

University of Newcastle Central Coast Campus

*SSD 47749715
Section 4.55 (1A) Modification
Application*

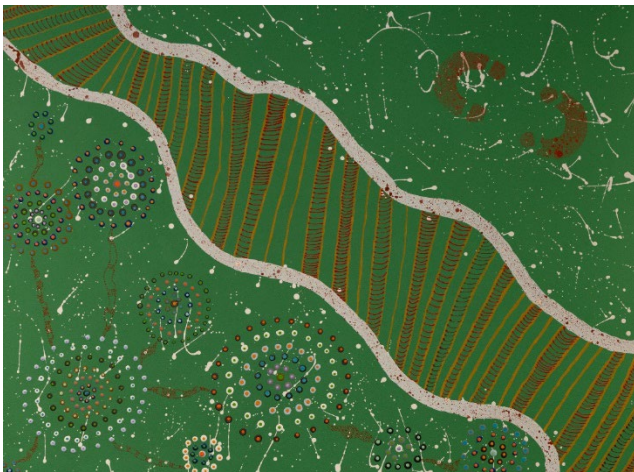
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The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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University of Newcastle Central Coast Campus | Section 4.55 (1A)
Modification Application

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Executive Summary

This Modification Report has been prepared on behalf of the University of Newcastle (**UON, the applicant**) in support of a S4.55(1A) application to modify Development Consent SSD-47749715 for the approved university campus at 305 Mann Street, Gosford.

The Modification Application seeks consent for minor amendments to the approved landscaping on the eastern side of the site. The proposed amendments to the landscaped plans respond to the revised academic requirements by the School of Education, which require a larger area of level, irrigated grass to support accredited Physical Educational teaching activities. It should be highlighted that the teaching use will be intermittent and managed, and the space will continue to function primarily as publicly accessible open space.

Proposed Modifications

The proposed modifications include the following:

- Enlargement of existing grassed zone to the north, including changes to irrigation and subsoil treatment.
- Removal of one tree to make way for expanded grassed area.
- Minor modifications to the edge of the retaining wall and BBQ pavilion to match new extent of grass.

The proposed modifications are detailed in the Landscaped Plans prepared by McGregor Coxall. The proposed site plan/photomontage is provided at **Figure 2**.

Justification of the Modified Project

This report assesses the development as proposed to be modified with regard to relevant planning instruments and policies and outlines the updated mitigation measures to ensure the project has minimal environmental impact and is substantially the same development.

The key issues for all components of the project as proposed to be modified have been identified in the Assessment of Impacts in **Section 5**.

The project as proposed to be modified continues to represent a positive development outcome for the site and surrounding area for the following reasons:

- **The proposal is consistent with state and local strategic planning policies:**

The proposal is consistent with the relevant goals and strategies contained in:

- Central Coast Regional Plan 2041
- Central Coast Local Strategic Planning Statement

- **The proposal satisfies the applicable local and state development controls:**

The proposal is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Precincts—Regional) 2021*

- **The design responds appropriately to the opportunities and constraints presented by the site:**

The proposed design responds effectively to the opportunities and constraints presented by the site. The proposed amendments to the landscaped area improve its functionality in response to updated academic requirements from the School of Education, that requires a larger area of level, irrigated grass to support teaching activities.

The existing grassed area is constrained by its semi-circular form and limited dimensions, which restrict its suitability for structured physical activities and ball sports. By extending the landscaped area to the north and providing a continuous 25-metre-long grassed zone, the proposal overcomes these constraints. This enables a broader range of Physical Education activities to be undertaken, including ball-based games and practical teaching exercises. It should be noted that the landscaped area will continue to function as publicly accessible open space and will not lead to loss of public access.

Overall, the proposed amendments will create a more versatile and functional open space that will support flexible teaching activities as well as continue to provide recreational open space.

- **The proposal is highly suitable for the site:**

The University of Newcastle Central Coast Campus is currently used for educational purposes, including Physical Education teaching activities within undergraduate programs. The site is located directly adjacent to the campus building and is therefore a convenient location for the students to participate in the physical activities and ball sports.

- **The proposal is in the public interest:**

The proposal is in the public interest. The landscaped area will remain accessible to all students and the public, ensuring the space continues to function as an inclusive and shared community asset. The proposed modifications enhance the quality and usability of the existing public space by providing improved turf conditions and a more functional layout. The proposed upgrades will support a wider range of activities, including ball-based games and informal recreation, while maintaining open access. Overall, the proposal strengthens the public value of the site by improving its versatility, usability and contribution to community wellbeing.

Having considered all relevant matters, the development as proposed to be modified has significant merit and should be approved subject to the implementation of the updated mitigation measures described in this report and supporting documents.

