

7 May 2025

Erin Murphy  
Team Leader, Regional Assessments  
NSW Department of Planning, Housing and Infrastructure  
Sent via the NSW Major Projects Portal

Dear Erin,

## **CENTRAL COAST QUARTER STAGE 2 (EASTERN AND SOUTHERN BUILDINGS) DETAILED SSDA**

This letter has been prepared on behalf of UPG Waterfront Pty Ltd to provide a detailed description of the Central Coast Quarter Stage 2 (Eastern and Southern Buildings) project at 26-30 Mann Street, Gosford.

It has been prepared to request industry-specific Secretary's Environmental Assessment Requirements ('SEARs') from the NSW Department of Planning, Housing and Infrastructure (DPHI).

The proposal is State Significant Development (SSD) because it is development that has a capital investment value of more than \$75 million on land in Gosford City Centre, pursuant to clause 15 of Schedule 2 of the *State Environmental Planning Policy (Planning Systems) 2021*.

The following sections identify the Applicant for the project and describe the site and proposed development.

### **1. APPLICANT DETAILS**

The applicant details for the proposed development are listed in the following table.

Table 1 – Applicant Details

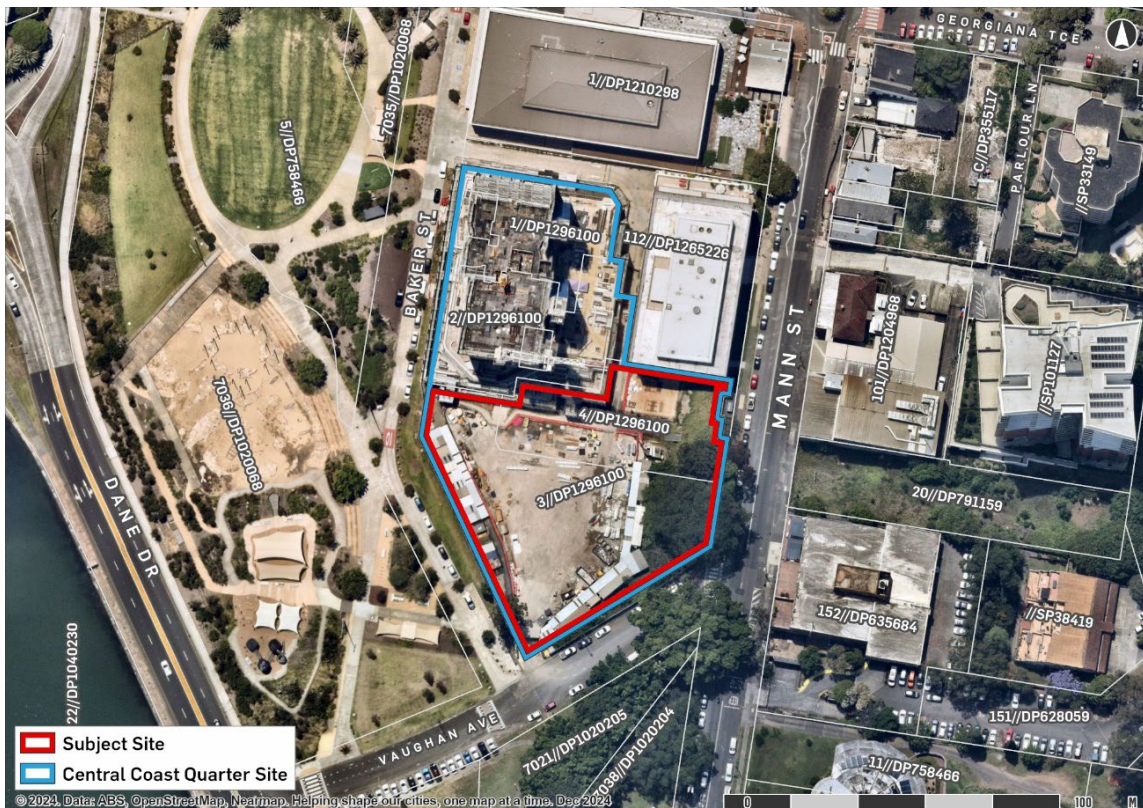
<b>Descriptor</b>	<b>Proponent Details</b>
Full Name(s)	UPG Waterfront Pty Ltd
Postal Address	Suite 110 Level 1, 180-186 Burwood Road, Burwood NSW 2134
ABN	98 676 183 869
Nominated Contact	Edward Green (Associate Director)
Contact Details	M: (02) 8424 5153   E: egreen@urbis.com.au

