

Planning Proposal Application Form

Planning Proposal case
numberPP-2023-2889

Council Planning proposal
number:PP2024/0001

Applicant details

Title	Mr
First given name	Jack
Other given name/s	
Family name	Rixon
Contact number	0431332495
Email	jrixon@mecone.com.au
Address	179 Elizabeth Street, Sydney
Is the applicant a company?	Yes
Name	TRADERS IN PURPLE PTY LTD
ABN	52162126721
ACN	162126721
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?	CANADA BAY

Type of Planning Proposal

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

Site address #	1
Street address	171 GREAT NORTH ROAD FIVE DOCK 2046
Local government area	CANADA BAY
Lot / Section Number / Plan	8 / - / DP17324 1 / - / DP1258912
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>1.5 m Buffer around Classified Roads</p>
Site address #	2
Street address	175 GREAT NORTH ROAD FIVE DOCK 2046

Local government area	CANADA BAY
Lot / Section Number / Plan	7 / - / DP17324
Primary address?	No
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>1.5 m Buffer around Classified Roads</p>
Site address #	3
Street address	179 GREAT NORTH ROAD FIVE DOCK 2046
Local government area	CANADA BAY
Lot / Section Number / Plan	6 / - / DP17324
Primary address?	No
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>1.5 m Buffer around Classified Roads</p>
Site address #	4
Street address	177 GREAT NORTH ROAD FIVE DOCK 2046
Local government area	CANADA BAY
Lot / Section Number / Plan	6 / - / DP17324
Primary address?	
	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p>

Planning controls affecting property	<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>1.5 m Buffer around Classified Roads</p>
Site address #	5
Street address	1A HENRY STREET FIVE DOCK 2046
Local government area	CANADA BAY
Lot / Section Number / Plan	4 / - / DP17324
Primary address?	
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>
Site address #	6
Street address	1B HENRY STREET FIVE DOCK 2046
Local government area	CANADA BAY
Lot / Section Number / Plan	5 / - / DP17324
Primary address?	
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>

Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Maximum height of building Floor space ratio
Please provide a brief description of the effect of the planning proposal	Amend the Height of Buildings Map from 15m to 75m and amend the Floor Space Ratio Map from 2.5:1 to 4.5:1 for 171-179 Great North Road & 1A-1B Henry Street, Five Dock.

Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
Meeting Date	15/03/2023
Planning Officer	Paul Dewar, Anthony Wynen, Kate Higgins

Planning Agreement

Is the application accompanied by a Planning Agreement?	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	Traders In Purple
Other given name/s	
Family name	Pty Ltd
Contact number	0431332495
Email	jrixon@mecone.com.au
Billing address	179 Elizabeth Street, Sydney

Application documents

The following documents support the application

Document type	Document file name
Contamination and/or remediation action plan	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 9 - Preliminary Site Investigation
Draft Planning Proposal	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Planning Proposal Report
Heritage Impact Assessment	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 4 - Statement of Heritage Impact Report
Infrastructure assessment	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 10 - Civil and Building Services Report
Other	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 6 - LEP Map Amendments 171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 3 - Landscape Report 171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 2 - Survey Plan 171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 8 - Property Market Report
Owner's consent	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Five Dock - Owners Consent
Social impact assessment	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 7 - Social and Community Needs Assessment
System generated document	Planning Proposal Submission Form.pdf
Traffic report	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 5 - Traffic Impact Assessment
Urban design and built form assessment	171-179 Great North Road & 1A-1B Henry Street, Five Dock - Appendix 1 - Urban Design Report

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 agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	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
PlanningPoposalNumber	PP2024/0001
Enter the date the application was lodged into the Council system	16/01/24