

The URBIS logo consists of the word "URBIS" in a bold, white, sans-serif font. To the right of the text is a white square outline. A white vertical line runs down the left side of the page, and a white horizontal line runs across the page, intersecting the vertical line and the square outline of the logo.

URBIS

Central Coast Quarter

Stage 1 – Northern Tower
Modification to SSD-23588910

Modification 7

Prepared for
Urban Property Group
July 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Andrew Harvey
Associate Director	Edward Green
Senior Consultant	Annika Hather
Project Code	P53243
Report Number	V1



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

1.	Introduction	1
2.	Strategic Context.....	5
3.	Description of Modifications	6
4.	Statutory Context	11
5.	Assessment of Impacts	15
6.	Justification of Modified Project.....	16
7.	Disclaimer	17

Appendix A	Architectural Plans
Appendix B	Traffic Statement
Appendix C	BCA Statement
Appendix D	DDA Statement

FIGURES

Figure 1 Photomontage of Northern Residential Tower (SSD-23588910).....	3
Figure 2 Aerial Photograph.....	4
Figure 3 Drone Photograph of the Site	4
Figure 4 Ground Floor Plans (DA201).....	6
Figure 5 Level 1 Plans (DA202)	7
Figure 6 Level 2 Plans (DA203)	7
Figure 7 Level 3 Plans (DA203)	7

TABLES

Table 1 Applicant Details	2
Table 2 Development in accordance with plans and documents	8
Table 3 Consistency with Applicable Legislation and Environmental Planning Instruments	12
Table 4 Consistency with State Environmental Planning Policy (Precincts – Regional) 2021.....	12

1. Introduction

This Modification Report has been prepared by Urbis on behalf of UPG Waterfront Pty Ltd (**the Applicant**) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

The application proposes modifications to SSD-23588910, which granted consent for the construction of a 25-storey mixed-use development known as 'Central Coast Quarter - Stage 1'. The approved development comprises 136 residential apartments above podium-level retail and a basement structure accommodating 183 car parking spaces, along with associated works, located at 26-30 Mann Street, Gosford.

The building, which received development consent in March 2022, recently reached its structural 'top out' milestone on 29 May 2025, with construction scheduled for completion by the end of the calendar year.

Specifically, this application seeks to amend the approved drawings to reflect minor design modifications relating to the following:

- Partial demolition of the car parking slabs at ground level and Level 1 to facilitate piling and construction works associated with the future stage basement. This will remove vehicular access between the Northern Tower basement and the future stage of the project. However, to ensure that the centralised loading and waste collection area in the Northern Tower basement can continue to service Stage 2, a bin hoist will be used to facilitate the movement of bins between the stage 1 and 2 basements.
- Reconfiguration of car parking layouts to retain compliance with the approved number of parking spaces.
- Relocation of the cold water pump room to a position adjacent to the fire control room.
- Reconfiguration of bicycle parking facilities to suit the revised layout.
- Inclusion of additional storage cages across the parking levels, from ground floor to Level 3.
- Addition of a new store room on the ground floor.

The proposed changes have been designed to integrate seamlessly with the approved built form, ensuring consistency with the intent and functionality of the original development consent.

Importantly, the modification does not propose any changes to the following key development parameters:

- Site area.
- Excavation depth.
- Gross floor area.
- Building height.
- Number of parking spaces.
- Site access.
- Approved land uses.
- Project timing or staging.
- Communal open space area.

Accordingly, the proposal represents 'substantially the same development' for which the consent was granted and can be assessed under Section 4.55(1A) of the EP&A Act.

Condition A9(iii) of SSD-23588910 requires that the City of Gosford Design Advisory Panel (CoGDAP) review any design changes prior to the lodgement of a planning modification that alters the approved design.

The proposed changes have been reviewed by the CoGDAP Secretariat, who confirmed via email on 18 July 2025 that no further design review is required for this application. The Chair of the CoGDAP will provide formal advice to the Department as part of its assessment of the modification.

