

23 December 2022

Northern Beaches Council
Via NSW Planning Portal

RE: PAN-290638 – Additional Information for 122-128 Crescent Road & 55-57 The Avenue, Newport NSW 2106

On 21 December 2022, Northern Beaches Council requested additional information in relation to the subdivision DA for 122-128 Crescent Road & 55-57 The Avenue, Newport NSW 2106. They requested clarification on the following:

1. Owners Consent

Owners consent has not been provided for 122 Crescent Road Newport which is noted to be owned by Bitova Pty Ltd. In addition, as the properties are owned by a companies, the Applicant must provide details of the company/organisation along with an ASIC Current Company Extract document. Where there is more than one company owner, council may request additional supporting documentation. Document must list office holders.

We can confirm that 57 The Avenue Pty Ltd are the owners of the site, 122-128 Crescent Road & 55-57 The Avenue, Newport NSW 2106 with the exception of 122A Crescent Road, Newport as the marina is Crown Land. The certificates of title for the following land parcels have been provided: Lot 1 DP 503390, Lot 2 DP 210342, Lot 3 DP 210342, Lot 21 DP 545339, Lot 111 DP 556902, and Lot 112 DP 556902. An ASIC current company extract of 57 The Avenue Pty Ltd was provided as part of the initial Development Application.

2. Please advise whether 122A Crescent Road Newport Lot 295 DP 820302 is part of the subject site as it suggests that it is within the SEE and owners consent from Crown Land has been provided for this parcel of land. If the DA includes this site please update the DA form, SEE and all other docs to correctly reference this lot.

Lot 295 DP 820302, 122A Crescent Road, Newport forms part of the DA, as the marina will be needed for stormwater egress. We weren't able to add this address to the application via the NSW planning portal at the time of lodgement. Could Council please note that this parcel of land forms part of the application? Lot 295 DP 820302 is specifically mentioned in the Statement of Environmental Effects and the consultant reports use the site address of 122-128 Crescent Road & 55-57 The Avenue, Newport NSW 2106 which is inclusive of 122A Crescent Road, Newport.

We hope this information satisfactorily addresses Council's request. Please do not hesitate to contact me on 0402 893 249 or kate@theplanningstudio.com.au should you require further information.

Yours sincerely,



Kate Bartlett
Planning Director