



12 April 2024 (Revised)
Our Ref: 21863A.5TW(SEARS Request)

Regional Assessments
Department of Planning, Housing and Infrastructure
Level 31, 4 Parramatta Square
PARRAMATTA NSW 2124

planning consultants

Attention: Erin Murphy

Dear Erin,

Re: Request for Secretary's Environmental Assessment Requirements for a Mixed-Use Development at 35-37 Dwyer Street and 372-374 Mann Street, North Gosford

1.0 Introduction

This letter has been prepared by DFP Planning Pty Ltd (DFP) to request the issue of industry-specific Secretary's Environmental Assessment Requirements (SEARs) for a mixed-use development within Gosford City Centre at 35-37 Dwyer Street and 372-374 Mann Street, North Gosford.

The project meets the criteria for State Significant Development (SSD), pursuant to Schedule 2(15) of *State Environmental Planning Policy (Planning Systems) 2021* (SEPP PS), as the estimated development cost (EDC) exceeds \$75 million and the project is located within the Gosford City Centre (see **Figure 1** below). The project is single stage detailed DA and not a concept application.

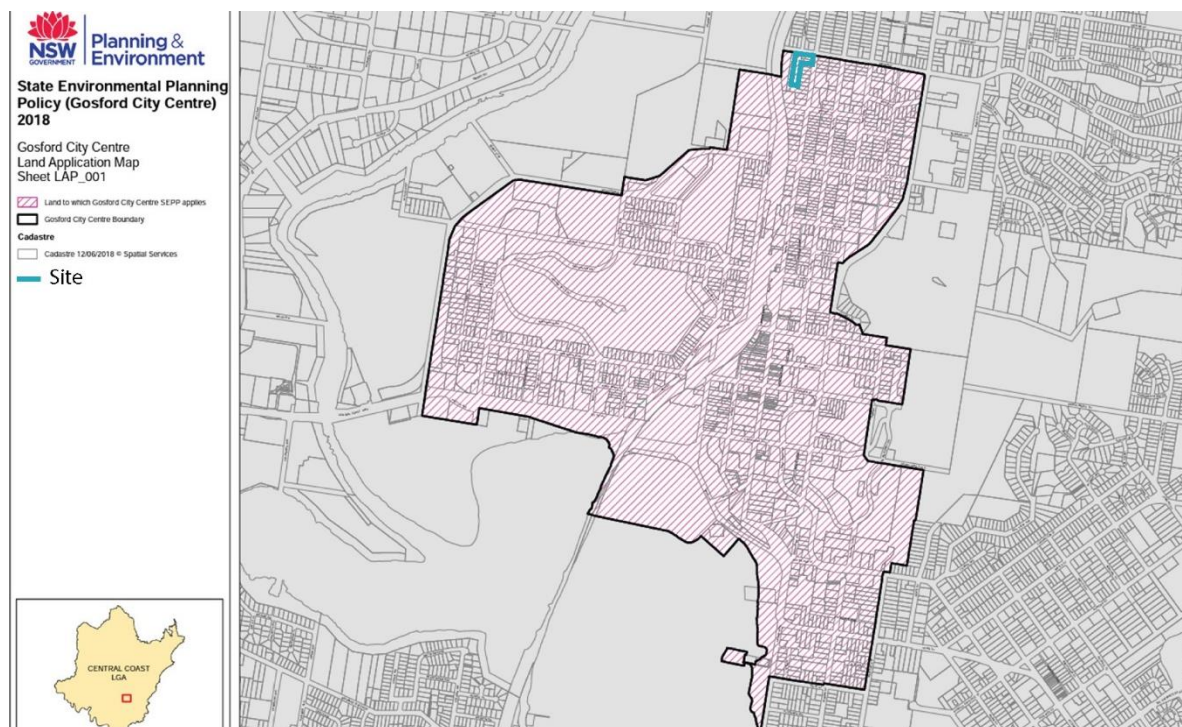


Figure 1 Gosford City Centre Map (site outlined in blue). Source: NSW Legislation

The project qualifies for the 'Identified sites and precincts' industry-specific SEARs.

2.0 Site

The site has a street address of 35-37 Dwyer Street and 372-374 Mann Street, North Gosford and is formally known as Lot 4-5 DP 15954, Lot 2A DP 407164 and Lot 31 DP 553523.

The site is irregularly shaped and has an area of 7,038.5m². The site has a frontage of 86m to Dwyer Street to the north and 34.2m to Mann Street to the east.

An aerial photograph of the site is provided at **Figure 2** below.



Figure 2 Aerial Photograph (site outlined in blue). Source: Nearmap

3.0 Project

The project is for the demolition of existing structures and construction of a mixed-use development. The project design has yet to be finalised, with a range of massing options still being considered having regard to the requirements of Part 5.8 of *State Environmental Planning Policy (Precincts – Regional) 2021* (SEPP PR).

The project will seek to utilise the exception to height and floor space provisions in section 5.46 of SEPP PR to propose a building that has a height and floor space greater than those shown on the relevant maps.

On 23 November 2023, a pre-scoping meeting was held between the applicant and the Regional Assessments Team at the NSW Department of Planning, Housing and Infrastructure (DPHI) to discuss various design options. DPHI recommended proceeding to seeking preliminary advice from the City of Gosford Design Advisory Panel.

On 28 February 2024, a design reference group workshop was held between the applicant and the City of Gosford Design Advisory Panel and comments provided for further consideration.

The applicant is in the process of reviewing the design advice received and is seeking to concurrently prepare the Environmental Impact Statement (EIS) and associated specialist



consultant reports for the purpose of submitting an SSDA. The final form of the building will be determined during this process.

4.0 Conclusion

The proposed development at 35-37 Dwyer Street and 372-374 Mann Street, North Gosford is classified as SSD, pursuant to Schedule 2(15) of SEPP PS, being a development that has a EDC of >\$75 million within the Gosford City Centre.

The applicant requests that project be issued industry-specific SEARs as a project within an 'identified site and precinct'.

Should you have any queries regarding the above application for SEARs, please contact Henry Burnett on 02 9980 6933 or at hburnett@dfpplanning.com.au.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'T West', written in a cursive style.

Thomas West
SENIOR PROJECT PLANNER

A handwritten signature in black ink, appearing to read 'H Burnett', written in a cursive style.

Henry Burnett
DIRECTOR