1.1. Applicant Details

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

Table 1 Applicant Details

Descriptor	Proponent Details
Full Name	UPG Waterfront Pty Ltd
Postal Address	Suite 110 Level 1, 180-186 Burwood Road, Burwood NSW 2134
ABN	9867 6183 869
Nominated Contact	Annika Hather – Senior Consultant (Urbis) E: ahather@urbis.com.au P: (02) 8424 5122

1.2. Project Background

1.2.1. Concept SSDA Consent ('Parent Consent')

On 24 August 2020, the Independent Planning Commission (IPC) granted development consent for a Concept State Significant Development Application at the site (SSD 10114). The scope of this approval included:

- A building envelope including a podium and three towers, comprising:
 - Maximum tower heights including:
 - Northern Tower up to RL 71.3m and RL 81.4m.
 - Southern Tower up to RL 52.6m, RL 58.8m, and RL 65.1m
 - Eastern Tower up to RL 71.3m
 - Maximum of 34,861sqm GFA for residential, hotel and commercial / retail uses.
 - Site-wide concept landscape plan including through site links.
 - Design guidelines and design excellence strategy.

Following Concept SSDA consent, the project was staged, with the 'Northern Tower' comprising the first 'detailed' stage of development.

This Concept SSD has been modified twice to amend the approved land uses. The consent was most recently modified on 30 June 2023 to allow residential uses in all three towers, above the commercial / retail podium – with 555sqm of childcare to be incorporated (indicatively within the Eastern Tower).

1.2.2. Stage 1, Northern Tower ('Detailed Consent')

Following Concept SSDA approval, the previous landowner lodged a 'detailed' SSDA for the Northern Tower in September 2021 (SSD-23588910). On 31 March 2022, the Department granted consent for (**Figure 1**):

- Site establishment works.
- Construction of a 22 to 25 storey tower (RL 69.76 to RL 84.1) including podium, providing for:
 - 136 apartments.
 - 621sqm of retail (in the podium).
- On-site parking spaces for 183 cars, 10 motorcycles, 63 bicycles and a service vehicle; and
- Provision of hard and soft landscaping, communal open space, a publicly accessible through site link and public art.

This SSD has been modified five times since the original approval:

- Modification 1 – design development changes, approved 23 September 2022.
- Modification 2 – amendments to allow the installation of lightning rods, approved 29 May 2023.
- Modification 3 – design development changes following change in ownership, approved 28 August 2024.
- Modification 4 – minor rooftop and communal open space amendments, approved 4 December 2024.
- Modification 5 – design development changes, approved 10 June 2025.

A separate modification application (Modification 6) is currently also with the DPHI, seeking approval for the introduction of signage zones on the podium and rooftop signage.

This application represents the seventh modification to SSD-23588910 and seeks consent for additional design amendments specifically related to the basement and car parking areas.

Figure 1 Photomontage of Northern Residential Tower (SSD-23588910)



Source: DKO

1.3. Site Description

The following provides an overview of the site:

- The site is located at 26-30 Mann Street, Gosford, within the Central Coast Local Government Area.
- It is legally described as Lots 1-4 in Deposited Plan 1296100.
- The Stage 1 (Northern Tower) portion of the site comprises approximately 4,255sqm and has an irregular shape. Construction of the Northern Tower commenced in 2022 and is anticipated to be completed by December 2025.
- The site adjoins a commercial office building at 26 Mann Street to the north, the recently upgraded Leagues Club Park (including Baker Street) to the west, Mann Street to the east, and Vaughan Avenue to the south.
- It is well-connected, located approximately 600 metres south of Gosford Railway Station and around 180 metres south-east of Central Coast Stadium.

Figure 2 Aerial Photograph



Source: Urbis

Figure 3 Drone Photograph of the Site



Source: Urban Property Group

2. Strategic Context

The modification application proposes minor changes to the basement and car parking areas of the Northern Tower. Despite these changes, the project will remain consistent with the strategic planning context, as it:

- Supports an active interface with Leagues Club Park, creating an attractive and welcoming space for people to gather during both day and night, and catering to pre and post event activity at nearby entertainment venues (i.e., Central Coast Stadium).
- Maintains a respectful relationship with the surrounding landscape, preserving key public view corridors to the escarpment through slender tower forms.
- Facilitates new residential and commercial uses, contributing to the local economy by supporting employment growth and increasing the resident population, which in turn strengthens demand for local services and businesses.
- Delivers a high-quality, accessible public domain, including an open-air through site link between Mann Street and the Leagues Club Park - providing both a physical and visual connection to the water's edge. The proposal continues to reflect a bold and aspirational design outcome, aligning with the future vision for Gosford as the 'Capital of the Central Coast Region'.

3. Description of Modifications

This Section 4.55(1A) Modification Application seeks consent to amend the approved drawings to reflect minor design modifications relating to the basement and car parking areas of the Northern Tower.