## 2. SITE DESCRIPTION

The following provides details of the site:

- The site is known as 26-30 Mann Street, Gosford and is in the Central Coast LGA.
- The site is legally described as Lots 1-4 Deposited Plan 1296100.
- The site (in its entirety) is 8,861sqm. This SEARs Request relates to Stage 2, which has a site area of 5,768sqm (refer to Figure 1).
- The site interfaces with a commercial office building at 26 Mann Street, Gosford to the north, the recently embellished Leagues Club Park (including Baker Street) to the west, Mann Street to the east and Vaughan Avenue to the south.
- The site is proximate to Gosford Railway Station (approx. 600m south) and Central Coast Stadium (approx. 180m east).

Figure 1 – Local Context



Source: Urbis

The site currently comprises the 'Northern Tower' (Stage 1) construction site. The Stage 2 site is currently vacant and surrounded by hoardings. It has been used for construction storage, car parking and the site office compound for the Stage 1 works. There is a substation on Mann Street (located on its own allotment) which services the commercial office building at 32 Mann Street.

The principal frontages and access to the site are from Mann Street and Vaughan Avenue. Secondary access is provided via a 7.85m wide access easement adjacent to the northern boundary of the site, which also provides vehicular access to neighbouring 32 Mann Street.

Due to levelling associated with previous development, the western half of the site is generally flat. However, the eastern and southern parts of the site are sloped, rising up to Mann Street, which is approximately 8m higher than the levelled western component of the site.

Existing mature trees are located along the eastern, southern and western boundaries of the site. A large Port Jackson Fig tree is located at the south-eastern corner of the site adjacent to the Mann Street and Vaughan Avenue intersection. There are no heritage items located on the site.

Baker Street (south of Georgiana Terrace) was previously constructed to provide access to the ATO Building and the commercial building at 32 Mann Street. This section of Baker Street has recently been converted to one-way and has now been extended through to Vaughan Avenue as part of the Leagues Club Field upgrade. Baker Street is now a one-way (southbound) shared zone, with a 10/kph speed limit.

The site is within walking distance of existing public transport connections including:

- Mann Street bus stop, approximately 50m to the north of the site.
- Gosford Train Station (to Newcastle and Sydney), approximately 600m to the north of the site.

Figure 2 Site Photographs



Picture 1 Interface with 32 Mann Street

Source: Urban Property Group



Picture 2 Looking north from Baker Street

The site is located within a diverse urban context at the southern end of the Gosford City Centre and the buildings and spaces surrounding the site vary in use, form, age, height and architectural design. The surrounding development includes:

- **North:** north of the site is a six-storey modern commercial building at 32 Mann Street, including service access road / easement connected to Baker Street. Further north is 99 Georgiana Terrace, which comprises the five storey Australian Tax Office building on the corner of Georgiana Terrace and Baker Street and the Former School of Arts building (local heritage item) on the corner of Georgiana Terrace and Mann Street.
- **East:** east of the site is a variety of two and three storey commercial buildings fronting Mann Street and including the Gosford South Post Office (local heritage item). Further east is a 15-storey residential tower at 21-37 Mann Street and older established apartment buildings and houses. Immediately to the east is a substation on Mann Street (located on its own allotment) which services the commercial office building at 32 Mann Street.
- **South:** south of the site is the Gosford City Park, which includes the Gosford War Memorial (local heritage item) and substantial mature trees and grassed open space areas. Further south is the Brisbane Water foreshore, including the Gosford Wharf, Breakwater and Sailing Club.
- **West:** west of the site is the northern extension of Gosford City Park, commonly referred to as the Leagues Club Field. Beyond this is the Central Coast Highway, Brisbane Water foreshore and Central Coast Stadium.