1 Introduction

This Modification Report has been prepared by Urbis Ltd on behalf of University of Newcastle (**UON, the applicant**) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**). The application seeks to modify Development Consent SSD-47749715 for an Educational Establishment at 305 Mann Street, Gosford.

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(s)	The University of Newcastle
Postal Address	University Drive, Callaghan NSW 2308
ABN	15 736 576 735
Nominated Contact	David Quayle david.quayle@newcastle.edu.au

1.2 Project Background

1.2.1 Approved Development

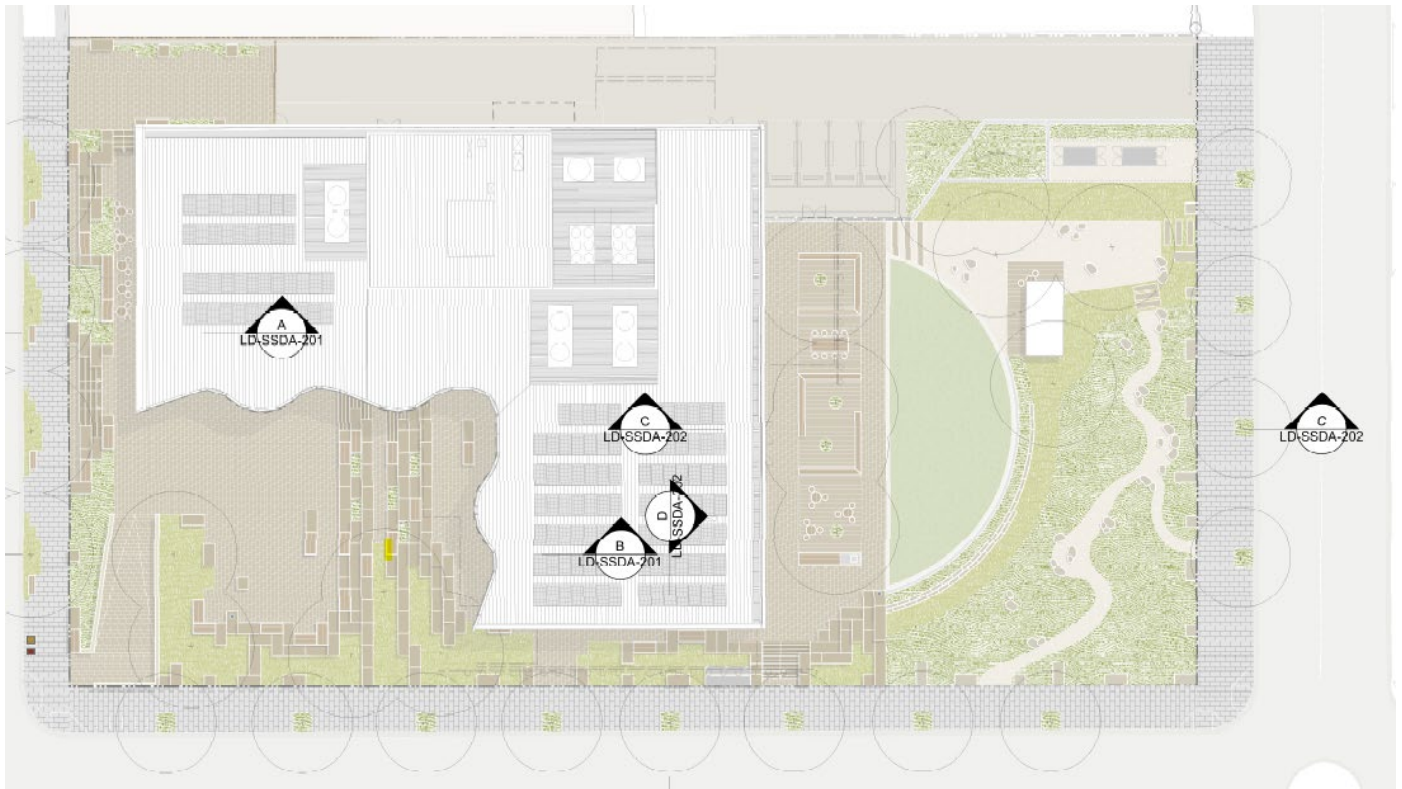
On 28 July 2023, a State Significant Development Application (**SSDA**) was approved by the Department of Planning, Housing, and Infrastructure (**DPHI**) for the development of a three-storey educational establishment with associated parking and landscaping. The approved plan showing the landscaped area that is subject to this modification is provided at **Figure 1** below.

