



EDWARDS
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Heritage Impact Statement

State-Significant Development Application

'Central Coast Quarter'

26-30 Mann Street, Gosford

December 2025

EDWARDS HERITAGE CONSULTANTS PTY LTD

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1.0 EXECUTIVE SUMMARY

1.1 Context of the report

This Heritage Impact Statement has been prepared by Edwards Heritage Consultants Pty Ltd on behalf of UPG Waterfront Pty Ltd ('the Applicant') to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26-30 Mann Street, Gosford, also known as 'Central Coast Quarter' ('the site').

The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The Stage 2 site is legally described as Lots 3 and 4 in Deposited Plan 1319239, commonly known as 26-30 Mann Street, Gosford.

SSD-90960208 seeks consent for the detailed design, construction and operation of a mixed-use development comprising:

- Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:
 - Retail, residential and hotel gross floor area (GFA).
 - 394 apartments, comprising the following mix:
 - o 296 market apartments.
 - o 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).
 - 152 hotel keys (eastern tower).
- Five parking levels, with vehicular access from Vaughan Avenue.
- Storage areas and services.
- Communal open space and deep soil planting (including retention of the Port Jackson Fig).
- Publicly accessible through site links, including stairs, walkways public art and landscaping.
- Provision of utilities and services infrastructure, as required.

To facilitate the built form proposed under SSD-90960208, concurrent amendments are sought to the *State Environmental Planning Policy (Precincts – Regional) 2021* (Regional SEPP) pursuant to the concurrent SEPP Amendment process facilitated by the HDA planning pathway.

The purpose of this Heritage Impact Statement is to establish the cultural heritage significance of the site and to then assess the potential heritage impacts against those assessed heritage values and significance.

1.2 Overview of the findings of this report

The site is not identified as an item of heritage significance, however, is situated within the vicinity of numerous heritage items, listed under Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, which is the environmental planning instrument applicable to the subject site.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the State Significant Development Application (SSDA) and rezoning of land at 26-30 Mann Street, Gosford.

1.3 Recommendation and mitigation measures

The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements.

In applying the evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed items of heritage significance or heritage conservation areas (as published by the Heritage Council of NSW), subject to the recommendations in Table 1 below, the proposal would result in a low heritage impact.

TABLE 1 – Recommendations and mitigation measures			
Project Stage	Recommendation	Recommended management / mitigation measures	Report Section
D/C	1. Archaeology	Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified. Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.	10.3
D/C	2. Protection of heritage fabric during works	All trades and contractors should be made aware of the heritage significance of the adjoining heritage item and the need to exercise care with the use and movements of machinery and the storage of equipment, materials and waste, to avoid accidental damage to significant heritage fabric.	10.3
D	3. Changes to the proposed development or design documentation	This impact assessment including the recommendations and mitigation measures, are based on the proposed development described in Section 6.0 and detailed on the plans and design documentation as referenced by Table 5. Should there be further design changes to the proposed development, further heritage advice should be sought to ensure any design changes do not result in any direct or indirect heritage impacts.	10.3

2.0 INTRODUCTION

2.1 Acknowledgement of Country

Edwards Heritage Consultants Pty Ltd (herein referred to as 'EHC') acknowledges the traditional custodians of the land on which we work and we recognise their continuing connection to land, waters and culture. We pay our respects to Aboriginal Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal peoples across the state.

EHC recognises that a better understanding and respect for Aboriginal cultures develops an enriched appreciation of Australia's cultural heritage and is essential to the maturity of Australia as a nation and fundamental to the development of our collective Australian identity.

2.2 Context of the report

This Heritage Impact Statement has been prepared by Edwards Heritage Consultants Pty Ltd on behalf of UPG Waterfront Pty Ltd (the Applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26-30 Mann Street, Gosford, also known as 'Central Coast Quarter' ('the site').

This Heritage Impact Statement has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 20 August 2025 issued for the SSDA (SSD-90960208). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

TABLE 2 – SEARs Compliance		
Item	Description of Requirement	Section Reference (this report)
20. Environmental Heritage	<u>Statement of Heritage Impact</u> - Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	Sections 7.0, 8.0 and 9.0.

The report considers:

1. What impact the proposed works will have on the identified heritage significance.
2. What measures are proposed to mitigate negative impacts.
3. Why more sympathetic solutions are not viable; and
4. Recommendations to mitigate heritage impacts.

2.3 Methodology

This report has been prepared in accordance with the general methodology, structure and guidelines as set out in 'Guidelines for preparing a Statement of Heritage Impact' (NSW Department of Planning and Environment, 2023).

The overarching philosophy and approach to this report is guided by the adoption and implementation of the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013. Additionally, EHC embraces and operates in accordance with the *National Trust Ethical Principles for Heritage and Conservation*¹ and Australia

¹ National Trust of NSW. 'National Trust Ethical Principles for Heritage and Conservation'. Available from <https://www.nationaltrust.org.au/advocacy-nsw/principles-nsw/>.

ICOMOS *Ethical Principles*², ensuring all that we do is driven by our outstanding and consistent commitment to ensuring best practice in cultural heritage management.

A visual examination of the subject site has been undertaken, which is followed by a merit and significance-based desktop assessment of the development proposal.