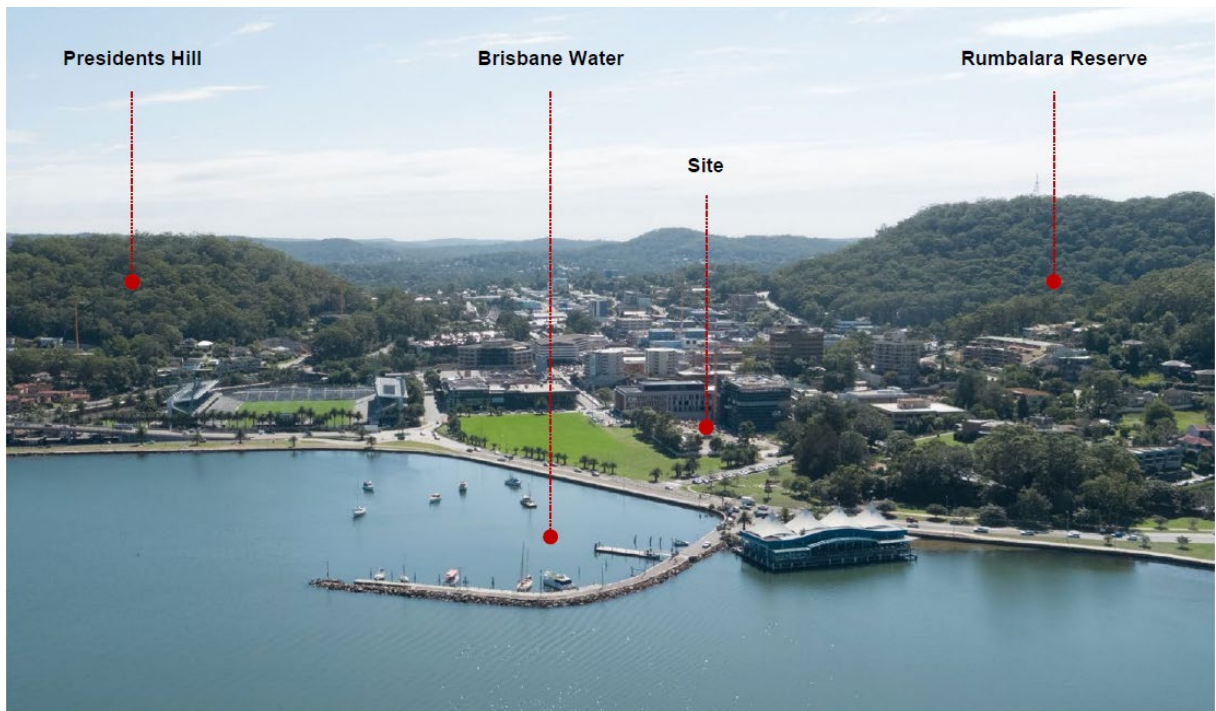
Figure 3 – Context Map



Source: Urbis

The surrounding road network consists of a variety of local and State roads. The Central Coast Highway is a State arterial road, which is a divided two-way road (four lanes). Mann Street, Vaughan Avenue and Georgiana Terrace are all two-way local collector roads. Baker Street is a new road, which was constructed to provide access to the ATO Building and 32 Mann Street.

Figure 4 – Photograph of Gosford City Centre from Brisbane Water

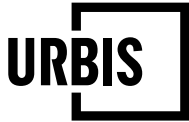


Source: GA NSW

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

Table 2 – Site Characteristics

SSDA Number	Description
<b>Site Area</b>	Whole CCQ Site: 8,861sqm Stage 2 (Eastern and Southern Buildings): 5,768sqm
<b>Easement and Land Title</b>	The site is subject to the following easements and restrictions: <ul style="list-style-type: none"> <li>• Right of way and positive covenant for shared driveway with 32 Mann Street; and</li> <li>• Easement for electricity and other purposes associated with the existing substation on Mann Street.</li> </ul>
<b>Topography</b>	The site falls approximately 8m from east to west.



