

Fees are **NOT** payable upon lodgement. An invoice will be issued to the Applicant.

The cost for assessing the application and preparing a planning proposal will depend on the nature and complexity of the request.

The level of complexity will be assessed by the Strategic Planning Team, and the request will be categorised as either Minor or Major.

Once the Strategic Planning Team has categorised the request and identified if any additional information is required, an invoice will be issued to the Applicant.

Minor planning proposal

Stage 1 – up to gateway determination \$16,510 (GST exempt)

All steps up to and including submission of planning proposal to Department of Planning & Environment for gateway determination if endorsed by Council. May include changes to Woollahra DCP 2015.

Stage 2 – post gateway determination \$8,300 (GST exempt)

All steps up to publication of the amending LEP subject to Council support. May include changes to Woollahra DCP 2015.

Major planning proposal

Stage 1 – up to gateway determination \$40,145 (GST exempt)

All steps up to and including submission of planning proposal to Department of Planning & Environment for gateway determination if endorsed by Council. May include changes to Woollahra DCP 2015.

Stage 2 – post gateway determination \$23,960 (GST exempt)

All steps up to publication of the amending LEP subject to Council support. May include changes to Woollahra DCP 2015.

Note: An hourly rate of \$275.00 applies to any additional unforeseen tasks and functions.

These fees apply for the 2018/2019 financial year only. Any fees payable outside this period will be subject to the adopted fees and charges for the relevant financial year.



Request for planning proposal

Application checklist

This checklist is to be completed by the applicant and the Team Leader Strategic Planning.

	Applicant			Council		
	Yes	No	N/A	Yes	No	N/A
1. Preparation						
Have you read or are you being represented by someone who has read and is familiar with the following documents:						
a) <i>Environmental Planning and Assessment Act 1979</i> – sections 3.31-3.37, in particular section 3.33(2) which prescribes the basic content	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
b) <i>Environmental Planning and Assessment Regulation 2000</i> – Part 2 Environmental planning instruments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
c) A Guide to Preparing Planning Proposals (NSW Department of Planning and Environment, August 2016). In particular, see chapter 2 <i>The parts of a planning proposal</i> and Attachment 1 <i>Information checklist</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
d) A Guide to Preparing Local Environmental Plans (NSW Department of Planning and Environment, August 2016).	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
e) Woollahra LEP 2014.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
f) Woollahra DCP 2015.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
g) <i>Standard Instrument-Principal Local Environmental Plan</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
h) Planning practice notes from the NSW Department of Planning and Environment regarding the preparation of planning proposals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
2. Application form						
Is the property address identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Are the requested changes to Woollahra LEP 2014 clearly described?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Are any associated or consequential changes to Woollahra DCP 2015 clearly described?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has owner's consent (and company seal if applicable) been provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. Documents						
Have you provided any of the following documents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
a) Indicative concept plans for a future development application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Studies, investigations and reports supporting the requested changes, including information identified in the pre-application consultation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disclosure statement (this relates to political donations and gifts)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Additional disclosures and documents						
Is the property a heritage item, in the vicinity of a heritage item, within or in the vicinity of a heritage conservation area or a draft heritage item?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Applicant			Council		
	Yes	No	N/A	Yes	No	N/A
Will the planning proposal apply to contaminated land as defined under Schedule 6 of the <i>Environmental Planning and Assessment Act 1979</i> and <i>State Environmental Planning Policy No.55 – Remediation of Land</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies and formatting						
Have 2 copies of the indicative concept plans been provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has an electronic copy of plans and documentation been provided and is it in unsecured PDF or Word file format only?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the digital copies of the plans and all documentation saved in files of 3 MB or less?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have all digital files been individually labeled to allow easy identification?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Office use only						
Is the application acceptable for lodgement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a container been created in HPE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I verify that the application is acceptable for lodgement:						
Officer's Name:						
Signature: Dated:						
Which internal departments and sections are required to be notified?						
a) Strategic Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Development Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Open Space and Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Engineering Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Urban Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Compliance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I verify that the application is acceptable for lodgement:						
Team Leader:						
Signature: Dated:						