The potential, actual and perceived heritage impacts stemming from the development proposal have been assessed with reference to the following:

- a) *State Environmental Planning Policy (Precincts Regional) 2021.*
- b) *Part 10.1 of the Gosford City Centre Development Control Plan 2018*
- c) *'Better Placed – Design Guide for Heritage'* (NSW Government Architect, 2019).
- d) The Heritage Council of NSW evaluation and assessment criteria as set out in *'Guidelines for preparing a Statement of Heritage Impact'* (Department of Planning and Environment, 2023).

2.4 Authorship

This Heritage Impact Statement has been prepared by the following EHC team:

- **Holly Challenger** B.A, M.Herit.Cons, Senior Heritage Consultant.

Holly is an experienced Senior Heritage Consultant whose combined skills and experience in history, heritage management and conservation practice, reinforces her well-rounded, balanced approach to effective research and conservation theory and practice.
- **Michael Edwards** B.Env.Plan M.Herit.Cons, M.ICOMOS, JP, Director & Principal Heritage Consultant and Advisor

Michael has close to two decades of extensive experience in both the heritage conservation and town planning disciplines and has held previous positions in Local and State Government.

Michael is a trusted Heritage Expert in the NSW Land and Environment Court and is Heritage Advisor to multiple metropolitan and regional Councils, including Cessnock City Council, Georges River Council, Wingecarribee Shire Council, Temora Shire Council, Mid-Western Regional Council, Port Macquarie-Hastings Council, Cowra Shire Council, MidCoast Council and Bathurst Regional Council.

The report has been reviewed and endorsed by Michael Edwards / Holly Challenger.

2.5 Limitations

This Heritage Impact Statement:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection.
- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Has been prepared relying on existing historical research and significance assessment. No further research or assessment has been undertaken. Subsequently, the heritage impact assessment of this report is based upon the previously assessed heritage values.

² Australia ICOMOS. 'Ethical Principles'. Available from [<https://australia.icomos.org/about-us/australia-icomos/ethical-principles/>].

2.6 Terminology

The terminology used throughout this report is consistent with the *NSW Heritage Manual* and the Australia ICOMOS *Burra Charter* (2013).

A glossary of common terms used is listed in Appendix A.

2.7 Physical evidence

A visual examination of the site and the surrounding area was undertaken on 21 October 2024. All contemporary aerial and site photography used in Section 2 of this report was captured by EHC at this time, unless otherwise credited.

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3.0 SITE ASSESSMENT

3.1 Location and context

The subject site is situated within the Central Coast Council local government area and in the locality of Gosford, which is 77 kilometres north of Sydney city. The subject site comprises Lots 1-4 in Deposited Plan 1296100, commonly known as 26-30 Mann Street, Gosford.

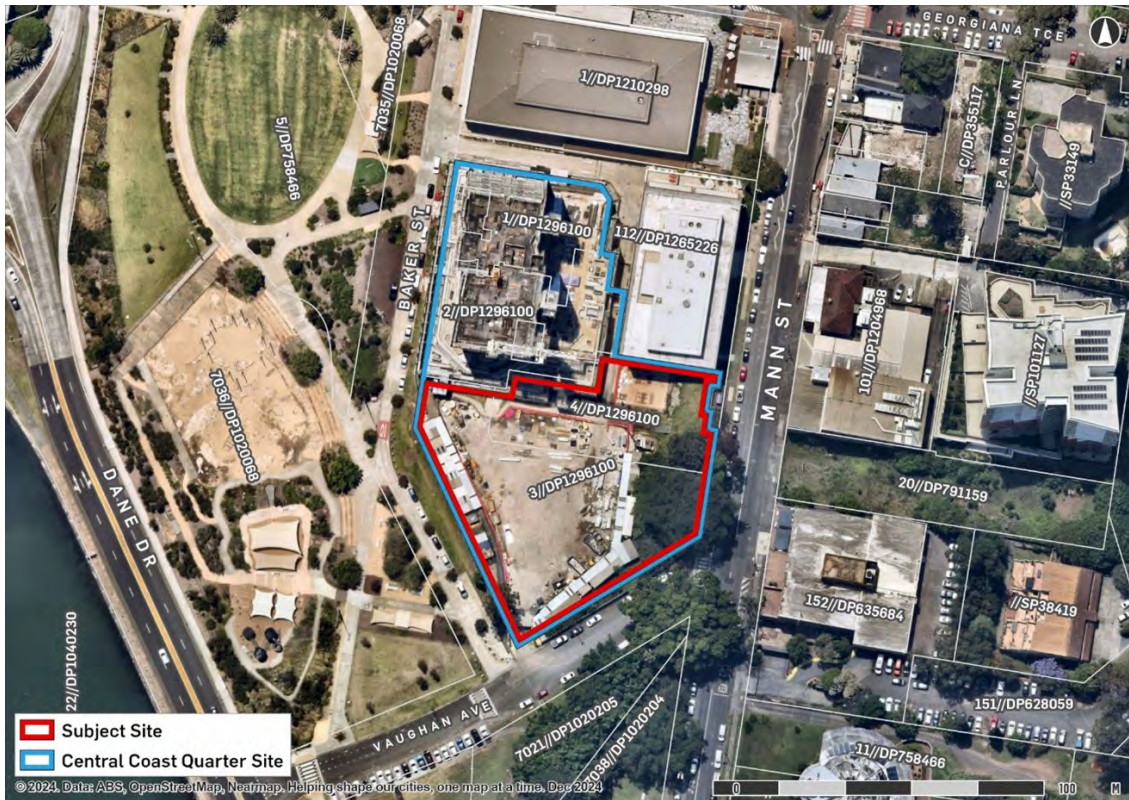


Figure 1: Aerial view of the subject site.

