



Pre-Development Application

Date Submitted: 16/08/2022

Project Name: Central Coast Quarter - Stage 2 (Southern Tower)
Case ID: PDA-47197960

Proponent Details

Project Owner Info

Title	Mr
First Name	Justyn
Last name	Ng
Role/Position	Development Director
Phone	0402036378
Email	jng@sthiliers.com.au
Address	Level 3 8 Windmill Street MILLERS POINT , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Edward	Green
Phone	Email	Role/Position
0282337607	egreen@urbis.com.au	Consultant

Address

Level 8
123 Pitt Street
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

Have you engaged with the Department in relation to this project?
Yes

Project Info

Project Name	Central Coast Quarter - Stage 2 (Southern Tower)
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD45,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0

Description of Development
CCQ - Stage 2 (Southern Residential Building)

Concept Development

Are you intending to submit a Concept Application?
No

Site Details

Site Information

Site Name	Central Coast Quarter
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Site Address (Street number and name)	26-30 Mann Street, Gosford
Site Co-ordinates - Latitude	-33.425659
Site Co-ordinates - Longitude	151.342

Local Government Area

Local Government	District Name	Region Name	Primary Region
Central Coast		Central Coast	

Lot and DP
Lot 111 DP 1265226, Lot 469 DP 821073 and Lots 2-7 DP 14761

Statutory Context

Under [State Environmental Planning Policy\(Planning System\) 2021](#), which schedule does your State Significant Infrastructure application relate to?
Schedule 2: SSD – Identified Sites

Clause under selected Schedule
Clause 15 - Development in Gosford City Centre

Permissibly of Proposal
Permissible with consent

Describe the permissibility of all proposed uses under relevant environmental planning instruments
The proposed shop top housing use is permissible with consent under State Environmental Planning Policy (Precincts—Regional) 2021 – Chapter 5.

Biodiversity Assessment Waiver
Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Statutory Context 2

Legislation and EPIs
List any relevant legislation and environmental planning instruments that apply to the project.
Biodiversity Conservation Act 2016.
SEPP (Planning Systems) 2021.
State Environmental Planning Policy (Precincts—Regional) 2021 – Chapter 5.
State Environmental Planning Policy (Transport and Infrastructure) 2021.
State Environmental Planning Policy (BASIX) 2004.
State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.
State Environmental Planning Policy (Resilience and Hazards) 2021.
SEPP (Biodiversity and Conservation) 2021.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).
SSD 10114 is a Concept SSDA that applies to the site.

Would the project vary any development standard?
No

Designated development
Would the project be designated development (but for Section 4.10(2) of the EP&A Act) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?
No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

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

Attachments

File Name	Staging Drawing
File Name	CCQ Stage 2 - Request for SEARs