Importantly, the modification does not propose any changes to the following key development parameters:

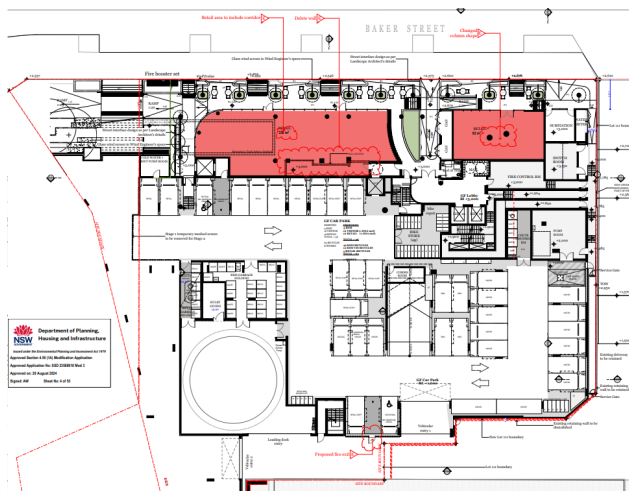
- Site area.
- Excavation depth.
- Gross floor area.
- Building height.
- Number of parking spaces.
- Site access.
- Approved land uses.
- Project timing or staging.
- Communal open space area.

3.1. Overview of Amendments

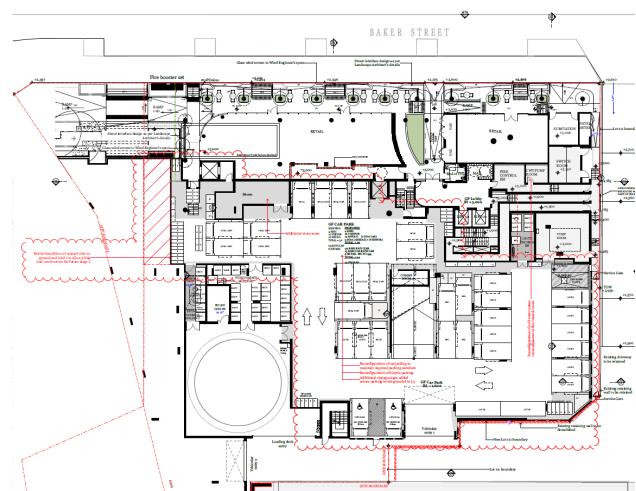
The proposed modifications to the approved development are summarised below:

- Partial demolition of the car parking slabs at ground level and Level 1 to facilitate piling and construction works associated with the future stage basement. This will remove vehicular access between the Northern Tower basement and the future stage of the project. However, to ensure that the centralised loading and waste collection area in the Northern Tower basement can continue to service Stage 2, a bin hoist will be used to facilitate the movement of bins between the stage 1 and 2 basements.
- Reconfiguration of car parking layouts to retain compliance with the approved number of parking spaces.
- Relocation of the cold water pump room to a position adjacent to the fire control room.
- Reconfiguration of bicycle parking facilities to suit the revised layout.
- Inclusion of additional storage cages across the parking levels, from ground floor to Level 3.
- Addition of a new store room on the ground floor.

Figure 4 Ground Floor Plans (DA201)