[Source: NSW Land Registry Services, with Urbis Overlay, 2025]

3.2 The subject site

The subject site is located on the western side of Mann Street and is situated within an established urban streetscape, which is largely characterised by mixed-use built forms ranging in form, scale and design. The site is an irregularly shaped allotment with an area of approximately 8,861sqm, inclusive of Stages 1 and 2 of the Central Coast Quarter development.

Currently the site is characterised as largely unimproved land, save for the construction of the Northern Tower (Stage 1) in the northern portion of the site which has been recently completed. Site establishment works for Stage 2 are now underway. The remainder of the site is being utilised for construction storage, car parking and a temporary site office relating to the development of the Northern Tower.

The site is located on a prominent corner in Gosford, addressing Baker Street, Vaughan Avenue and Mann Street to the east. The site is situated within an established urban streetscape, which is currently characterised predominantly by walk-up flat residential buildings, or multi-level commercial and office buildings.

The site is adjoined to the north, east and northeast by multi-storey and multi-unit office, retail and commercial built forms. Adjoining the site to the west and south are various parkland spaces and public reserves, which themselves then adjoin the Central Coast Highway to the west, addressing the waterfront. Immediately to the west of the site is the Gosford Waterfront Park and Leagues Club Park. To the south

and south-west of the site are the Gosford Rotary Park and Gosford Memorial Park. The former is an identified archaeological site, and the latter is an identified item of heritage significance, both of which are listed under Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, which is the environmental planning instrument applicable to the subject site.



Figure 2: View of the subject site from Vaughan Avenue.



Figure 3: View of the development from Mann Street.



Figure 4: View of the site from Gosford Rotary Park.



Figure 5: View of the site from Vaughan Avenue near Memorial Park.



Figure 6: View of the Gosford Memorial Park, facing the subject site (looking north-west).



Figure 7: View of the subject site from Gosford Memorial Park.



Figure 8: View of the site from Baker Street, facing south.

3.3 Streetscape contribution

The subject site forms part of the emerging high-density mixed use residential precinct of Gosford as forming a part of the Regional Growth Corridor, with construction of the Northern Tower (Stage 1) of the Central Coast Quarter having been recently completed. The site is otherwise characterised as largely unimproved land.

The immediate precinct around the subject site is characterised by mixed-use built forms ranging in form, scale and design, with a strong emerging language of multi-unit and multi-storey office, retail and commercial built forms. The proposed development amendments will be consistent with the character of the existing and emerging streetscape as a high-density residential and commercial precinct.

4.0 HERITAGE LISTING STATUS

4.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

4.2 Statutory and non-statutory heritage listings

Statutory lists

The site **is not** identified as an item of local heritage significance listed under Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*.

The site **is not** located within a Heritage Conservation Area listed under Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.



Figure 9: Map showing the heritage status of the subject site and surrounding allotments. The subject site is denoted by red outline. [Source: State Environmental Planning Policy (Precincts – Regional) 2021, Gosford City Centre Heritage Map HER_001, with EHC overlay]

4.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site.
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary.
- iii) Are identified as forming a part of a group i.e. a row of terrace houses.
- iv) Have a visual relationship to and from the site; or
- v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (including any Heritage Conservation Areas) (listed under Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*) within the vicinity of the subject site are set out in Table 2 below:

TABLE 3 – Items of local heritage significance within the vicinity of the site			
Heritage Item	Item No.	Address	Relationship to the subject site
'Avenue and feature trees – Grahame Park'	25	Alfred Higgs Place and Dane Drive, Gosford	Within the vicinity
'Former Brisbane Water County Council building'	40	50 Mann Street, Gosford	Within the vicinity
'Central Coast Council administration building (Gosford office)'	39	49 Mann Street, Gosford	Within the vicinity
'Conservatorium of Music (former courthouse and police station)'	38	45 Mann Street, Gosford	Within the vicinity
'Creighton's Funeral Parlour'	37	37 Mann Street, Gosford	Within the vicinity
'Former School of Arts'	36	Corner of Mann Street and Georgiana Terrace, Gosford	Within the vicinity
'Part of Gosford South Post Office'	35	23 Mann Street, Gosford	Diagonally opposite
'Anglican Rectory'	34	5 Mann Street, Gosford	Within the vicinity
'Old Christ Church Anglican Church'	33	3 Mann Street, Gosford	Within the vicinity
'Stone street and driveway wall'	32	1 Mann Street, Gosford	Within the vicinity
'Gosford City Council Memorial Park, including avenue and feature trees'	31	Mann Street and Vaughan Avenue, Gosford	Directly opposite
'Rotary Club, fountain, garden and original site of Gosford Wharf'	A9	Vaughan Avenue, Gosford	Directly opposite
'Site of original Gosford Wharf'	A8	Dane Drive, Gosford	Within the vicinity
'Footings of former police stables'	A26	38 Mann Street, Gosford	Within the vicinity
'Footings of former sergeant's residence/police station'	A25	38 Mann Street, Gosford	Within the vicinity

There are no items of state heritage significance (listed on the State Heritage Register (SHR) under the *Heritage Act 1977*) within the vicinity of the subject site.

