



Project Name: Mixed Use Development, North Gosford
Case ID: SSD-69773460

Applicant Details

Project Owner Info

Title	Mr
First Name	Sam
Last name	Scheinberg
Role/Position	Executive
Phone	0299806933
Email	dfp@dfpplanning.com.au
	PO Box R1849
Address	Royal Exchange , New South Wales, 1225 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Stockbridge Property Unit Trust
ABN	12939454042

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Fiona	Dorrans
Phone	Email	Role/Position
0299806933	dfp@dfpplanning.com.au	Administration

Address

11
DARTFORD ROAD
THORNLEIGH, New South Wales 2120
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mixed Use Development, North Gosford
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD151,945,875.00
Indicative Operation Jobs	4
Indicative Construction Jobs	669
Number of Occupants	462
Number of Dwellings	249
Gross Floor Area (GFA) sqm	21,827
Net Lettable Area (NLA) sqm	213

Description of amended development
Mixed use development

Description of Changes

Briefly describe the proposed changes to the application
BDAR Waiver granted and EDC Report updated.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Mixed Use Development
Site Address (Street number and name)	372-374 Mann Street and 35-37 Dwyer Street, North Gosford
Site Co-ordinates - Latitude	-33.415123
Site Co-ordinates - Longitude	151.343

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 4-5 DP 15954

Lot 2A DP 407164

Lot 31 DP 553523

Site Area

What is the total site area for your development?

Site Area sqm

7,039

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent - Power of Attorney
File Name	Owners Consent - Stockbridge
File Name	Owners Consent - ASIC Extract

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Greater than \$75 million in Gosford City Centre.

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

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Schedule 2: SSD – Specified Sites

Section under selected Schedule

Section 15 - Development in Gosford City Centre

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

B4 Mixed Use

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

ESD Report

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Other?

If Other, provide details

NatHERS Certificate

What star rating or sustainability level will be achieved by the development?

7.1 Star

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Alex
Last Name	Kobler
Professional Qualification	Engineer
Registration details	CPEng (Mechanical) NER
Business Name	E-LAB CONSULTING
Australian Business Number (ABN)	84647520634

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Renewable energy - photovoltaic system, Efficient lighting systems, Controls, energy metering and monitoring, Facade - high performance facade systems and shading systems will reduce load on the HVAC system, Hot water Appliances and equipment

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?*

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a

temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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](#)?*

Yes

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](#)?*

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
2813

Accredited Organisation
PIA

REAP Name
David Kettle

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	BDAR Waiver
File Name	Appendix G - Estimated Development Cost Report
File Name	North Gosford
File Name	Appendix P - ESD Report.
File Name	Appendix R - BDAR Waiver
File Name	Appendix B - Architectural Drawings
File Name	Appendix H - Architectural Design Report
File Name	Appendix V - Civil Engineering Plans
File Name	Appendix Y - Detailed Site Investigation
File Name	Appendix W - Flood Risk Management Report
File Name	Appendix N - Landscape Plans
File Name	Appendix T - Geotechnical Report
File Name	Appendix M - Landscape Design Report
File Name	Appendix Z - Aboriginal Cultural Heritage Assessment Report
File Name	Environmental Impact Statement
File Name	Appendix BB - Services Report
File Name	Appendix I - Survey
File Name	Appendix Q - Transport Impact Assessment
File Name	Appendix F - Site Photographs
File Name	Appendix J - BCA Report
File Name	Appendix DD - Engagement Report
File Name	Appendix U - Civil Engineering Report
File Name	Appendix CC - Aviation Report
File Name	Appendix L - Pedestrian Wind Assessment
File Name	Appendix X - Hazard Materials Survey
File Name	Appendix S - Noise and Vibration Impact Assessment
File Name	Appendix AA - Social Impact Assessment
File Name	Appendix K - Access Report
File Name	Appendix FF - Waste Management Plan
File Name	Appendix GG - City of Gosford Design Advisory Panel Minutes
File Name	Appendix O - Arboricultural Impact Assessment
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix A- SEARs Table
File Name	Appendix E - Mitigation Measures Table
File Name	Appendix EE - Emissions Report
File Name	Appendix D - Community Engagement Table
File Name	Design Verification Statement
File Name	Appendix P - ESD Report