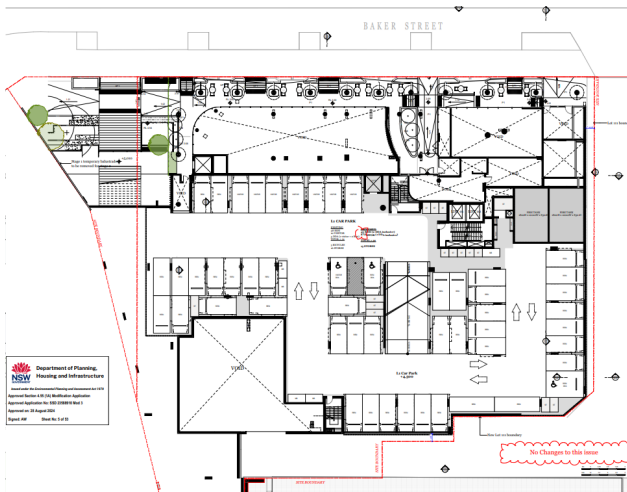


Picture 1 Approved Ground Floor Plan

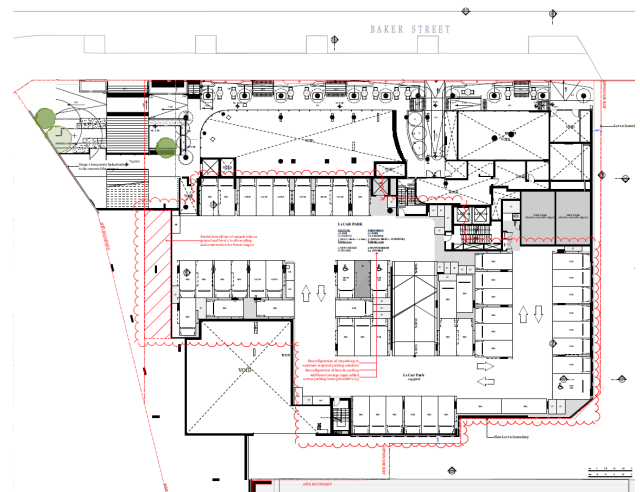


Picture 2 Proposed Ground Floor Plan

Figure 5 Level 1 Plans (DA202)

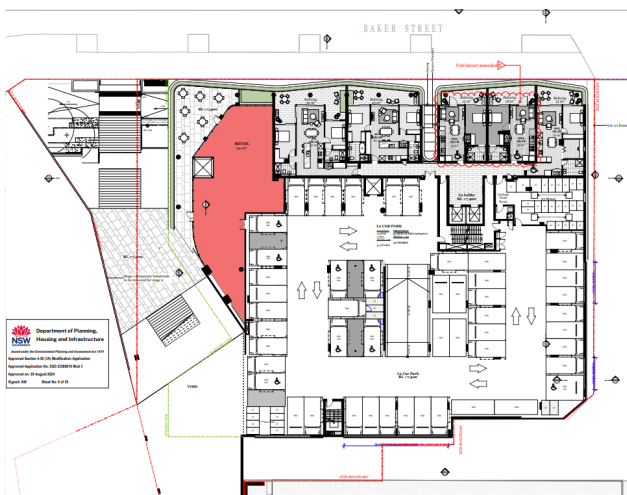


Picture 3 Approved Level 1 Plan

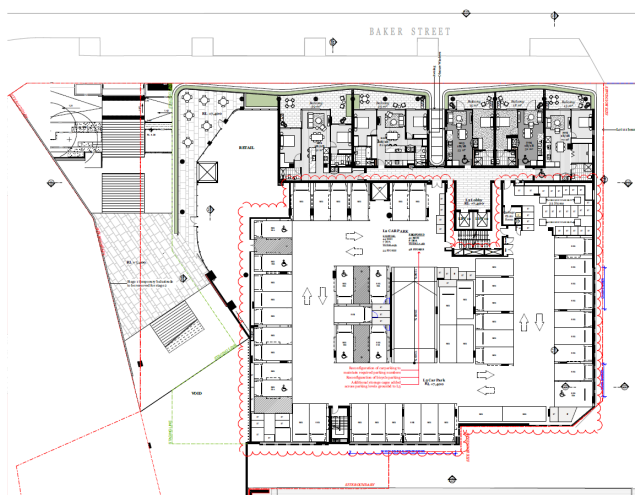


Picture 4 Proposed Level 1 Plan

Figure 6 Level 2 Plans (DA203)

