



Project Name: Mixed Use Development at 23 - 25 Ashton Avenue The Entrance
Case ID: SSD-84190958

Applicant Details

Project Owner Info

Title	Mr
First Name	Anthony
Last name	Williams
Role/Position	Director
Phone	0484694122
Email	anthonywilliams@wppgroup.com.au
Address	60 DENISON STREET HAMILTON EAST , New South Wales, 2303 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	WILLIAMS PLANNING AND PROPERTY PTY LTD
ABN	49635123858

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Anthony	Williams
Phone	Email	Role/Position
0484694122	anthonywilliams@wppgroup.com.au	Director

Address

60
DENISON STREET
HAMILTON EAST, New South Wales 2303
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mixed Use Development at 23 - 25 Ashton Avenue The Entrance
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD30,140,000.00
Indicative Operation Jobs	4
Indicative Construction Jobs	105
Number of Occupants	70
Number of Dwellings	50
Gross Floor Area (GFA) sqm	3,825
% of In-fill Affordable Housing	60
Number of In-fill Affordable Dwellings	30

Description of the Development/Infrastructure

Mixed use development comprising shop top housing, infill affordable housing, commercial tenancy and associated parking, landscaping and civil works.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

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

Site Details

Site Information

Site Name	Pacific Link Ashton Avenue
Site Address (Street number and name)	23 - 25 Ashton Avenue The Entrance
Site Co-ordinates - Latitude	-33.345508
Site Co-ordinates - Longitude	151.494

Local Government Area

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

Lot and DP

Lot and DP
Lots 24, 36 & 37 of Sec 2 in DP 14230

Site Area

What is the total site area for your development?
Site Area sqm
2,336

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners consent forthcoming
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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

HDA recommendation on EOI – 240798
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

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E1 Local Centre

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

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?*

No

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](#)?*

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

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

Yes

Attachments

Attachments

File Name	Appendix 4 - Survey Plans1
File Name	Appendix 19 - Stormwater Management & SWMP Report
File Name	Appendix 35 - Addendum – Geotech and Contamination
File Name	Appendix 34 - BDAR Waiver
File Name	Appendix 27 - Resource and Waste Management Form
File Name	Appendix 20 - BDAR Waiver Report
File Name	Appendix 12 - DSI - Contamination Assessment
File Name	Appendix 11 - Architectural Plans
File Name	Appendix 33 - BASIX Stamped Architectural Plans
File Name	1213_EIS_PLHAshton_FINAL_20260422
File Name	Appendix 3 - Engagement Report
File Name	Appendix 13 - Stormwater and Civil Design Drawings
File Name	Appendix 5 - Aboriginal Heritage Due Diligence Report
File Name	Appendix 8 - Traffic Impact Assessment
File Name	Appendix 7 - Geotechnical Assessment
File Name	Appendix 23 - Flood Impact and Risk Assessment
File Name	Appendix 14 - Design Report
File Name	Appendix 15 - Landscape Documentation
File Name	Appendix 6 - Preliminary Geotechnical Assessment
File Name	Appendix 31 - CPTED Assessment
File Name	Appendix 21 - Preliminary Site Contamination Assessment
File Name	Appendix 36 - Waste Classification
File Name	Appendix 2 - Statutory Compliance Report
File Name	Appendix 4 - Survey Plans
File Name	Appendix 18 - Access Report
File Name	Appendix 24 - Acoustic Assessment
File Name	Appendix 10 - Estimated Development Cost Report
File Name	Appendix 29 - NatHERS Class 2 Summary Certificate
File Name	Appendix 1 - SEARs Response Table
File Name	Appendix 26 - Waste Management Plan
File Name	Appendix 25 - Arboricultural Impact Assessment
File Name	Appendix 28 - Ecologically Sustainable Development Report
File Name	Appendix 9 - Proposed Mitigation Measures
File Name	Appendix 32 - Community Housing Provider Letter
File Name	Appendix 16- Statement of Heritage Impact
File Name	Appendix 22 - BASIX Certificate
File Name	Appendix 17 - DA Capability Report (BCA)