5.0 EXISTING HERITAGE SIGNIFICANCE ASSESSMENTS

5.1 Existing description of the heritage items within the vicinity of the site

The citation on the NSW State Heritage Inventory provides a physical description of 'Rotary Club Fountain and Garden' as follows:

'Parkland, minor fountain commemorative gardens, and steps linking to the Memorial Park.'

The citation on the NSW State Heritage Inventory provides a physical description of 'Gosford City Council Memorial Park, including avenue and feature trees' as follows:

'Open grassland and numerous mature trees (figs, pines), with two stone memorials and one gun. Located within an area of civic importance (Church of England, Police Station, Gosford Council building, Gosford Primary School), and set amongst other smaller parks and near water's edge.

Sandstone memorial commemorates Boer War, WW1, WW2, Korea, Malaya, Borneo and Vietnam. Three flag poles to north. Marble memorial commemorates Boer War. Gun has no information attached.

A full list of memorials with their location includes:

Gosford Boer War Memorial 33° 25.871'S, 151° 20.443'E

-33.431183°, 151.340717°

Gosford Cenotaph 33° 25.882'S, 151° 20.440'E

-33.431367°, 151.340667°

Sister Sumner Memorial 33° 25.840'S, 151° 20.461'E

-33.430667°, 151.341017°

Harry Newhouse and Gallipoli Veterans 33° 25.878'S, 151° 20.427'E

-33.431300°, 151.340450°

A Century of Service Plaque 33° 25.885'S, 151° 20.449'E

-33.431417°, 151.340817°

National Servicemen's Memorial 33° 25.857'S, 151° 20.447'E

-33.430950°, 151.340783°

War Widows' Memorial 33° 25.895'S, 151° 20.440'E

-33.431583°, 151.340667°

Lone Pine 33° 25.888'S, 151° 20.431'E

-33.431467°, 151.340517°

HMA ships South East Asia dedication plaque 33° 25.878'S, 151° 20.434'E

-33.431300°, 151.340567°

British Commonwealth Occupation Force 33° 25.874'S, 151° 20.435'E

-33.431233°, 151.340583°

World War 2 25 Pounder Cannon 33° 25.888'S, 151° 20.439'E

-33.431467°, 151.340650°

Gosford War Memorial Park Dedication.

Central liquid amber tree with benches under planted in 1988, in memory of the Mayor of Gosford, replaced a brush box planted in 1888, which had died.

Steps descend from the western edge of the park to the Rotary Club Fountain, erected 1973, on the sesquicentenary of the first settlement of the Gosford Shire.

Species include Araucaria cunninghamiana (hoop pines), Casuarina cunninghamiana (River she oaks), Lophostemon confertus (Brush box) and Pinus radiata (Monterey Pines)'

The citation on the NSW State Heritage Inventory provides a physical description of 'Part of Gosford South Post Office' as follows:

'Heavily modified, corbel to north facade identifies remaining portion of original Post Office building. Large rendered masonry extension to rear, and 1920's face brick extension to front to Mann Street. Original post office is two storey rendered brick building, rendered corbel at first floor level. Hipped roof of modern terra cotta tiles. Boxed eaves, and non-original face brick chimney. Timber framed double hung windows. Security grilles to windows openings at ground level. Fixed awning to northern side supported by steel brackets has corrugated iron sheeting. 1920's extension has flat roof, brick protruding facade bays to front marking former entrances, and modern aluminium windows. Windows to rear have segmental arched heads and rendered brick sills.'

5.2 Existing statements of cultural significance of the heritage items within the vicinity of the site

The citation on the NSW State Heritage Inventory provides a statement of cultural significance of 'Rotary Club Fountain and Garden' as follows:

'Gosford Rotary Park's significance lies principally with it being a component of an expansive 1930s municipal works project and for its association of over half a century with the Rotary Club volunteer movement and that club's extensive historical sponsorship of the development of public parks throughout Australia. Gosford Memorial Park and Rotary Park—Conservation Management Plan—Draft, June 2024 171.

The park is associated with an AHIMS registered Aboriginal PAD site, 45-3-3340 (Dane Drive PAD). It is a component of the wider Aboriginal cultural heritage landscape of Gosford, which holds significance to the local Aboriginal community.

Archaeological evidence of the natural environment and reclamation of Brisbane Water—including evidence of earlier wharves and associated structures/features—demonstrate the historical evolution and pattern of development of the Gosford foreshore. The historical archaeological resource has the potential to provide new information that would supplement what is known from other documentary sources. Substantial archaeological remains, particularly artefact-bearing deposits, associated with the early maritime development of Gosford Wharf would be of local significance for their historical and potential research values and, if relatively intact, their rarity. If the remains of the c1840s government wharf, boats or other watercraft were found, they could be of local or possibly state significance for historical, technical and research potential value depending on their date of construction, intactness, and level of preservation.