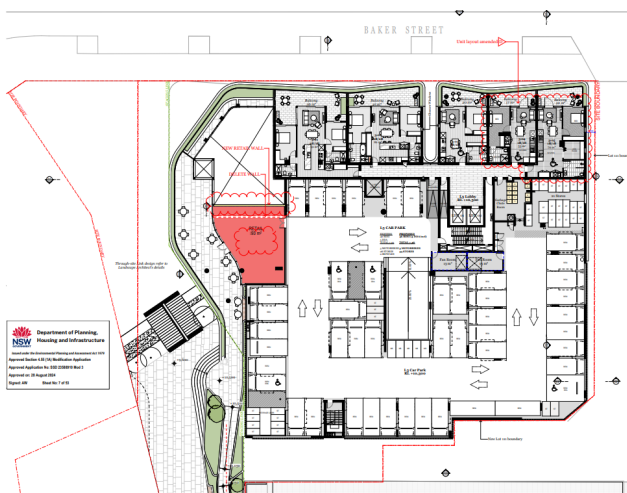


Picture 5 Approved Level 2 Plan

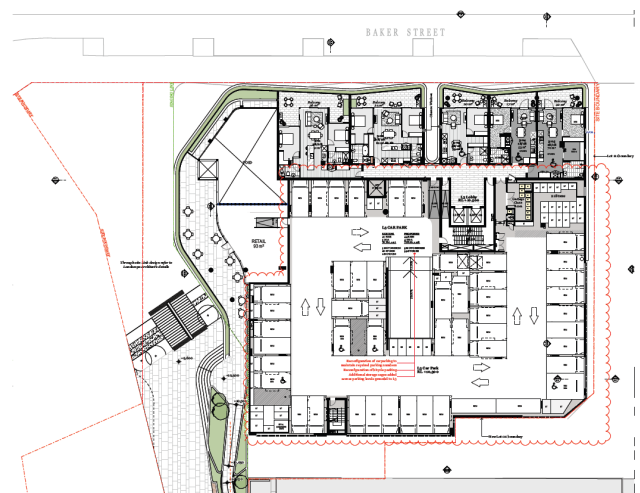


Picture 6 Proposed Level 2 Plan

Figure 7 Level 3 Plans (DA203)



Picture 7 Approved Level 3 Plan



Picture 8 Proposed Level 3 Plan

Source: DKO

3.2. Proposed Amendments to Conditions of Consent

The proposed modifications outlined above require corresponding amendments to the development consent conditions, as detailed below.

Proposed changes to plan references currently sought via Modification 6 (related to signage) are shown in **blue** text. The proposed changes to plan references sought via this modification are shown in **red** text below.

Condition A2

Table 2 Development in accordance with plans and documents

Plan No.	Rev	Name of Plan	Date
Architectural Plans prepared by DKO Architecture			
DA101	B	Staging Plan	23/8/2024
DA102	B	Site Plan	23/8/2024
DA103	B	Site Survey	23/8/2024
DA201	G	Ground Floor	07/07/2025
DA202	D	Level 1	07/07/2025
DA203	F	Level 2	07/07/2025
DA204	G	Level 3	18/07/2025
DA205	D	Level 4	23/8/2024
DA206	C	Level 5	23/8/2024
DA207	A	Level 6	23/8/2024
DA208	C	Level 7, 9-12	23/8/2024
DA209	A	Level 8	23/8/2024
DA210	C	Level 13, 14, 16, 19	23/8/2024
DA211	A	Level 15	23/8/2024
DA212	A	Level 18	23/8/2024
DA213	A	Level 20	23/8/2024
DA214	E	Level 21	11/10/2024
DA215	F	Level 22-23	10/04/2025
DA216	F	Level 24	10/04/2025
DA223	02	Roof Plan	18/07/2025
DA301	F	North Elevation	10/04/2025
DA302	I	South Elevation	18/07/2025
DA303	E	East Elevation (Mann Street)	11/10/2024

Plan No.	Rev	Name of Plan	Date
DA304	J	West Elevation (Baker Street)	18/07/2025
DA305	F	Sections – AA	10/04/2025
DA306	F	Section – BB	10/04/2025
DA307	E	Materials and Finishes	11/10/2024
DA308	C	Urban Indicative Signage Details	18/07/2025
DA309	C	Urban Indicative Signage Details – GF Entry	18/07/2025
DA310	C	Urban Indicative Signage Details – Retail	18/07/2025
DA401	E	GFA Calculations	23/8/2024
DA402	E	GFA Calculations	23/8/2024
DA403	B	Unit Mix	23/8/2024
DA404	A	Unit Mix	23/8/2024
DA405	B	Cross Ventilation Calc.	23/8/2024
DA406	A	Eye of the Sun 1/3	23/8/2024
DA407	A	Eye of the Sun 1/2	23/8/2024
DA408	C	Eye of the Sun 1/3	23/8/2024
DA409	B	Solar Access Calculations 8am to 4pm	23/8/2024
DA410	A	Solar Access Calculations 8am to 4pm	23/8/2024
DA411	A	Solar Access Calculations 9am to 3pm	23/8/2024
DA410	A	Communal Open Space & Deep Soil	23/8/2024
DA413	B	Shadow Diagram Proposed 1/2	10/04/2025
DA414	B	Shadow Diagram Proposed 2/2	10/04/2025
DA415	A	Shadow Diagram COS	23/8/2024
DA416	B	Apartment Types 1/3	23/8/2024
DA417	B	Apartment Types 2/3	23/8/2024
DA418	A	Apartment Types 3/3	23/8/2024
DA419	A	Storage Diagram 1/2	23/8/2024
DA420	A	Storage Diagram 2/2	23/8/2024
DA421	B	DDA & Livable Unit Calc.	23/8/2024
DA422	A	DDA & Livable Unit Calc.	23/8/2024
DA423	C	Pre & Post Adaptable	23/8/2024

