



Pre-Development Application

Lodgement Date: 07/06/2021

Project Name: Conexions - Mixed Use Development
Case ID: PDA-18357182

Proponent Details

Project Owner Info

Title	Mr
First Name	Damien
Last name	Novak
Role/Position	Managing Director
Phone	0402259845
Email	damien@luux.net.au
Address	9 DONAHUE CIRCUIT HARRINGTON PARK , , 2567 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LUUX PTY LIMITED
ABN	74631945536

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Miss	Stephanie
Last Name	Phone
Wu	0477883009
Email	Role/Position
swu@willowtp.com.au	Town Planner

Address

100
WALKER STREET
NORTH SYDNEY,
New South Wales
2060
AUS

Development Details

Project Info

Project Name	Conexions - Mixed Use Development
Industry	Entertainment, Tourism & Recreation
Development Type	Accommodation
Capital Investment Value (excl GST)	AUD115,000,000.00
Indicative Operation Jobs	130
Indicative Construction Jobs	536

Indicative Assessment Pathway

State Significant Development

Description of Development

Mixed use development comprising residential flat buildings, hotel accommodation and commercial uses with carparking

Stage 1 Details

Capital Investment Value (excl GST)	AUD53,789,600.00
Operation Jobs	100
Construction Jobs	268

Concept Development

Are you intending to submit a Concept Application?

Yes

Would this be for the initial Concept Application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	Conexions - A new hotel and residential quarter with commercial/retail uses and a public park
Site Address (Street number and name)	1A Racecourse Road, West Gosford (opposite Gosford Racecourse)
Site Co-ordinates - Latitude	-33.425009
Site Co-ordinates - Longitude	151.328

Local Government Area

Local Government	District Name	Region Name	Primary Region
Central Coast		Central Coast	<input checked="" type="radio"/>

Lot and DP

120/846754

Statutory Context

Under Schedule 2 of the State Environmental Planning Policy (State Regional Development) 2011, which clause does your State Significant Development application relate to?

Clause 15: Development in Gosford City Centre

Permissibility of Proposal

Permissible with consent

Biodiversity Assessment Waiver

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Scoping Report

Attachments

File Name	Proposed Development Visualisation
File Name	Existing Site Development
File Name	Visualisation 2
File Name	Visualisation 1
File Name	Preliminary CIV Report
File Name	SEARs Request
File Name	Architectural Plans
File Name	Development Schedule