Rotary Park has historical, associative and social significance. It also possesses research potential and is an intact representative example of its typology.'

The citation on the NSW State Heritage Inventory provides a statement of cultural significance of 'Gosford City Council Memorial Park, including avenue and feature trees' as follows:

'Gosford Memorial Park is a significant cultural landscape associated with the early development of the local government area and its public recreation reserves and with the development of war memorials in the Central Coast region. At a local level, this landmark landscape and some of its features have significant historic, aesthetic and social values. The site has been in use as a public asset for almost 140 years, and would be held in high esteem by a broad contemporary and historical community of users.

The park's aesthetic significance primarily relates to its siting on a prominent promontory of land above Brisbane Water and, historically, the expansive vistas afforded to park users as a result. Some of the existing mature trees also contribute greatly to the park's aesthetic value, character and amenity.

Gosford Memorial Park contains the Boer War Memorial (1902), the Cenotaph (1924) and many other war memorials. The park has social significance as a place for memorialising and for gathering to commemorate Australia's involvement in several wars and the local residents who were either killed, or played an important role, during those wars.

The park is associated with the AHIMS registered Aboriginal shell site 45-3-4824 (midden). It is a component of the wider Aboriginal cultural heritage landscape of Gosford and holds significance to the local Aboriginal community. Future archaeological investigation into the Aboriginal sites could provide new information on the local late Holocene Aboriginal economy through study of midden (and possibly stone) materials.

The study area has the potential to contain historical archaeological evidence associated with the establishment of the public parkland from 1887. Its potential historical archaeological resource is historically significant as the site of Gosford's first primary public reserve.

Gosford Memorial Park has historical, aesthetic and social significance. It is also a fine representative example of its typology.'

The citation on the NSW State Heritage Inventory provides a statement of cultural significance of 'Part of Gosford South Post Office' as follows:

'The original portion of Gosford South Post Office at 23 Mann Street, Gosford is an important early building designed by the Colonial Architect, James Barnet. Its location at the south end of Gosford town in close proximity to the main wharf is associated with the early development of the City. The remaining portion represents continuous developed use of the building and site as a post office. Its position marks the prominence of the south end of the town, in close proximity to the public wharf, prior to the shift north with the establishment of the Great North Railway, reflecting an early reliance on water transport. The existing building, including the 1920's brick facade, has aesthetic significance as an important streetscape element of Mann Street, marking the split in development of the town. Although heavily modified, its significance is not diminished.'

6.0 DEVELOPMENT PROPOSAL

6.1 Relevant background to the proposal

State Significant Development proposal (SSD-10114) for the mixed-use accommodation, residential and commercial development was approved by the NSW Independent Planning Commission on 24 August 2020. The scope of that concept approval included a building envelope with a podium and three towers, outlining maximum tower heights and a site-wide concept landscape plan including through site links.

Stage 1 of the development, relating to the Northern Tower is complete, per the particulars of a separate State Significant Development approval (SSD-23588910).

The previous site owners had proposed to split the development of the Eastern and Southern Towers into two separate stages. In May 2024, Urban Property Group purchased the site and are consequently seeking to develop both buildings as one combined stage, together with changes to approved building profiles, heights and envelopes of the Eastern and Southern towers.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 20 August 2025 issued for the SSDA (SSD-90960208). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

TABLE 4 – SEARs Compliance		
Item	Description of Requirement	Section Reference (this report)
20. Environmental Heritage	<u>Statement of Heritage Impact</u>	Sections 7.0, 8.0 and 9.0.
	- Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	

6.2 Plans & drawings referenced

This Heritage Impact Statement provides an assessment of the development proposal as shown on the following plans and drawings:

TABLE 5 – Plans & drawings referenced				
Drawing No:	Revision:	Title:	Dated	Prepared by:
A-DA-0001	03	Title Page	13/02/2026	DKO & Furtado Sullivan
A-DA-0002	01	Development Summary	13/02/2026	
A-DA-0003		Perspective Views		
A-DA-0004		Perspective Views		
A-DA-0005		Perspective Views		
A-DA-0006		Perspective Views		
A-DA-1002	03	Site Plan 1:500	11/02/2026	
A-DA-2000	06	Basement 04	12/02/2026	
A-DA-2001		Basement 03		
A-DA-2002	09	Basement 02	12/02/2026	
A-DA-2003		Basement 01		
A-DA-2004		Ground (Baker Street)		
A-DA-2005		Level 01		
A-DA-2006A	10	Level 02 – Lower	13/02/2026	
A-DA-2006B	07	Level 02 – Upper	12/02/2026	
A-DA-2007	09	Level 03		
A-DA-2008	08	Level 04	11/02/2026	
A-DA-2009	06	Level 05	12/02/2026	
A-DA-2010		Level 06 Typical Hotel		

