



**Project Name:** John Whiteway Dr - Residential Flat Building  
**Case ID:** PDA-96709956

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Taskin
Last name	Satici
Role/Position	Director
Phone	0414878860
Email	taskin@moneywiselending.com.au
Address	PO Box 302 Westgate , 2048 , 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	Carlo	Di Giulio
Phone	Email	Role/Position
0421285782	carlo@principleplanning.com.au	Director

### Address

174  
EBLEY STREET  
BONDI JUNCTION, New South Wales 2022  
AUS

## Development Details

### Engagement with the Department

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

### Project Info

Project Name	John Whiteway Dr - Residential Flat Building
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD90,000,000.00
Indicative Operation Jobs	1
Indicative Construction Jobs	40
Number of Occupants	209
Number of Dwellings	139
Gross Floor Area (GFA) sqm	10,100
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	14

### Description of the Development/Infrastructure

Concurrent Planning Proposal and SSDA for:

- Residential flat building with affordable housing
- Approximately 139 dwellings
- 10% of floor space allocated as affordable housing
- Basement parking
- An existing DA is in place (DA 47044/2015) and modified by (DA47044/2015A). This is not an amending DA, it is a new DA because the existing DA is quite old and would not be able to meet certain current standards.

### Concept Development

Are you intending to submit a concept or staged application?  
No

## Site Details

### Site Information

Site Name	70 John Whiteway Drive
Site Address (Street number and name)	70 John Whiteway Drive, Gosford
Site Co-ordinates - Latitude	-33.25
Site Co-ordinates - Longitude	151.2

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 100 in DP 1066540

### Site Area

What is the total site area for your development?

Site Area sqm

4,776

## Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

Residential flat buildings are permissible in the zone (R1 General Residential).

### HDA EOI Number

272558

### Biodiversity Development Assessment Report Waiver Request

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

Yes

### Attachments

File Name	Abel Ecology have been engaged to prepare a BDAR Waiver
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### Land

### Use

### Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R1 General

Residential

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

State Environmental Planning Policy (Precincts-Regional) 2021 - Gosford City Centre

State Environmental Planning Policy (Housing) 2021 - Infill Housing Provisions

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?**

Yes

**Describe the nature of variation.**

Amend the FSR from 1.5:1 to approximately 2.5:1 and height of building from part 77m to approximately part 102m via a concurrent planning proposal request.

**Designated development**

**Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) 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.**

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, 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 Environmental Planning and Assessment Act 1979, 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 [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

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## Attachments

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File Name	Site Context Map
File Name	Final Scoping Report - 70 John Whiteway Drive, Gosford
File Name	Abel Ecology have been engaged to prepare a BDAR Waiver