Map 1 Locality Map



Source: Urbis 2026

Figure 1 Approved Landscape Layout Plan



Source: McGregor Coxall

1.3 Project Overview

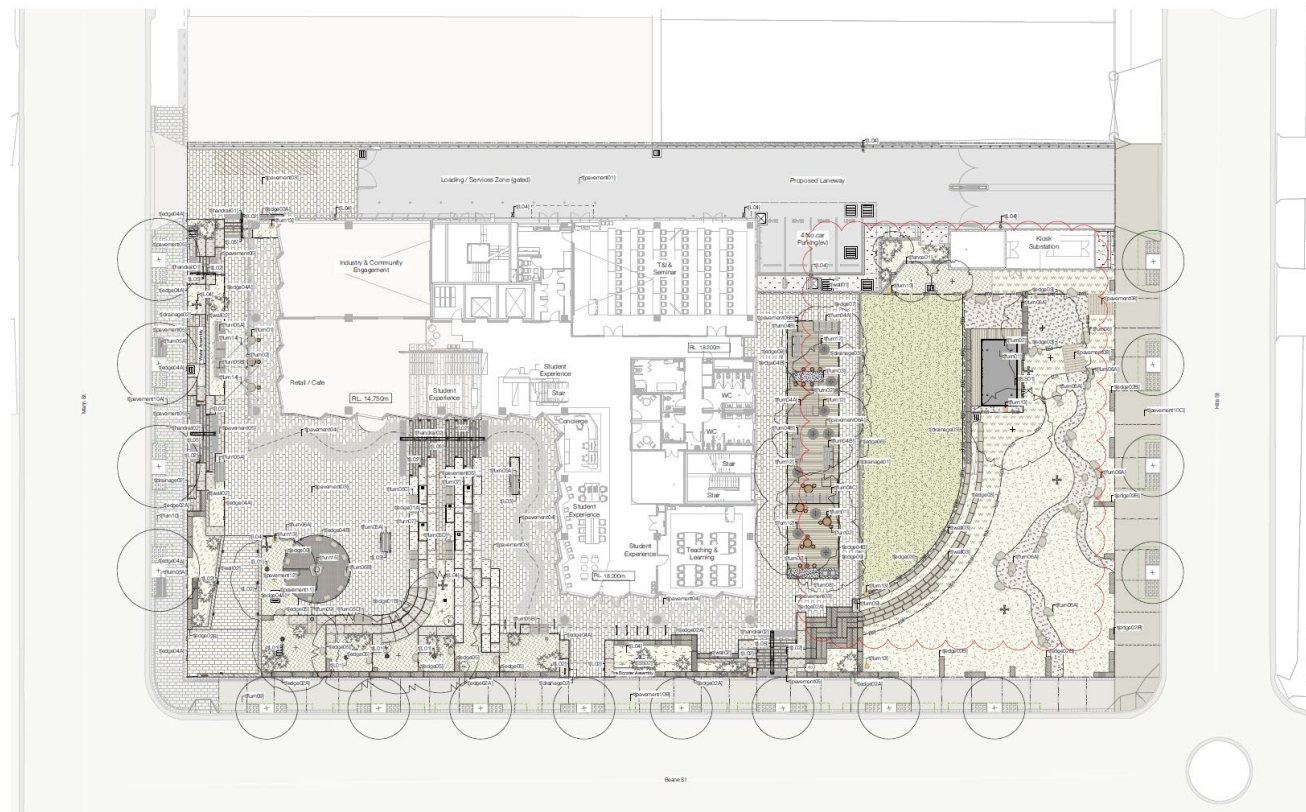
The proposed amendments to the landscaped plans respond to the revised academic requirements of the School of Education, which require a larger area of level, irrigated grass to support teaching activities. The proposed modification seeks changes to the plans associated with SSD-47749715, including:

- Changes to materials to enable the grassed zone to be expanded to the north.
- Removal of one tree to make way for new grassed area.
- Modification to the specification / underlay to this new grassed zone to enable irrigation and subsoil treatment to match proposed grassed areas.
- Minor modifications to the edge of the retaining wall and BBQ pavilion to match new grassed edge.

The proposed modifications are detailed in the Landscaped Plans prepared by McGregor Coxall. The proposed site plan/photomontage is provided at **Figure 2** below.

[illegible]

Figure 3 Proposed Landscape Material and Finishes Plan



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2 Strategic Context

This section describes the way in which the development as proposed to be modified addresses the strategic planning policies relevant to the site.

2.1 Project Justification

The development as proposed to be modified is aligned with the State, district, and local strategic plans and policies applying to the site, as outlined below.