A-DA-2011		Level 07		
A-DA-2012		Level 08		
A-DA-2013		Level 09		
A-DA-2014		Level 10		
A-DA-2015		Level 11		
A-DA-2016		Level 12		
A-DA-2017		Level 13		
A-DA-2018		Level 14		
A-DA-2019		Level 15 Pool Plant		
A-DA-2020		Level 16 Hotel Pool & Amenity		
A-DA-2021		Level 17		
A-DA-2022		Level 18 Typical Residential		
A-DA-2023		Level 19		
A-DA-2024		Level 20		
A-DA-2025		Level 21		
A-DA-2026		Level 22		
A-DA-2027		Level 23		
A-DA-2028		Level 24		
A-DA-2029		Level 25		
A-DA-2030		Level 26		
A-DA-2031	09	Level 27		
A-DA-2032	06	Level 28		
A-DA-2033		Level 29		
A-DA-2034		Level 30		
A-DA-2035		Level 31		
A-DA-2036		Level 32		
A-DA-2037		Level 33		
A-DA-2038		Level 34		
A-DA-2039		Level 35		
A-DA-2040		Level 36		
A-DA-2041		Level 37		
A-DA-2042		Level 38		
A-DA-2043		Level 39		
A-DA-2044		Level 40		
A-DA-2045	05	Level 41	11/02/2026	
A-DA-2046		Level 42		
A-DA-2047	04	Level 43		
A-DA-2048	01	Roof Level		
A-DA-3000	05	South Tower Section 01		
A-DA-3001		South Tower Section 02		
A-DA-3002		East Tower Section		
A-DA-3100	02	Through Site Link Sections		
A-DA-3200		Pavillion Section		
A-DA-4000	05	Overall North Elevation		
A-DA-4001		Overall East Elevation		
A-DA-4002		Overall South Elevation		
A-DA-4003		Overall West Elevation		
A-DA-4004		Southern Tower East Elevation		
A-DA-4005		Southern Tower South Elevation		
A-DA-4006		Southern Tower West Elevation		
A-DA-4007		Southern Tower North Elevation		
A-DA-4008	06	Eastern Tower North Elevation	12/02/2026	
A-DA-4009	05	Eastern Tower West Elevation	11/02/2026	
A-DA-4010	06	Eastern Tower South Elevation	12/02/2026	
A-DA-4011	05	Eastern Tower East Elevation	11/02/2026	
A-DA-5101	03	Summary of Solar Access	12/02/2026	
A-DA-5102	04	Summer Solstice 22 nd December		
A-DA-5103		Fall Equinox 20 th March		
A-DA-5104		Winter Solstice 21 st June		
A-DA-5105		Spring Equinox 23 rd September		
A-DA-5201	02	Public Open Space – June 21 – Approved Envelope		

A-DA-5202		Public Open Space – June 21 – Proposed Envelope		
A-DA-5301	02	Communal Open Space – June 21 – Approved Envelope		
A-DA-5302		Communal Open Space – June 21 – Proposed Envelope		
A-DA-6001	03	Eye of the Sun – 9am	11/02/2026	
A-DA-6002		Eye of the Sun – 10am		
A-DA-6003		Eye of the Sun – 11am		
A-DA-6004		Eye of the Sun – 12pm		
A-DA-6005		Eye of the Sun – 1pm		
A-DA-6006		Eye of the Sun – 2pm		
A-DA-6007		Eye of the Sun – 3pm		
A-DA-6008		Solar Access		
A-DA-6009		Cross Ventilation		
A-DA-6010		Storage Calculations		
A-DA-6011		Liveable/Adaptable Apartments		
A-DA-6012		Unit Mix Plans		
A-DA-6013		Apartment Matrix – South Tower		
A-DA-6014		Apartment Matrix – East Tower		
A-DA-6015		Gross Floor Area Plans		
A-DA-6018	01	Building Separation Plans	13/02/2026	
A-DA-6030	02	Visual Privacy		

6.3 Description of the proposal

SSD-90960208 seeks consent for the detailed design, construction and operation of a mixed-use development comprising:

- Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:
 - Retail, residential and hotel gross floor area (GFA).
 - 394 apartments, comprising the following mix:
 - o 296 market apartments.
 - o 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).
 - 152 hotel keys (eastern tower).
- Five parking levels, with vehicular access from Vaughan Avenue.
- Storage areas and services.
- Communal open space and deep soil planting (including retention of the Port Jackson Fig).
- Publicly accessible through site links, including stairs, walkways public art and landscaping.
- Provision of utilities and services infrastructure, as required.

To facilitate the built form proposed under SSD-90960208, concurrent amendments are sought to the *State Environmental Planning Policy (Precincts – Regional) 2021* (Regional SEPP) pursuant to the concurrent SEPP Amendment process facilitated by the HDA planning pathway.

Under the concept SSD approval, the Eastern Tower was approved at a maximum height of RL 71.3m, and the Southern Tower at a maximum height of RL 65.1m. This application proposes an increase to the design as a part of the detailed design process by amending the height of the Eastern Tower to RL 150.1m and the Southern Tower to RL 127.65. The application is seeking a total GFA of 54,898sqm, where the Southern Tower comprises 36 storeys and Eastern Tower comprises 42.

This has been explored through ongoing engagement with the Design Review Panel which has indicated that variation in the heights for both towers is preferable. Additionally, arising from the increase in floor area and density to the towers, approximately 20% of the residential GFA will be allocated as affordable housing, in alignment with the Federal Government and Central Coast Council's recent strategic planning policies.

No amendments are proposed to the existing approved building envelope for the Northern Tower.

The heritage impacts of the above-described proposal are considered in detail in the ensuing sections of this report.

