



northern
beaches
council

Planning Proposal Application

If you need help lodging your form, contact us		Office use only		
Email	council@northernbeaches.nsw.gov.au	Form ID	2084	
Phone	1300 434 434	TRIM Ref		
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099	Last Updated	19 February 2018
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	Business Unit	Strategic Place & Planning
			Application No.	PEX2018/0004
			Receipt No.	100345034

Privacy Protection Notice	
Purpose of collection:	For Council to provide services to the community
Intended recipients:	Northern Beaches Council staff
Supply:	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction:	Please contact Customer Service on 1300 434 434 to access or correct your personal information

Part 1: Summary Application Details

Applicant(s) Name(s)	Primewest Funds Ltd aff.			
Owner(s) Name(s)	114-120 Old Pittwater Road Trust			
Relevant Local Environmental Plan (LEP) or Development Control Plan (DCP)	<u>Warringah LEP 2011</u>	Warringah LEP 2000	Warringah DCP 2011	Warringah DCP 2010
	Pittwater LEP 2014	Pittwater 21 DCP	Manly LEP 2013	Manly DCP 2013
Location of property: We need this to correctly identify the land. The details are shown on your rates/notice(s), property title(s) etc				
Address/s	114-120 Old Pittwater Road			Postcode
	Brookvale			
Legal Property Description (This info must be supplied)				
Lot No	Lots 1 and 3 on DP 868761 Sect		DP/SP	DP 868761 DP 444776
	lot 3 on DP 444776			
Have you had a pre-lodgement meeting with Council (please tick)		<input checked="" type="radio"/> Yes	<input type="radio"/> No	
If Yes, please attach details	PEX / PLM 2016/0065			
Brief Description of Planning Proposal or DCP Amendment	Facilitate Amendment to Schedule 1 of Warringah Local Environment Plan 2011 to permit business premises and office premises as standalone uses on land at 114-120 Old Pittwater Rd Brookvale			

Part 1: Summary Application Details Continued

Application Type (please tick)	Major Planning Proposal/DCP Amendment involving more than one lot or requiring additional studies/reports	50,000
	Minor Planning Proposal/DCP Amendments involving one lot or no additional studies/reports	27,500

Note: Council may charge additional fees in accordance with Clause 11 of the Environmental Planning and Assessment Regulation 2000. In order to cover the costs of undertaking the peer review of technical studies, formal undertakings (e.g. Planning Agreements, biodiversity agreements etc.) and other assessment functions. The terms of the agreement including the additional fee amount and timing of payment will be communicated to the applicant

Has the planning proposal addressed all relevant SEPP's?	<input checked="" type="checkbox"/>	No
Has the proposal submission addressed all Section 117 Directions?	<input checked="" type="checkbox"/>	No

Part 2: Checklist

This checklist must be submitted with this application. Failure to provide all required documentation of an acceptable standard may result in your application being rejected following a preliminary review by staff. Please contact Council if you are unsure what details will be required for your Planning Proposal Application. Council may also request additional information after a site inspection.

Preparing your application or DCP amendment	Applicant	Council (Office Use Only)
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USB

An electronic copy of all documents is to be provided in PDF format on USB/CD. One file for each document or map/plan, file name to include: document name, plan/map type, description and number (including version) and date.

Major Planning Proposal

Seven (7) copies of documentation

Minor Planning Proposal

Five (5) sets of documentation

Note:

- Additional copies of documentation may be requested on a case by case basis
- Each set of documentation is to contain one (1) copy of every document, with maps and plans folded to A4 size

Documents Required

The following information should be included in the Planning Proposal Document:

- Part 1: Objectives or intended outcomes
- Part 2: Explanation of provisions
- Part 3: Section A - Need for the planning proposal

Section B - Relationship to strategic planning framework

Section C - Environmental, social and economic impact

Section D - State and Commonwealth interests

The following maps/plans should be included:

- Site location
- Existing controls relevant to the planning proposal (e.g. zoning; building height; FSR; additional permitted uses; heritage curtilage; lot size; classification; categorisation)
- Proposed controls
- Any other details outlined in pre-lodgment advice

Notes:

For all plans/maps (including amended submissions):

- Plans must be drawn to scale (preferably 1:100 or 1:200) sufficient to clearly indicate the current versus amended characteristics
- Illegible drawings will not be accepted

The following information should be included on all plans and documents:

- Applicant(s) name(s)
- Property address (block/house/shop/flat number)
- Lot/Section/Deposited Plan/Strata Plan number
- Measurements in metric
- The position of true north
- Draftsman/architect name, date, plan name and number, plan version and revision

Part 2- Checklist Continued

Preparing your application or DCP amendment	Applicant	Council (Office Use Only)
Please list any supporting studies below (refer to Pre-lodgment advice):		
- Planning Proposal Document prepared by RPS	✓ Provided	Checked
- Transport Impact Assessment prepared by GTA Consultants.		
<p>Notification plans:</p> <ul style="list-style-type: none"> • A4 sized Plans/maps are to be legible, including dimensions and wording • These plans need not include interior detail that may affect your rights to privacy. However, if such plans are provided, then the signature on the Planning Proposal acknowledgements and accepts that all relevant A4 plans and maps submitted will be used for public notification purposes 	✓ Provided	Checked