2.1.1 Central Coast Region Plan 2041

The *Central Coast Regional Plan* (**Region Plan**) sets the vision for the Central Coast region to create a 'healthy natural environment, flourishing economy and well-connected communities'. To achieve this vision, the Government has set nine objectives. The objectives relevant to the proposal include:

- Objective 1: A prosperous Central Coast with more jobs close to home
 - The proposed amendments to the landscaping area to include a larger area of irrigated grass to support Physical Education will enhance essential academic infrastructure, ensuring that the campus becomes a high-quality education provider.
- Objective 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities
 - The proposed alteration of the landscaped area to increase the irrigated grass area will provide a higher quality area for ball-based games which will foster inclusivity and provides community spaces for gathering.
 - The development as proposed to be modified will continue to provide publicly accessible open space with spaces to sit and gather.
- Objective 8: Plan for businesses and services at the heart of healthy, prosperous and innovative communities.
 - The development as proposed to be modified provides an educational facility to complement the UON Central Coast Medical School and Research Institute and the existing Ourimbah Campus and supports the development of the Central Coast Education and Employment Precinct.
 - The development as proposed to be modified continues to include retail/ food and beverage spaces as well as collaboration and event spaces – all of which support the local economy.
- Consistent with the Place strategy outcomes Gosford City Centre regionally significant growth area
 - The University of Newcastle campus forms a major component of the Gosford City Centre, bringing initially, 1000 students to the CBD. The proposed modifications to the landscaping area will enhance the student experiences. This will assist Gosford in growing into a healthy, prosperous and connected city centre, aligning with the goals in the Region Plan.

2.1.2 Central Coast Local Strategic Planning Statement

The *Central Coast Local Strategic Planning Statement* (**LSPS**) provides a land use vision that seeks to guide sustainable growth and development across the Region to 2036 and beyond.

The 'Gosford CBD revitalisation' is nominated as one of 15 key 'enabling projects' across the LGA. The LSPS sets a vision for Gosford to be the principal City serving the Region, providing high and medium density housing supported by public transport connections, walking and cycling amenity and a high-quality public domain.

The development as proposed to be modified remains consistent with the following nominated LSPS 'priorities' for Gosford CBD:

- Planning Priority 2: Prioritise growth in our Regional City Centre and existing centres

By modifying and enhancing the existing landscaped area within the campus, the UON will play a pivotal role in transforming Gosford into a thriving university-city at the heart of the region.

- Planning Priority 4: Renew our centres as places for people.

The proposed enhancement to the landscape area supports the role of the campus within the Gosford CBD as a well-designed educational facility with publicly accessible open space.

- Planning Priority 15: Plan for a hierarchy of recreational open space based on current and future needs

The proposed modifications will provide a larger turfed area for ball-based games which will encourage active lifestyles and support the recreational needs of the students and other users of the campus.

2.2 Key Features of Site and Surrounds

2.2.1 Site Description

The site is located at 305 Mann Street, Gosford and is legally described as Lot 1 in Deposited Plan 1315779. It contains the University of Newcastle Gosford Campus building. The building was completed in 2025 and commenced operating in 2026, with the eastern side of the site cleared and fenced off. Following the decision that this part of the site will not be used for student accommodation purposes the landscaping will now be completed.

The location of the site is illustrated in **Map 2**. Photographs of the current site condition are provided in **Figure 4**.

Map 2 Local Context



Source: Urbis 2026

Figure 4 Site Photographs



Picture 1 View of the existing campus from the junction of Mann Street and Beane Street

Source: Google Maps



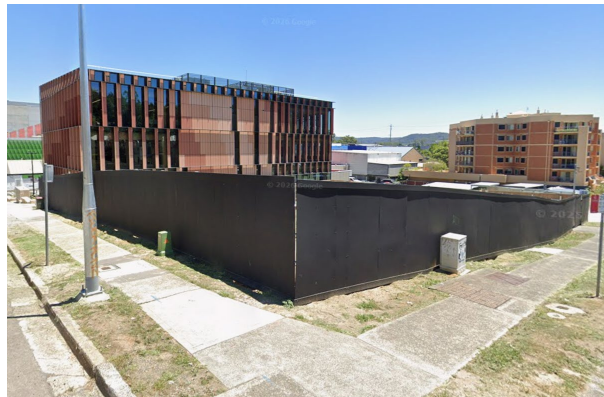
Picture 2 View of the campus from the northern side of Mann Street

Source: Google Maps



Picture 3 View along Beane Street between the existing campus building and the proposed landscaped area

Source: : Google Maps



Picture 4 View from the rear of the site from the roundabout between Watt Street and Beane Street

Source: Google Maps

2.2.2 Surrounding Context

The site is in Gosford City Centre, which is known as the capital of the Central Coast region – located approximately 80km north of the Sydney CBD via vehicular transportation. Gosford is the third largest urban area in New South Wales and the civic centre for the Central Coast.

The site is bounded by Beane Street to the south and Mann Street to the west and is located approximately 200 metres north of Gosford Railway Station, providing a high level of accessibility.

Land uses to the north comprise a mix of commercial and warehouse activities, including automotive workshops, car hire premises and office uses. To the south, the site adjoins the core of the Gosford City Centre, characterised by restaurants, retail shops and small-scale shopping centres, including the Imperial Centre Gosford.