7.0 ASSESSMENT AGAINST STATUTORY PLANNING AND HERITAGE CONTROLS

7.1 Heritage Act 1977

The *Heritage Act 1977* provides statutory protection for items of state heritage significance that are listed on the State Heritage Register (SHR).

7.1.1 State Heritage Register

The SHR is established under Section 22 of the *Heritage Act 1977* and is a register of items, places, collections, and objects that have been identified as having significance and importance to the people of NSW. Items listed on the SHR can be in either private or public ownership.

The subject site is not identified as an item of state heritage significance and is not listed on the SHR.

7.1.2 Archaeological relics and works

The *Heritage Act 1977* provides protection for 'relics', which can include archaeological material or deposits. A 'relic' is defined under Section 4(1) of the *Heritage Act 1977* as meaning:

'any deposit, artefact, object or material evidence that:

- (a) Relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) Is of State or local heritage significance'.*

In difference to 'relics', items identified as 'works' do not trigger reporting obligations under the *Heritage Act 1977*, unless they are associated with artefacts and / or assessed to be of state or local significance.

'Works' generally include:

- Former road pavements, including kerb and guttering.
- Building footings associated with former structures where there are no historical artefacts in association with the item.

7.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA&A 1979) establishes the framework for land-use planning and management within NSW and includes provisions that require cultural heritage values to be formally considered and assessed in land-use planning and the development assessment processes.

Section 4.15 of the EPA&A1979 prescribes that environmental impacts on the built and natural environment must be considered in the land-use planning and development assessment process. This extends to considering the impacts on cultural heritage items and places as well as landscapes and archaeological sites or deposits.

Furthermore, the EPA&A 1979 prescribes that local Councils are required to prepare environmental planning instruments (such as a Local Environmental Plan) to provide for the identification and statutory protection of items of heritage significance (including heritage items, Heritage Conservation Areas or archaeological sites).

7.2.1 State Environmental Planning Policy (Precincts – Regional) 2021

Clause 5.36 of the *State Environmental Planning Policy (Precincts – Regional) 2021* establishes the statutory framework for heritage conservation and the management of heritage items, heritage conservation areas and archaeological sites (both Aboriginal and non-Aboriginal) within the Gosford City

Centre Precinct.

The provisions specify circumstances where development consent is and is not required, together with specifying statutory requirements and key considerations for the Consent Authority.

While the subject site is not identified as an item of heritage significance listed within Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, the Consent Authority (the Minister for Planning of the NSW Department of Planning, Housing and Infrastructure) is required by clause 5.36(5) to 'consider the effect of the proposed development on the heritage significance of the item or area concerned'.

In doing so, clause 5.36(4) enables the Consent Authority to require a heritage management document to be prepared that 'assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned' for such circumstances which involves development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

Subsequently, as the subject site is within the vicinity of numerous heritage items and a Heritage Conservation Area (refer to section 3.0 of this report), this Heritage Impact Statement has been requested by the Minister for Planning to assist in the assessment of the main works SSD proposal.

The ensuing heritage impact assessment therefore, considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the heritage items and Heritage Conservation Area within the vicinity of the site.

Consistency with the objectives and provisions of clause 5.36 of the *State Environmental Planning Policy (Precincts – Regional) 2021* is demonstrated in Section 8.3 of this report.

7.2.2 Gosford City Centre Development Control Plan 2018

Part 10.1 of the *Gosford City Centre Development Control Plan 2018* ('the DCP'), contains performance-based controls that relate to the development of heritage items, development within the vicinity of a heritage item, or development within a heritage conservation area. Part 4.3 of the DCP contains controls relating to solar access in key public spaces, and Part 4.4 relates to key views and vistas.

These development controls seek to ensure that new development is appropriately designed, contextually responsive and sympathetic to the heritage values and significance of an item or place.

The following table provides an assessment of the proposed development against the relevant provisions of the *Gosford City Centre DCP 2018*. Note that the bulk of the provisions within the *Gosford City Centre DCP 2018* have been deliberately omitted from this table because they are not applicable to the subject site or proposal.

TABLE 6 – Development Control Plan Compliance			
Provision	Control	Response	Consistency
Part 4.3, 5	For other existing public open spaces, such as Burns Park, Memorial Park and Gosford Rotary Park (Poppy Park), including Gosford City Park, buildings must be designed to ensure that at least 50% of the open space receives a minimum of 4 hours of sunlight between 9am and 3pm on 21 June.	The proposed development on the subject site, known as the Central Coast Quarter, proposes a Southern Tower comprising 36 storeys and an Eastern Tower comprising 42 storeys. The buildings have been designed to ensure that at least 50% of the open space receives a minimum of 4 hours of sunlight between 9am and 3pm on 21 June. A Shadow Analysis was completed in November 2025 demonstrating that the Parks each receive 5 hours of sunlight between 9am and 3pm on 21 June. Accordingly, the Memorial Park and	Consistent