SSDA Number	Description
<b>Vegetation</b>	The site has been significantly disturbed (cleared). The Concept SSDA granted approval for the removal of all existing vegetation, except for the large Port Jackson Fig tree located at the south-eastern corner of the site, adjacent to the Mann Street and Vaughan Avenue intersection.
<b>Flooding</b>	Central Coast Council has confirmed the flood planning level (FPL) is RL 3.00m AHD, based on the 1% AEP flood level, freeboard and sea level rise. All habitable floors and the basement carpark crest will be provided above the FPL.
<b>Built Heritage</b>	The site itself is not heritage listed, but there are various heritage items in the locality including the Gosford South Post Office (I35), the former School of Arts (I36), Creighton's Funeral Parlour (I37) and the former Courthouse and Police Station (Conservatorium of Music) (I38).
<b>Aboriginal Heritage</b>	<p>AMAC and Streat Archaeological Services prepared an Aboriginal Archaeological Assessment for the Northern Tower (Stage 1) SSD, which drew upon the ACHAR prepared for the Concept SSDA approval.</p> <p>The test excavation found that the majority of the site has been disturbed due to past land use, with no Aboriginal objects or deposits, or features of cultural significance present. AMAC concluded that further investigation is not warranted, and the project may proceed with caution.</p>
<b>Contamination and Geotechnical</b>	<p>A Detailed Site Investigation (DSI) has been undertaken at Concept SSDA stage, which confirms the potential for significant contamination is low and that no further investigation is necessary.</p> <p>Geotechnical investigations have encountered groundwater levels between 0.4m to -2.7m AHD across the site. The proposed basement is to be fully tanked.</p>
<b>Site Access</b>	<p>Access to the development is proposed through:</p> <ul style="list-style-type: none"> <li>• The existing shared driveway, accessed from Baker Street; and</li> <li>• A new access point to be created/provided from Vaughan Avenue.</li> </ul>

### 3. BACKGROUND TO THIS SEARS REQUEST

#### 3.1. PREVIOUS OWNERS (GOVERNMENT PROPERTY NSW AND ST HILLIERS)

From 1952 to 2014, the site was home to Gosford Public School. After the school was demolished and relocated in 2015, Government Property NSW partnered with developers to deliver two new commercial office buildings at 99 Georgiana Terrace and 32 Mann Street.

The remaining portion of the former Gosford Public School site, known as the 'Central Coast Quarter', was sold to St Hilliers through a tender process in 2017. Between 2017 and 2023, St Hilliers gained several development consents, conducted an architectural design competition, and began construction on the first stage of development, known as the Northern Tower (Stage 1).

The processes undertaken by St Hilliers, the previous landowner, are summarised below:

Table 3 Previous Development Consents at Central Coast Quarter (26-30 Mann Street, Gosford)

SSDA Number	Description	Date of Approval
SSD 10114 <b>Concept SSD Consent</b>	Concept SSDA was approved by the IPC for a building envelope comprising a podium and three towers, GFA distribution across the site (34,861sqm), site-wide concept landscape and public domain plans.	24 August 2020
SSD-23588910 <b>Northern Tower (Stage 1) Consent</b>	Consent was granted by DPHI for the construction of the 'Northern Tower' (Stage 1). The 25 storey tower comprises 136 apartments and 621sqm of retail space together with basement parking for 183 cars, 10 motorcycles and 63 bicycles and a service vehicle.	31 March 2022
<b>Design Competition For Stage 2</b>	Undertook a design excellence competition for Stage 2 in accordance with the Design Excellence Strategy endorsed by the CoGDAP Chair on 4 December 2020.	11 August 2022
SSD 10114 Mod 1 <b>Modification to Eastern Tower from Hotel to Commercial</b>	Amend the Eastern Tower land use from hotel to commercial.	11 September 2022
SSD 10114 Mod 2 <b>Modification to Eastern Tower from Commercial to Residential</b>	Amend the Eastern Tower land use from commercial to residential.	30 June 2023