Plan No.	Rev	Name of Plan	Date
DA424	B	Pre & Post Adaptable & Livable	23/8/2024
DA425	A	NDIS	23/8/2024
DA426	A	NDIS	23/8/2024
Landscape plans prepared by <i>Turf Design Studio</i>			
L-S4.55-200	1	Ground Floor Plan	27/04/2022
L-S4.55-250	1	Through Site Link	31/05/2022
L-S4.55-251	1	Through Site Link West	27/04/2022
L-S4.55-252	1	Through Site Link East	31/05/2022
L-S4.55-253	1	Level 4 Podium	16/05/2022
L-S4.55-254	2	Level 21	10/10/2024
Civil Plans prepared by <i>Northrop</i>			
C1.1	A	INTERNAL CIVIL WORKS COVER SHEET	22/03/2021
C2.1	B	INTERNAL CIVIL WORKS CONCEPT SOIL & WATER CYCLE MANAGEMENT PLAN	26/03/2021
C2.2	A	INTERNAL CIVIL WORKS SOIL & WATER CYCLE MANAGEMENT DETAILS	22/03/2021
C4.1	B	INTERNAL CIVIL WORKS STORMWATER MANAGEMENT & LEVELS PLAN GROUND	26/03/2021
C4.2	A	INTERNAL CIVIL WORKS STORMWATER MANAGEMENT & LEVELS PLAN LEVEL 4	22/03/2021

4. Statutory Context

This section of the report provides an overview of the key statutory requirements relevant to the site and the project as proposed to be modified.

4.1. Minimal Environmental Impact

Section 4.55(1A)(a) of the Environmental Planning and Assessment Act 1979 requires the consent authority to be “*satisfied that the proposed modification is of minimal environmental impact*”.

This application seeks approval for minor design modifications to the basement and car parking areas of the Northern Tower. These changes include the partial demolition of slabs to support future stage construction and to remove vehicular access to the future stage of the project. Additional modifications include the reconfiguration of car and bicycle parking, relocation of the cold water pump room, and the addition of storage cages and a store room.

The proposed changes are internal to the approved built form and do not alter the building’s external footprint (or profile), height, gross floor area, car parking count or approved land uses. Importantly, the changes will not generate any additional environmental impacts in relation to visual amenity, overshadowing, noise, traffic generation or site access.

All works will be undertaken within the scope of the existing consent and integrated with the approved structure, ensuring consistency with the original development intent and functionality.

On this basis, the modification is considered to result in no more than minimal environmental impact and is suitable for assessment under Section 4.55(1A) of the EP&A Act.

4.2. Substantially the Same Development

Section 4.55(1A)(b) of the Environmental Planning and Assessment Act 1979 requires the consent authority to be “*satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)*”.

The proposed modification is considered to be ‘substantially the same development’, in a qualitative sense, as it:

- Does not propose any change to land use or the arrangement of land uses, nor does it introduce any changes that would adversely impact adjoining or surrounding uses.
- Does not alter the external built form or generate any new or perceivable visual impacts from the public domain, as all proposed changes are internal to the basement and car parking levels.
- Maintains the approved access arrangements for the site and its interface with the surrounding public domain.
- Supporting documentation confirms that the proposal will not result in any new or increased environmental impacts.

The proposal is also ‘substantially the same’ in a quantitative sense, as it:

- Does not change the site area or staging boundaries.
- Does not alter the approved building height.
- Does not change the approved gross floor area / floor space ratio.
- Does not alter the amount of communal open space provided.
- Does not alter the number of car parking spaces approved.
- Does not affect compliance with applicable planning controls, including the SEPP (Precincts – Regional) and the Gosford City Centre DCP.

In conclusion, the proposed modifications are minor in nature and do not result in any significant additional environmental or social impacts beyond those already assessed under the original development consent. As such, the development remains substantially the same for the purposes of Section 4.55(1A) of the EP&A Act.

4.3. Environmental Planning Instruments

The table below outlines the consistency of the proposed modified development with the relevant legislation and applicable environmental planning instruments (EPIs).