The eastern interface is predominantly residential, consisting of apartment buildings generally up to three storeys in height. To the west, the site adjoins a play gym, beyond which are the Central Coast railway corridor and associated rail infrastructure. Gosford Hospital is located further west, on the opposite side of the railway line.

3 Description of modifications

This section of the report describes the proposed modifications, including the project description and relevant conditions. It includes a comparative analysis of the original development and the proposed modifications, justifying the lodgement of the application in accordance with section 4.55(1A) of the EP&A Act.

3.1 Overview

The proposed modifications to the approved development are summarised as follows:

- Enlargement of existing grassed zone to the north, including changes to irrigation and subsoil treatment.
- Removal of one tree to make way for expanded grassed area.
- Minor modifications to the edge of the retaining wall and BBQ pavilion to match new extent of grass.

The updated Landscaped drawings are provided at **Appendix A**.

A comparative analysis has been undertaken of the proposed changes to the approved development in **Table 2** and is in accordance with the relevant criteria listed in the *DPIE State Significant Development Guidelines – preparing an environmental impact statement*.

Table 2 Comparative Task

Element	Approved Project	Modified Project
Project Area		
Site Area	4,672m ²	No change
Physical Layout and Design		
Height of Building	23.3m (RL 37)	No change
Gross Floor Area	3,725m ²	No change
Parking Spaces	24 spaces	No change
Site Access	Vehicular access from Hill Road	No change

Based on the above, it is considered the proposal is substantially the same development as originally granted consent. The application is lodged under section 4.55(1A) of the EP&A Act.

3.2 Proposed Amendments to Conditions of Consent

This section outlines the proposed modification to the description of the approved development and conditions of consent included in SSD-47749715. The proposed modifications are shown by a strike through the deleted text and red text for new text.

This section outlines the proposed modification to the conditions of consent for SSD-47749715. Text proposed to be deleted is ~~struck through~~ and proposed new text is in **red**.

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the Environmental Impact Statement and Response to Submissions;

- (d) in accordance with the 4.55(1A) modification application SSD-47749715 Mod 1 prepared by Urbis dated 13 November 2024;
- (e) in accordance with the 4.55(1A) modification application SSD-47749715 Mod 2 prepared by Urbis dated 21 August 2025;
- (f) **in accordance with the 4.55(1A) modification application SSD-47749715 Mod 3 prepared by Urbis dated April 2026;**
- (g) in accordance with the approved plans in the table below (except where modified by the conditions of this consent) :

Landscape Drawings prepared by McGregor Coxall			
Drawing No.	Revision	Title	Date
LD-SSDA-0A	C	Cover Page	20.12.2022
LD-SSDA-0B	C	Planting Schedule	20.12.2022
LD-SSDA-0C	C	Key Plan	20.12.2022
LD-SSDA-11	C	GA Site Plan	20.12.2022
LD-SSDA-101	C	Material & Finishes Plan – GF & L1	20.12.2022
LD-SSDA-201	C	Sections – Sheet 01	20.12.2022
LD-SSDA-202	C	Sections – Sheet 02	20.12.2022
GOA_DW G_L0005	E	Landscape Perspective	20.07.2024
GOA_DW G_L0101 L_GOA_D WG_L010 1	H M	Layout Plan GF and L1 Layout Plan GF and L1	20.07.2024 24/03/2026
GOA_DW G_L0201 L_GOA_D WG_L020 1	H M	Materials and Finishes Plan GF and L1 Layout Plan GF and L1	20.07.2024 24/03/2026
GOA_DW G_L0301	H	Planting Plan GF and L1	20.07.2024
L_GOA_D W G_L0401	G	Sections – Sheet 01	22.07.2024

nb: Architectural plans remain unchanged from those approved under SSD-47749715

Reason: to ensure the plans referenced in the consent are up to date.

3.3 Substantially the same Development

Based on the description of the proposed modifications in **Section 3**, it is considered the proposal is substantially the same development as that to which consent was originally granted, as is required by section 4.55(1A) of the Act.

The proposed modifications do not substantially change the development for which consent was originally granted under SSD- SSD-47749715 for the reasons outlined below:

- The development will remain consistent with the land use objectives for B4 Mixed Use zone.
- The approved land use will continue to consist of a tertiary education facility with landscaping and facilities.
- The location of the development remains unchanged, with only minor alterations to the landscaping to provide irrigated grass to support teaching activities.
- The proposed modifications do not include any changes to the built form.
- The hours of operation remain unchanged.

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. It identifies the key statutory matters which are addressed in detail within **Section 5**, including the power to grant consent, permissibility, other approvals, pre-conditions and mandatory considerations.

4.1 Statutory Requirements

Table 3 categorises and summarises the relevant requirements in accordance with the DPE State Significant Development Guidelines.

