



Pre-Development Application

Date Submitted: 25/08/2022

Project Name: University of Newcastle, Gosford Campus  
Case ID: PDA-47643706

Proponent Details

Project Owner Info

Title	Mr
First Name	Edward
Last name	Green
Role/Position	Consultant
Phone	0282337607
Email	egreen@urbis.com.au
Address	Level 8 123 Pitt Street SYDNEY , 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	University of Newcastle, Gosford Campus
Industry	Education, Health & Safety
Development Type	Educational establishments
Capital Investment Value (excl GST)	AUD58,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0

Description of Development  
Refer to Urbis letter.

Concept Development

Are you intending to submit a Concept Application?  
No

Site Details

Site Information

Site Name	University of Newcastle - Gosford Campus
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Site Address (Street number and name)	305 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  
Lots 1, 2, 4, 29, 30, 31 and 32 in Deposited Plan 1591.  
Lot 1 in Deposited Plan 911163; and  
Lot 1 in Deposited Plan 911164.

Statutory Context

Under [State Environmental Planning Policy\(Planning System\) 2021](#), which schedule does your State Significant Infrastructure application relate to?  
Schedule 1: SSD - General

Clause under selected Schedule  
Clause 15 - Educational establishments

Type of Project  
Tertiary institutions

Permissibly of Proposal  
Permissible with consent

Describe the permissibility of all proposed uses under relevant environmental planning instruments  
The site is zoned B4 (Mixed Use) under the State Environmental Planning Policy (Precincts – Regional) 2021. Educational establishments are permitted with consent in the B4 zone. Therefore, the proposal is permissible with development consent.

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.  
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 (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).

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	Site Map
File Name	UoN Gosford Campus - Request for SEARs