Table 3 Consistency with Applicable Legislation and Environmental Planning Instruments

Legislation/Instrument	Consistency
Biodiversity Conservation Act 2016	The proposed modification does not affect the approved development's consistency with this Act. The requirement to purchase two ecosystem credits for the removal of three Brush Box trees remains applicable under Conditions B20-B22.
SEPP (Planning Systems) 2021	The proposed modification maintains consistency with this SEPP. The development continues to be appropriately classified as State Significant Development under Schedule 2, Section 15.
SEPP (Transport and Infrastructure) 2021	The proposed modification does not alter the approved development's consistency with this SEPP. The conclusions of the original assessment regarding traffic generation and noise intrusion remain unchanged.
SEPP (BASIX) 2004	The proposed modification does not affect compliance with this SEPP. All BASIX commitments, as referenced in Condition B11, will continue to be met during construction.
SEPP (Housing) 2021	The proposed modification remains consistent with this SEPP. Although minor changes are proposed to the basement levels, there are no changes to the building envelope, separation, solar access, or private open space. The inclusion of additional storage cages supports ongoing compliance with the Apartment Design Guide (ADG) requirements.
SEPP (Resilience and Hazards) 2021	The proposed modification does not affect consistency with this SEPP. Contamination risks were previously assessed, and the site was deemed capable of being made suitable for the development.
SEPP (Biodiversity and Conservation) 2021	The proposed modification maintains consistency with this SEPP. No additional tree removal is proposed, and the existing requirement to purchase two ecosystem credits remains unaltered.

4.3.1 State Environmental Planning Policy (Precincts – Regional) 2021

Chapter 5 of the State Environmental Planning Policy (Precincts – Regional) 2021 is the principal environmental planning instrument applicable to the site and the proposed development. The site is zoned B4 (Mixed Use) under the SEPP. The modification does not propose any changes to the approved land uses, all of which remain permissible with development consent within the B4 zone.

The table below provides an assessment of the proposed modification against other relevant clauses of the SEPP.

Table 4 Consistency with State Environmental Planning Policy (Precincts – Regional) 2021

Section	Proposal	Complies
Zoning B4 (Mixed Use)	The proposed development is permissible with consent and remains consistent with the objectives of the B4 (Mixed Use) zone.	Complies
5.25 – Height of buildings RL 48 (m)	The approved building height remains unchanged under this modification.	Complies with the approved building height
5.26 – Floor Space Ratio 3.5:1	The approved gross floor area (GFA) and FSR calculation remains unchanged under this modification.	Complies with the approved building FSR

Section	Proposal	Complies
5.36 – Heritage Conservation Consent authority may require a heritage assessment on land that is within the vicinity of heritage item(s). Consent authority must consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object.	The heritage impact assessment undertaken for the original development remains valid, as the proposed modifications do not give rise to any new or additional heritage impacts.	Complies
5.39 – Acid Sulfate Soils Development cannot disturb, expose or drain acid sulfate soils and/or cause environmental damage.	The proposed modifications do not alter the conclusions of the previous assessment relating to acid sulfate soils.	Complies
5.40 – Flood Planning Development must be compatible with the flood hazard of the land.	The proposed modifications do not alter the findings of the previous flood planning assessment.	Complies
5.45 – Design Excellence All development design excellence.	The City of Gosford Design Advisory Panel (CoGDAP) Secretariat reviewed the proposed changes and confirmed via email on 18 July 2025 that no further design review is required for this application. The CoGDAP Chair will provide advice to the Department as part of its assessment of the modification.	Complies
5.46 – Exceptions to height and floor space in Zones B3, B4 and B6 Development consent may be granted to development that exceeds the maximum height or floor space ratio if: <ul style="list-style-type: none"> • The site area of the development is at least 5,600 square metres, and • A design review panel reviews the development, and • If required by the design panel, an architectural design competition is held in relation to the development, and • The consent authority takes into account the findings of the design review panel and, if held, the results of the architectural design competition, and • The consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and • The consent authority is satisfied that the building meets or exceeds minimum building sustainability and environmental performance standards. 	No changes are proposed to the approved building height or gross floor area, which were originally granted under Section 5.46 of the SEPP.	Complies

Section	Proposal	Complies
5.47 – Car Parking in Zones B3 and B4 Development consent must not be granted on B4 zoned land unless <ul style="list-style-type: none"> At least 1 car parking space is provided for every 75 square metres of the gross floor area of the building that is to be used for commercial activities, and At least 1 car parking space is provided for every 40 square metres of the gross floor area of the building that is to be used for the purpose of retail premises. 	While the basement parking layout is being amended, the total number of car parking spaces remains unchanged. Accordingly, the development continues to comply with the parking requirements under Section 5.47 of the SEPP.	Complies
5.48 – Active Street Frontages Development consent must not be granted to the erection of a building, or the change of use of a building, on land identified as "Active street frontage" on the Active Street Frontages Map unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.	As the proposed modification does not involve any externally perceptible changes, they will not impact or diminish the building's active frontage to Baker Street.	Complies
5.52 – Solar access to key public open spaces The development must not result in any more than 30 per cent of Leagues Club Field receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice.	This application does not propose any changes to the approved building envelope and therefore maintains compliance with this control.	Complies
5.53 – Key vistas and view corridors The objective of this clause is to protect and enhance key vistas and view corridors in Gosford City Centre.	This application does not propose any changes to the approved building envelope and, as such, will not result in any additional visual or view sharing impacts.	Complies