Table 3 Identification of Statutory Requirements for the Project

Statutory Relevance	Action	Consistency with Approved Development
Power to grant approval	In accordance with Schedule 1 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i>, development that has an Estimated Development Cost of more than \$50 million for the purpose of a tertiary institution is classified as SSD: 15 Educational Establishments <i>Development for the purposes of a tertiary institution, including an associated research facility, that has an estimated development cost of more than \$50 million.</i>	The original SSD had an EDC in excess of the required threshold and as such the application proceeded as SSD with the Minister for Planning the consent authority. The proposed modification to the approval of SSD-47749715 will remain consistent with this SEPP and the project remains appropriately characterised as SSD. The proposed SSD-47749715 MOD 3 can be appropriately considered as 'substantially the same development as the development for which consent was originally granted' so would meet the requirements of S4.55 (1A) of the Environmental Planning and Assessment Act 1979.
Permissibility	The site is zoned B4 Mixed Use in accordance with the <i>State Environmental Planning Policy (Precincts – Regional) 2021 (Regional Precincts SEPP)</i>. Education establishments are permissible with consent in the B4 Mixed Use zone.	The proposed modification retains the approved use of educational establishment and therefore remains a permissible form of development within the B4 Mixed Use zone.
Other approvals		
No requirements for other approvals have been identified.		

4.2 Pre-Conditions

The relevant pre-conditions to exercising the power to grant approval were outlined in the EIS for the original SSDA. The pre-conditions which are relevant to the project as modified and the section where these matters are addressed within the report are summarised in **Table 4**.

Table 4 Pre-conditions

Statutory Reference	Pre-condition	Consistency with Approved Development
State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)- clause 4.6(1)	A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.	The site has now been remediated in accordance with the approved remediation strategy. The proposed landscaping amendments have no implications for the approved remediation strategy. The site will remain suitable for the intended purpose from a contamination perspective.

4.3 Mandatory Considerations

Table 5 outlines the relevant mandatory considerations to exercising the power to grant approval which were considered in the original SSDA.

Table 5 Mandatory Considerations

Statutory Reference	Mandatory Consideration	Section in Modification Report
Consideration under the EP&A Act and Regulation		
Section 1.3	Relevant objects of the EP&A Act	Section 6.3
Section 4.15	Relevant environmental planning instruments	Section 6.3
	<i>State Environmental Planning Policy (Precincts – Regional) 2021</i>	
	Relevant draft environmental planning instruments	N/A
	Relevant planning agreement or draft planning agreement	N/A
	Development control plans	Section 6.3
	<i>Gosford City Centre Development Control Plan 2018 (Gosford City Centre DCP 2018)</i>	
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	Section 5.1 Section 6.4
	The suitability of the site for the development	Section 6.5
	The public interest	Section 6.6
Mandatory relevant considerations under EPIs		

Statutory Reference	Mandatory Consideration	Section in Modification Report
<i>State Environmental Planning Policy (Precincts—Regional) 2021</i>	Objectives and land uses for the B4 Mixed Use zone Principal development standards	Section 6.3.1
Considerations under other legislation		
<i>Biodiversity Conservation Act 2016 (BC Act) – section 7.14</i>	The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development Assessment Report (BDAR). The Minister for Planning may (but is not required to) further consider under that BC Act the likely impact of the proposed development on biodiversity values.	A waiver under section 7.9(2) of the BC Act was issued by the NSW DPE on 9 December 2022. The proposed modification does not have biodiversity impacts. Accordingly a BDAR is not required to be prepared and submitted as part of this SSD application.
Development Control Plans		
Gosford City Centre DCP 2018	Clause 2.10 of the Planning Systems SEPP states that development control plans (whether made before or after the commencement of this Policy) do not apply to SSD. As such, there is no requirement for assessment of the proposal against the Gosford City Centre DCP 2018 for this SSDA. Notwithstanding this, an assessment of the proposed modification against the relevant provisions of the DCP has been undertaken.	Section 6.3.3

5 Assessment of Impacts

This section provides an assessment of the potential impacts of the proposed modifications and the updated mitigation, minimisation and management measures recommended to avoid unacceptable impacts.

5.1 Standard Assessment Impacts

This section of the report addresses the matters which require a standard assessment. It outlines the findings of the assessment, and the mitigation measures used to ensure compliance with the relevant standards or performance measures.

5.1.1 Landscaping

The proposed amendments consist of minor amendments to the landscaping to the rear of the building, in response to the requirement for a larger area of level, irrigated grass to support teaching activities.

The proposed expanded grass area will provide a 25m long area of grass suitable for ball games. There will be associated changes to the retaining wall and BBQ pavilion to suit the new extent of grass as well as a corresponding increase to the area of irrigation and underlay. The expansion of the grassed zone will necessitate the removal of one tree from the approved landscaping, however the landscaping and planting will continue to provide significant amenity to the site.

