

Urbis
Attention: Ms Annika Hather
ahather@urbis.com.au

Our ref: EF25/12537

12 December 2025

Subject: Mixed-use development 26 - 30 Mann Street, Gosford (SSD-90960208) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Annika,

I refer to your request dated 29 October 2025, regarding the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

Description of proposed development

The SSD application will seek approval for the demolition of existing structures on site and construction of a mixed-use development comprising:

- Construction and operation of:
 - two mixed-use towers comprising ground floor retail, hotel accommodation and residential housing (including affordable housing); and
 - pedestrian through site link, open space, and associated site and landscape works.

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BCA):

“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”

This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent or infrastructure approval for the proposed development.

I, as Delegate of the Planning Secretary within the Development Assessment and Sustainability division have determined that the proposed development is not likely to have any significant impacts on biodiversity values. Evidence that the Delegate of the Secretary within the NSW Department of Climate Change, Energy, the Environment and Water (Director Hunter Central Coast in NSW DCCEWW) has made the determination is attached (dated 24 November 2025).

If there are any amendments to the proposed development, a fresh request for a BDAR waiver determination will be required or a BDAR may need to be prepared.

Should you have any further enquiries, please contact Renah Givney on (02) 8275 1824 or via email to renah.givney@dpie.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "EMJ".

Erin Murphy
Team Leader, Regional Assessments
As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination

Attachment 1

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Joe Thompson, Director Hunter Central Coast Branch, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report **is not required**.

Proposed development means the development as described in **Schedule 1**. If the proposed development changes so that it is no longer consistent with this description, a further request to waive the requirement for a BDAR must be lodged or a BDAR prepared.

If you do not lodge the development application related to this determination for the proposed development within 2 years of the issue date of this determination, you must either prepare a BDAR or lodge a new request to have the BDAR requirement waived.



24/11/25

JOE THOMPSON
Director Hunter Central Coast Branch
Conservation Programs, Heritage & Regulation Group (CPHR)

Date

SCHEDULE 1 – Description of the proposed development

State Significant Development (SSD-90960208) under the *Environmental Planning and Assessment Act 1979* for a proposed mixed-use development known as Mixed-use development - Central Coast Quarter HDA Scheme, and located at 26-30 Mann Street, Gosford, NSW 2250. The proposed development is within the Central Coast local government area. The site is legally described as Lot 2 / DP14761, Lot 3 / DP14761, Lot 4 / DP14761, Lot 5 / DP14761, Lot 6 / DP14761, Lot 7 / DP14761, Lot 111 / DP1265226 (part lot) and Lot 469 / DP821073 (part lot)] (as schematically shown on **Figure 1**).

The SSD application for the project will seek approval for the construction and operation of:

- Two mixed-use towers comprising ground floor retail, hotel accommodation and residential housing (including affordable housing).
- Pedestrian through site link, open space, and associated site and landscape works.

Figure 1 below shows an aerial photograph of the 26-30 Mann Street, Gosford.

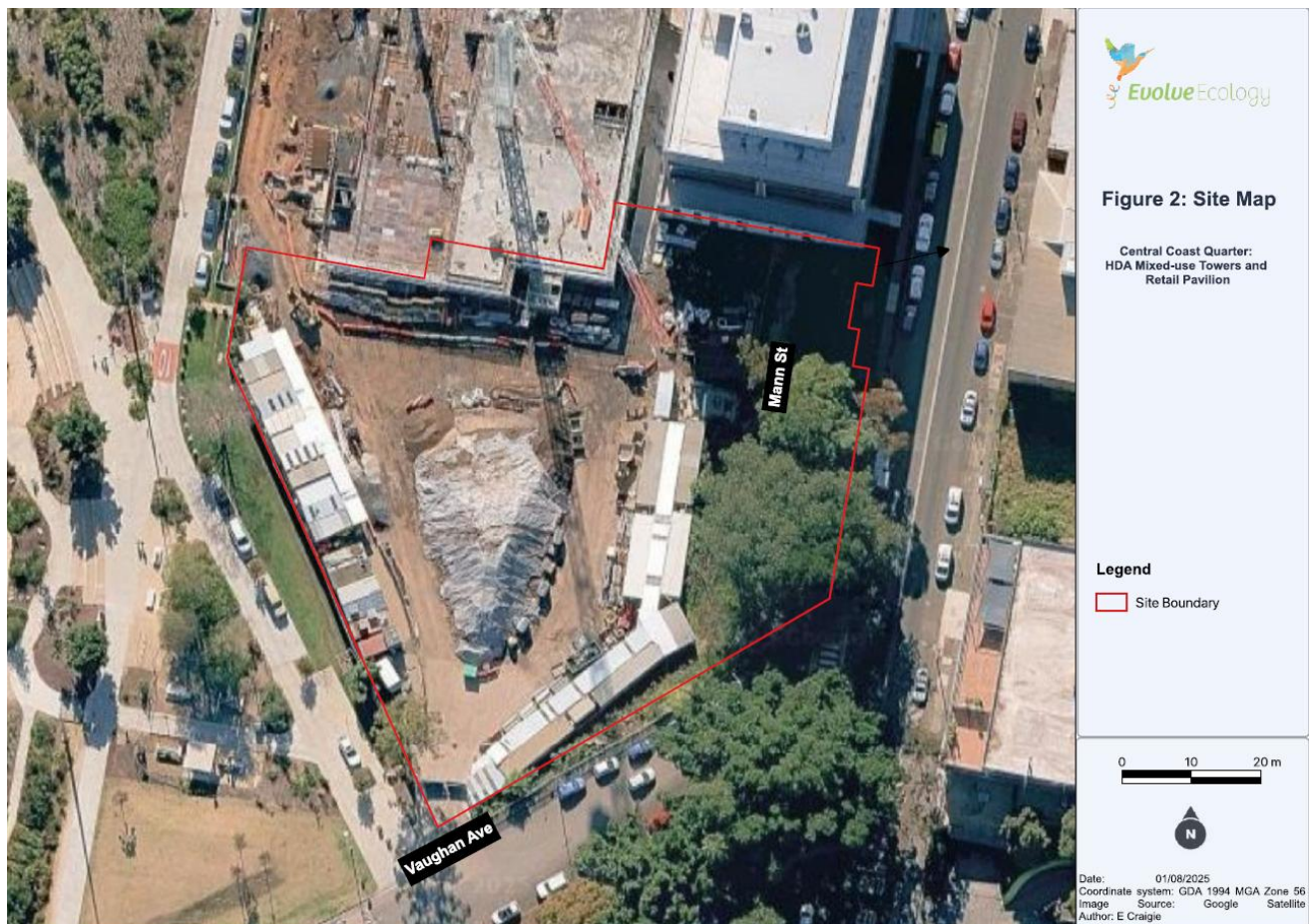


Figure 1 Aerial Photograph of the development site for the Mixed-use development - Central Coast Quarter HDA Scheme, (SSD-90960208), 26-30 Mann Street, Gosford, NSW 2250