#### 3.2. URBAN PROPERTY GROUP – SITE POSSESSION & INITIAL OPTIONEERING

In May 2024, Urban Property Group (UPG) took ownership of the site. Since this time, concepts have been developed by DKO and Furtado Sullivan that seek to add approximately 30% additional density to the Eastern and Southern Towers. In return, UPG has made an undertaking to allocate a minimum of 15% of the overall GFA of the entire precinct (including the Northern Tower) to affordable housing for a period of 15 years (to be managed by a registered CHP).

From a design perspective, the updated scheme seeks to respect the key objectives established by:

- The planning controls introduced by the NSW State Government for Gosford City Centre in 2018.
- The key moves embedded in the original Concept SSD (DPHI Reference: SSD 10114).
- The ideas generated through the Architectural Design Competition undertaken in August 2022.

Broadly, these relate to:

- Investment in the public domain.
- Provision of active edges.
- Connection of Mann Street to the Leagues Club Field and Gosford waterfront.
- Delivery of high-quality non-residential spaces that can 'attract' people to the site.
- Creating the opportunity for high amenity residential lifestyles, capitalising on locational amenity and views.
- Maintaining a positive contribution to the streetscape and surrounding built environment.

### **3.3. AMENDING CONCEPT SSDA (SSD-78609981)**

Initial meetings with the NSW Department of Planning, Housing and Infrastructure (DPHI) occurred on Friday, 24 May 2024 and Monday, 23 September 2024, where support was given to progress with the 'uplift' scheme, subject to iterative and ongoing engagement with the City of Gosford Design Advisory Panel (CoGDAP). Sessions took place on Wednesday, 7 August 2024 (DRG #1), Wednesday, 11 September 2024 (DRG #2) and Wednesday, 30 October 2024 (CoGDAP).

DPHI advised via email on Thursday, 20 June 2024 that the appropriate planning pathway to progress with the proposed changes was an 'Amending Concept SSDA', via Section 4.17 of the *Environmental Planning and Assessment Act 1979*. The Amending Concept SSDA (SSD-78609981) is seeking approval for the amended Eastern and Southern Building 'envelopes', reflecting:

- General changes to the layout of the site following the design competition, which reimagined the ground plane strategy, including the introduction of a retail pavilion.
- Addition of approximately 30% density, explored through engagement with the CoGDAP.
- Introduction of land use flexibility within the Eastern Tower by permitting an additional hotel use within the Concept Plan. Currently this is approved as residential with 555sqm of childcare. The Applicant is seeking the flexibility to develop this with the approved land uses, or possibly as a hotel. The building envelope will be designed to accommodate all uses, with the use break up to be determined at detailed SSDA stage.
- Introduction of affordable housing.
- Removal of the through site link from Stage 1 (into Stage 2).
- Follow on amendments to several conditions of consent.

At the time of writing, the Amending Concept SSDA (SSD-78609981) was at 'Prepare EIS' stage. It is anticipated that the Amending Concept SSDA will be approved while the subject application is under assessment, giving effect to the necessary envelope changes to allow the proposed Eastern and Southern building forms.

### **3.4. EARLY WORKS SSDA (SSD-76788277)**

It should be noted that an 'Early Works' SSDA was submitted in December 2024, seeking consent for:

- Bulk earthworks to enable the construction of the future basement.
- Stabilisation works and construction of retaining structures, including necessary shoring, piling, and capping beams.
- Excavation below the through site link approved under Stage 1 (Northern Tower).
- Bottom of excavation to align with the underside of the future basement slab (to a depth of RL-3.5, approximately 10-12m below existing ground).

At the time of writing, this application was at 'Response to Submissions' stage.

### **3.5. DETAILED SSDA – *SUBJECT OF THIS SEARS REQUEST***

This SEARs Request relates to the 'Detailed SSDA' which seeks consent for the detailed building forms for the Eastern and Southern Towers.