Please refer to the Landscaped Plans in **Appendix A** or the screenshots in **Figure 2** and **Figure 3**.

5.2 Minimal Environmental Impact

Section 4.55(1A) of the EP&A Act requires that, an application to modify a consent under this part, demonstrate that it results in minimal environmental impact.

Based on the above, it is considered the proposal is substantially the same development as originally granted consent. The minor alterations to the landscaping area will not affect the existing exterior or interior of the building. The proposed landscaping amendments are in response to the revised academic requirements by the School of Education. The operational requirements of the School of Education will not impinge upon the use of the space for passive recreational activities when the area is not required for teaching purposes. There will be no changes in built form, no increase in intensity of use, no change to operational hours, no changes to access or security arrangements, and no new environmental impacts as result of the proposed modifications when compared with the original SSD.

It is concluded that from the nature of the development as discussed above and accompanying inputs, the proposed modification is considered to give rise to only a minimal environmental impact in accordance with 4.55(1A) of the EP&A Act. Therefore, this Modification Application is lodged under section 4.55(1A) of the EP&A Act.

6 Justification of Modified Project

This section of the report provides a comprehensive evaluation of the development as proposed to be modified having regard to its economic, environmental and social impacts, including the principles of ecologically sustainable development.

It assesses the potential benefits and impacts of the proposed modifications, considering the interaction between the findings in the detailed assessments and the compliance of the proposal within the relevant controls and policies.

6.1 Project Design

The design of the proposed modification has been carefully considered to minimise any potential impacts of the development. The existing grassed area has a semi-circular configuration, which limit its suitability for structured physical activities and ball sports. The proposal involves a minor amendment to the landscaped area to increase the extent of turf, creating a continuous 25-metre-long grassed zone suitable for organised ball games and to support teaching activities.

6.2 Strategic Context

As noted in **Section 2**, the proposed modifications remain consistent with current strategic framework and the approved development.

6.3 Statutory Context

The relevant State and local environmental planning instruments are outlined in **Section 4** and assessed in below.

The proposed modification does not alter the approved height, land use, floor space ratio or built form of the development. The changes are limited to landscaping and will not result in any adverse environmental impacts. The proposal supports the continued orderly and economic use of the land, maintains the approved Australian Green Star rating, and continues to facilitate the social and economic functions of the campus. Accordingly, the modification is consistent with the Objects of the EP&A Act under Section 1.3.

The following tables address the relevant matters for consideration under section 4.15(1)(a) of the EP&A Act 1979.

6.3.1 Applicable Environmental Planning Instruments

Matter for Consideration – s4.15(1)(a)(i)	Consistency
State Environmental Planning Policy (Precincts—Regional) 2021	
Clause 5.11 – Land use zones	The site is located in the B4 Mixed Use zone. 'Educational establishments' are permitted with consent within the zone. The development as proposed to be modified remains permissible with consent and meets the objectives of the zone.
Clause 5.25 – Height of buildings	The site is subject to maximum building height of 60m. The development as proposed to be modified does not seek to amend the height of the previously approved building under SSD-47749715.

Clause 5.26 – Floor space ratio	The site is subject to a maximum FSR of 5:1. The development as proposed to be modified does not seek to amend the FSR of the previously approved building under SSD-47749715.
Clause 5.36 – Heritage conservation	A portion of the site is identified as a Local Heritage Item No 43 'Mitre 10 Store'. The strip of shops to the south at 2978 Mann St is also locally heritage listed. As noted above, this building has now been demolished in accordance with the consent for SSD 47749715. Therefore, the proposed modification will have no impact on heritage values on or in proximity to the site.

6.3.2 Proposed Environmental Planning Instruments

There are no draft environmental planning instruments relevant to the proposed development.

6.3.3 Relevant Development Control Plans

Clause 2.10 of the *State Environmental Planning Policy (Planning Systems) 2021* states that development control plans (whether made before or after the commencement of this Policy) do not apply to State Significant Development. Notwithstanding, an assessment of the proposed modification against the relevant provisions of the DCP has been undertaken. The proposed modification does not impact the level of compliance with the Gosford City Centre DCP 2018. The key relevant control is considered in **Table 6** below.

Table 6 Gosford City Centre DCP 2018

Provision	Compliance
Section 4.2 – Public open space 3. Within Area A – a new open space greater than 2000sqm that allows for informal active recreation is desired. 4. This new public open space should: a. connect with existing and proposed links in the pedestrian network. b. consist of primarily soft landscaping and provide deep soil zones. c. be publicly accessible and provide passive recreation for pedestrians.	Complies. The site is identified within Area A. Area A encompasses three street blocks, and the proposal provides significant publicly accessible open space in the context of the potential opportunity across this area. The development as proposed to be modified will continue to provide 2,450m² of publicly accessible open space within Area A. The proposed amendments to the landscaped plans will continue to provide open space, soft landscaping and seating and be publicly accessible.
Section 6.2 – Key site 1 299–305 Mann Street (former Mitre 10 site)	Complies. The site is identified as "Key Site 1" in Section 6.2 of the DCP. The proposal will remain consistent with Section 6.2 as approved under SSD-47749715, as the proposed landscaping area will remain as public open space that is available to the public 24 hours a day, include deep soil planting with large trees and will continue to be satisfactory in design. The proposal will not affect the current Central Coast campus building as constructed.

