

Applicant details

Title	Mr
First given name	Mecone Group Pty Ltd
Other given name/s	
Family name	Mecone Group Pty Ltd
Contact number	0286678668
Email	info@mecone.com.au
Address	Level 12, 179 Elizabeth Street, Sydney NSW 2000
Is the applicant a company?	Yes
Name	MECONE GROUP PTY LIMITED
ABN	83620275069
ACN	620275069
Trading Name	

Subject Land

What land does the planning proposal apply to?	Large area of the LGA (six or more lots)
Which LGA does the proposal relate to?	PORT STEPHENS

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

Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Minimum lot size Maximum height of building Urban release area Other (please specify)
Please provide a brief description of the effect of the planning proposal	To amend the Port Stephens LEP as follows: • enable development of a low density residential community that responds to the topographical and environmental characteristics & natural hazards on the site • enable housing supply, diversity & affordability to address demand in the Port Stephens LGA • conserve areas of high biodiversity significance • provide an integrated open space network connecting key natural features on the site, with a key focus on a reconstructed & rehabilitated Anna Bay Main Drain.

Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
Meeting Date	18/07/2024
Planning Officer	Matthew Borsato

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	AB Rise Pty Ltd
Other given name/s	
Family name	Peter Cahill
Contact number	0418680360
Email	pacahill@gadprojects.com.au
Billing address	1 Neridah Road, Belmont North NSW 2280

Application documents

The following documents support the application

Document type	Document file name
Aboriginal Cultural Heritage Assessment Report	Gan Gan Road, Anna Bay - Aboriginal Cultural Heritage Assessment
Bushfire report	Gan Gan Road, Anna Bay - Strategic Bushfire Study
Contamination and/or remediation action plan	Gan Gan Road, Anna Bay - Preliminary Site Investigation
Draft Planning Proposal	Gan Gan Road, Anna Bay - Planning Proposal
Flood risk management report	Gan Gan Road, Anna Bay - Flood Assessment
Flora and Fauna Report	Gan Gan Road, Anna Bay - Biodiversity Development Assessment Report Gan Gan Road, Anna Bay - Biodiversity Constraints Assessment Report
Hydrogeological report	Gan Gan Road, Anna Bay - Hydrogeological Assessment
Infrastructure assessment	Gan Gan Road, Anna Bay - Infrastructure Servicing Assessment
Map of the applicable land area	Gan Gan Road, Anna Bay - locality map
Other	Gan Gan Road, Anna Bay - Scoping proposal feedback Gan Gan Road, Anna Bay - Rezoning Request fee agreement form Gan Gan Road, Anna Bay - Fee Quote (58-2024-5-1) Gan Gan Road, Anna Bay - Wetland Hydrodynamic Assessment Gan Gan Road, Anna Bay - Housing Needs Assessment Gan Gan Road, Anna Bay - Geotechnical & Acid Sulfate Soils Assessment Gan Gan Road, Anna Bay - Agricultural Assessment & LUCRA
Owner's consent	Gan Gan Road, Anna Bay - Rezoning Request Land Owner Consent Form
Planning Proposal maps	Gan Gan Road, Anna Bay - Planning Proposal maps
Plans	Gan Gan Road, Anna Bay - Conceptual Stormwater Management Strategy
Social impact assessment	Gan Gan Road, Anna Bay - Community Needs Assessment
Traffic report	Gan Gan Road, Anna Bay - Traffic Impact Assessment
Urban design and built form assessment	Gan Gan Road, Anna Bay - Urban Design Report
Vegetation Management Plan	Gan Gan Road, Anna Bay - Riparian Management Strategy

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