While the previous owners of the site (St Hilliers) had split the Eastern and Southern Towers into their own discrete stages, UPG is seeking to develop both buildings as part of one stage (i.e., Stage 2).

It is acknowledged that the SEARs will comprise both the 'Industry Specific' requirements and the 'Future Environmental Assessment Requirements' (FEARs) embedded within the Concept SSDA Consent.

With regard to the requirement for a further design competition, given the building's change of profile since the initial competition was completed in August 2022, a formal waiver was granted by GA NSW on 5 May 2025. The following conditions were imposed in relation to the 'Detailed SSDA':

- *Retention of the key built form principles and parameters set up by the Concept SSDA approval, including those outlined within the Design Guidelines (June 2020), as amended.*
- *Retention of DKO Architecture and Furtado Sullivan as the project architects for the remainder of the development through to completion.*
- *Submission of a Design Excellence Statement with the Detailed SSD, addressing any outstanding CoGDAP / Design Integrity Panel (DIP) commentary.*
- *DIP review may occur post application lodgement, if required by the Department.*
- *The consent authority is required to be satisfied that the development exhibits design excellence in accordance with clause 5.45 of the SEPP (Precincts - Regional) 2021.*

It is acknowledged that the proposed 'detailed' building design does not comply with the Concept SSDA envelope (at present). As above, the Applicant is lodging a concurrent 'Amending Concept SSDA' (DPHI Reference: SSD-78609981), described in Section 3.3 above, to give effect to these changes.

Moreover, the initial groundworks and excavation associated with the project are to be carried out via the 'Early Works' SSDA, outlined in Section 3.4 above.

## 4. DEVELOPMENT DESCRIPTION

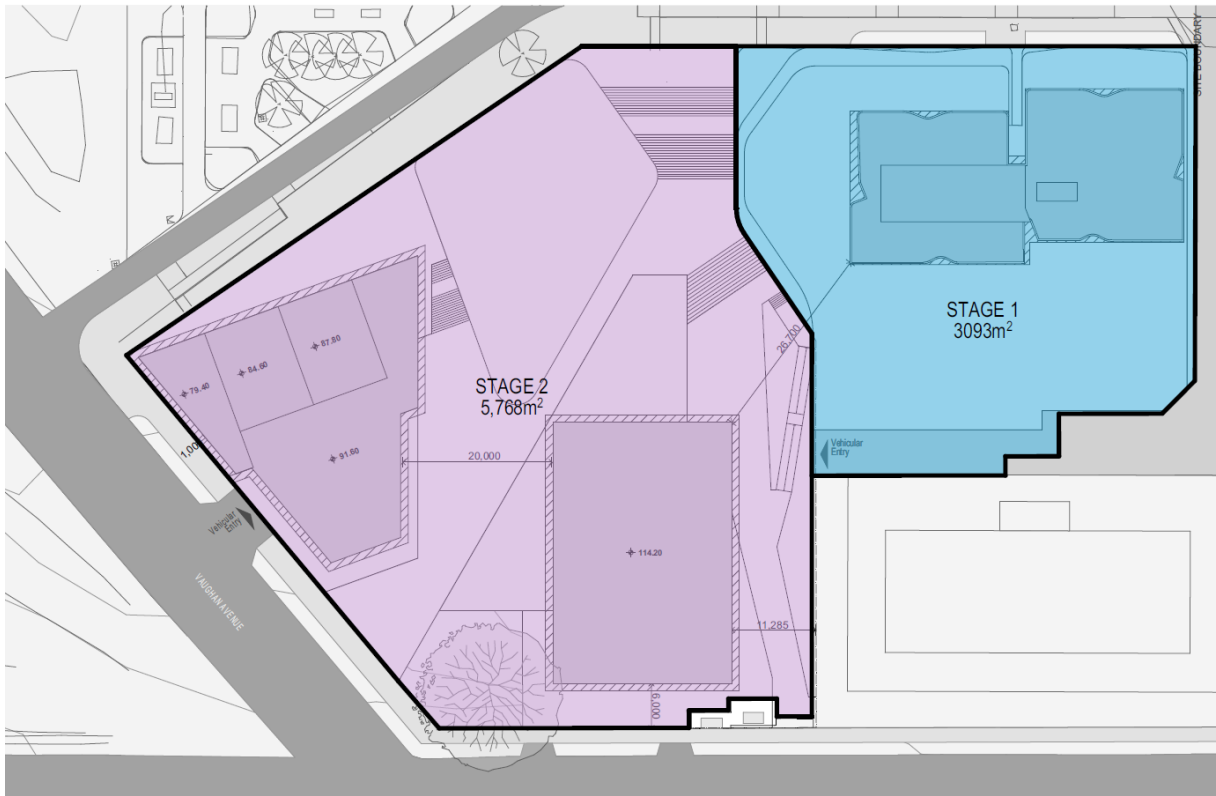
The proposal comprises the second 'detailed' stage of the site's redevelopment, as outlined below:

- Construction of a mixed-use tower known as the 'southern tower'
  - Approximately 25 storeys.
  - Ground floor retail.
  - Residential accommodation (approximately 130 residential apartments).
- Construction of a mixed-use tower known as the 'eastern tower'
  - Approximately 30 storeys.
  - Ground floor retail.
  - Hotel accommodation (approximately 150 hotel keys), including associated amenities.
  - Residential accommodation (approximately 100 apartments).
- Construction of a retail pavilion.

***Note: The distribution of affordable housing to be considered in either wholly contained within the eastern tower or a combination of both the southern tower and the eastern tower.***

- 3 levels of basement car parking comprising approximately 350 car spaces for residential, affordable housing, hotel and retail spaces.
- Vehicle access ramp from with access from Vaughan Avenue.
- Pedestrian site through link and privately owned publicly accessible open space.
- Associated site and landscape works.

Figure 5 – Site Plan



Source: DKO and Furtado Sullivan

## **5. SUMMARY OF STATUTORY PLANNING CONSIDERATIONS**

### **5.1. SSD QUALIFICATION**

Section 15 of Schedule 2 of the *Planning Systems SEPP* sets out that development that has an estimated development cost of more than \$75 Million on land in Gosford City Centre is SSD.

The Estimated Development Cost (EDC) is anticipated to exceed \$75 Million (excluding GST), refer to Appendix A. Accordingly, the proposed development is appropriately classified as SSD.

### **5.2. PERMISSIBILITY**

The site is zoned B4 (Mixed Use) in accordance with the *SEPP (Precincts – Regional)*. The proposal (shop top housing; hotel and visitor accommodation) is permitted with development consent in the B4 (Mixed Use) Zone.

### **5.3. INDUSTRY SPECIFIC SEARS QUALIFICATION**

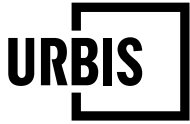
As above, the proposal is permissible with consent and declared SSD. It is eligible for 'industry specific' SEARs because it:

- Would not be categorised as 'designated development' under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).
- Is permitted with consent under the *SEPP (Precincts – Regional)*; and
- Is not a Concept SSDA.

### **5.4. KEY ENVIRONMENTAL PLANNING INSTRUMENTS**

The following EPIs are relevant to the project and will be considered as part of the SSDA:

- *SEPP (Planning Systems) 2021 (Planning Systems SEPP)*.
- *SEPP (Precincts—Regional) 2021 (Regional SEPP)*.
- *SEPP (Transport and Infrastructure) 2021 (T&I SEPP)*.
- *SEPP (Sustainable Buildings) 2022 (SB SEPP)*.
- *SEPP (Resilience and Hazards) 2021 (R&H SEPP)*.
- *SEPP (Housing) 2021 (Housing SEPP)*.



## 6. OVERVIEW

We trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of 'industry-specific' SEARs.

If you require any further information, please do not hesitate to contact me on (02) 8424 5153 to discuss.

Kind regards,

*Edward Green*

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Enc: Appendix A: EDC Letter prepared by Construction Consultants