6.3.4 Relevant Planning Agreements

There are no planning agreements that are relevant to the proposed development.

6.3.5 Relevant Matters Prescribed by the Regulations

In accordance with section 4.15(1)(a)(iv) of the EP&A Act 1979, this application has been assessed against the relevant matters prescribed under the *NSW Planning and Assessment Regulations 2021*. No relevant matters under Part 4 Division 1 apply to the proposed development.

6.4 Likely Impacts of the Modified Proposal

The modified proposal has been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** the proposed modifications address the principles of ecologically sustainable development (**ESD**) in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021 (**the Regulations**) and as outlined below:
 - Precautionary principle: The proposed modifications do not pose any serious threat or any irreversible damage to the environment.
 - Intergenerational equity: Energy consumption will continue to be minimised through a net zero design and delivery of 100% renewable electricity to the site, in line with the University of Newcastle's Environmental Sustainability Plan 2019–2025 and the approved SSD. The amendments to the landscaping do not impact on compliance with the net zero design.
 - Conservation of biological diversity and ecological integrity: As part of the project's 6 Star Green Star pathway, credits are targeted and specifically aim to enhance biological diversity and maintain ecological integrity. The approved SSD includes significant landscape planting across the site, of which 80% will be indigenous plant species. The modifications include the removal of one tree from the approved landscaping, however, do not make significant change to the landscaping on the site, ensuring that the biological diversity and ecological integrity will be maintained.
 - Improved valuation, pricing and incentive mechanisms: The project is designed to minimise pollution and waste through responsible construction practices that divert construction and demolition waste from landfill, responsible management of operational waste and stormwater pollution and run-off is minimised. Major components of the project design have been driven by whole-of-life cycle cost decisions including structural design and building services design. The proposed modification to the approved SSD does not change these considerations in the project design.
- **Built Environment:** The proposed modification is limited to the landscaped area at the rear (eastern) of the site and does not alter the approved built form, scale or appearance of the existing Central Coast Campus building constructed in accordance with SSD-47749715. As such, the modification will not result in any adverse impacts on the built environment or surrounding development.
- **Social:** The proposed landscaping modifications will improve the functionality and usability of the site by providing a larger, continuous grassed area suitable for a broader range of ball-based and structured physical activities. This will increase opportunities for social interaction, active use and shared learning, thereby enhancing the overall social value of the campus. As noted above, the teaching uses will be intermittent and managed and the space will continue to function primarily as publicly accessible open space, and thus will not impact on the social quality of the landscaped area.
- **Economic:** The modification will support the delivery of accredited Physical Education programs by meeting the School of Education's requirement for a level, irrigated grassed area of sufficient size. By enabling the campus to satisfy academic and accreditation standards, the proposal strengthens the operational viability, reputation and long-term economic value of the Central Coast Campus.

The potential impacts can be mitigated, minimised or managed through the measures discussed in detail within **Section 5**.

6.5 Suitability of the Site

The site is considered highly suitable for the modified proposal for the following reasons:

- The site is identified as 'Key Site 1' under DCP 2018 due to its size and proximity to Gosford Railway Station and offers significant and unique urban renewal opportunities. The proposed modifications will continue to provide landscaping and public open space as described in Section 6.2 of the DCP, confirming that it will continue to remain suitable.
- The proposal, as modified, will continue to play a pivotal role in transforming Gosford into a thriving university-city and will catalyse the ongoing revitalisation of the Gosford CBD.
- The proposal is consistent with relevant State and local strategic plans and substantially complies with the relevant State and local planning controls.
- The proposed development responds to the site context. Specifically, the landscaping remains commensurate with what was approved under SSD 47749715 and continue to provide publicly accessible open space.

6.6 Public Interest

The development as proposed to be modified is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and local strategic plans and substantially complies with the relevant State and local planning controls.
- By expanding its presence on the Central Coast, the University will play a pivotal role in transforming Gosford into a thriving university-city at the heart of the region. The modifications assist in fulfilling the university role within the Central Coast.
- The University will help close skills gaps, increase educational participation rates, generate new jobs, support emerging industries, develop the health services workforce, and foster innovation and entrepreneurship.
- No adverse environmental, social or economic impacts will result from the proposal.

Having considered all relevant matters, we conclude the development as proposed to be modified is appropriate for the site and approval is recommended.

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