Gosford City Centre Development Control Plan 2018

The Gosford City Centre Development Control Plan 2018 (DCP) applies to the site and provides detailed planning controls for specific development types and locations, including provisions relating to built form, character, streetscape, and public domain works. The proposed modification is considered to remain generally consistent with the relevant provisions of the DCP.

5. Assessment of Impacts

Section 4.55(3) of the Environmental Planning and Assessment Act 1979 requires the consent authority to “take into consideration such of the matters referred to in Section 4.15(1) as are of relevance to the development the subject of the application”.

The original DPHI assessment considered:

- The provisions of all relevant environmental planning instruments.
- The likely environmental, social, and economic impacts of the development.
- The suitability of the site for the development; and
- The broader public interest.

The assessment of the development, as modified, remains consistent with the previous conclusions for the following reasons:

- The proposed modifications have been developed in consultation with DKO Architecture, the original design architect, ensuring the design integrity of the building is maintained. The amendments are internal to the basement and do not affect the approved built form profile or architectural language of the building.
- The revised basement layout has been reviewed by Stantec, who have confirmed compliance with the relevant Australian Standards and design guidelines, including AS2890. The proposed reconfiguration does not increase the total number of parking spaces, resulting in a net neutral impact and no intensification of development.
- The proposal would ensure that the centralised loading and waste collection area in the Northern Tower basement can continue to service Stage 2 via a bin hoist.
- Updated BCA and DDA compliance statements have been prepared, confirming that the modified design continues to meet applicable performance and accessibility requirements.
- The proposed changes maintain general compliance with all relevant environmental planning instruments and policies.
- The modifications reflect natural ‘design development’ during the construction phase and do not materially alter the approved development. No changes are proposed to the site area, excavation depth, building height, gross floor area, parking provision, site access, land use or staging.
- The City of Gosford Design Advisory Panel (CoGDAP) Secretariat has reviewed the proposed changes and confirmed that no further design review is required.
- The modifications do not result in any adverse impact on the public domain. The active frontage and visual engagement with Baker Street and Leagues Club Field will be retained.
- The site remains suitable for the approved land uses. Consent was originally granted in December 2021, and the proposed modifications do not affect the suitability of the site for the development.
- The proposed changes do not contravene the public interest. The development continues to support activation of the Gosford City Centre, provide local employment opportunities, and deliver a high-quality design outcome for the site.

6. Justification of Modified Project

This Amendment Report has been prepared on behalf of UPG Waterfront Pty Ltd in support of an application to modify Development Consent SSD-23588910 for Stage 1 (Northern Tower) of the 'Central Coast Quarter' development at 26-30 Mann Street, Gosford.

The Modification Application seeks consent to adopt minor design changes to the basement and car parking areas, including partial demolition of slabs to facilitate future stage construction (removing vehicular access to the future stage of the project), reconfiguration of car and bicycle parking, relocation of the cold water pump room, and the addition of storage cages and a store room.

These internal changes have been designed to integrate with the approved built form and do not alter the external appearance, scale, or function of the development. The proposal does not result in any additional environmental impacts during the construction or operational phases and will not adversely affect the strategic merits of the development.

The update to remove the vehicular access between the Northern Tower basement and the future stage of the project streamlines the construction and certification processes for the Applicant. To ensure that the centralised loading and waste collection area in the Northern Tower basement can continue to service Stage 2, a bin hoist will be used to facilitate the movement of bins between the stage 1 and 2 basements.

Having regard to the above, the Department of Planning, Housing and Infrastructure may modify SSD-23588910 pursuant to Section 4.55(1A) of the EP&A Act, as the proposal represents 'substantially the same development' for which consent was granted and is of 'minimal' (or no additional) environmental impact.

Having considered all relevant matters, the development as modified has clear merit and should be approved.

7. Disclaimer

This report is dated 18 July 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Urban Property Group (**Instructing Party**) for the purpose of Modification Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A Architectural Plans

Appendix B Traffic Statement

Appendix C BCA Statement

Appendix D DDA Statement