		Rotary Park will each receive an acceptable amount of sunlight to ensure amenity is maintained as is. Further, in a letter prepared by Urban Forestry in 2024, it is outlined that the only likely potential change to the established trees in the Parks as a result of the tower construction would be thinning of crown density, as they adjust to changed light conditions. However, it is stated that due to the maturity of the trees, it is expected that any possible impacts would take several months or years to become apparent, if at all.	
Part 4.4, 3	Other key views critical to the heritage significance of heritage items and places should be protected (for example views from the Memorial Park over to Brisbane Water and the waterfront, and views from the Cenotaph to the rising sun in the east).	The siting and location of the Central Coast Quarter development ensures that significant views, such as that from Memorial Park to Brisbane Water and the waterfront, as well as views from the Cenotaph to the rising sun in the east are all protected. The proposed development is situated entirely within the subject site boundaries and continues to retain clear setbacks to ensure minimal disruptions to the adjoining heritage items.	Consistent
Part 10.1, 12	Expanded curtilage. This curtilage is greater than the property boundary. An expanded curtilage may be required to protect that landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a harbour, river or topographical feature.	The heritage items adjoining the subject site are accepted to have an expanded heritage curtilage, insofar as Memorial Park having a significant visual link to Brisbane Water, and the Cenotaph having a visual link to the rising sun in the east. This was explained above, however the proposed development being situated strictly on the northern side of the Parks ensures the views and established curtilage of the items are both retained. The intervening roads and landscaped elements, as well as the distance between the development and the parks, ensures that the scale of the towers is mitigated.	Consistent

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8.0 ASSESSMENT AGAINST HERITAGE MANAGEMENT DOCUMENTS AND GUIDELINES

8.1 Introduction

Operating outside of the statutory planning framework are a variety of heritage management tools, which, although bear no statutory weight, assist in guiding development proposals, to facilitate successful and appropriate heritage management and conservation outcomes.

The relevant heritage management tools are identified and considered as follows:

8.2 Conservation Management Plan

A Conservation Management Plan (CMP) was prepared for 'Gosford Memorial Park and Rotary Park' by GML in May 2025.

The CMP provides for a comprehensive assessment of cultural significance, identifying constraints and opportunities for the ongoing management of the parks adjoining the site, which is based on the assessed level of cultural significance.

A conservation policy framework has also been developed, which provides guidelines for certain actions relating to the day-to-day and long-term care and conservation, adaptation and change, and on-going management of Gosford Memorial and Rotary Parks, so that the heritage values and cultural significance of the parks are maintained, not diminished and where possible, enhanced.

Although the CMP bears no statutory weight, the conservation policies provide valuable guidance in the formulation and assessment of development proposals and assist in facilitating appropriate heritage management and conservation outcomes.

The conservation policies relevant to the proposed Central Coast Quarter development adjoining the parks are reproduced below and are considered in the ensuing heritage impact assessment.

Relevant conservation policies:

TABLE 7 – CMP Conservation Policies		
Policy No:	Policy requirements:	Response:
Policy 12.2 New buildings	<i>Buildings should not be sited in Gosford Memorial Park. Likewise, due to matters concerning the setting of Gosford Memorial Park with reciprocal views to Brisbane Water, additional buildings should not be sited in Rotary Park. The existing toilet block may be replaced as long as the proposal complies with other policies in this CMP.</i>	The proposed Central Coast Quarter development is situated entirely within the boundaries of Lots 3 and 4 in Deposited Plan 1319239, with no encroachment onto the adjoining Memorial and Rotary Parks. The towers each retain appropriate setbacks from all boundaries, and the intervening roadway of Vaughan Avenue provides spatial separation from the heritage items.
Policy 13.3 Retaining significant views	<i>Retain and enhance important views and vistas, visual qualities and landscape character of the site. Avoid tree planting that would conceal significant views. New plantings must be planned to reinforce significant views across and throughout the two parks, and from outside in. The growth habits and forms of all new plantings must be taken into consideration to ensure significant views are not compromised.</i>	The CMP prepared for Gosford Memorial and Rotary Parks by GML explores the historical context of the sites, determining a significant historical view exists between Gosford Memorial Park and Brisbane Water to the west. This historical view will be maintained, as the proposal is situated entirely to the northern side of the parks and does not propose to sever the existing view. The extant dense landscaping surrounding Memorial Park to the north will provide a visual buffer to the large-scale development, and the green canopy that protects the backdrop of the items will be maintained.

9.0 HERITAGE IMPACT ASSESSMENT

9.1 Overview to the impact assessment

This section of the report assesses the impacts of the proposed works or activity on the heritage values and significance of the site

The impact assessment is based upon the Statement of Significance (refer to Section 5.2 above); available physical and documentary evidence including a visual inspection of the site and statutory planning requirements.

Within this approach, the objective of a heritage impact assessment is to evaluate and explain how the proposed works or activity will affect the heritage values and imbued significance of the site and/or items and places of heritage significance within the vicinity of the site.

The *NSW Heritage Manual* (Heritage Council of NSW, 2001) and '*Guidelines for preparing a statement of heritage impact*' (Department of Planning and Environment, 2023) have developed a series of evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed heritage items or heritage conservation areas³, which are listed below and considered in the ensuing statement of heritage impact.

In order to consistently identify the impact of the proposed works or activity, the terminology used throughout the ensuing statement of heritage impact is set out in the following table. The terminology and definitions use are based on those contained in various guidelines produced by the International Council on Monuments and Sites (ICOMOS) and the *Material Threshold Policy* of the Heritage Council of NSW.

TABLE 8 – Levels of Impact		
Grading		Definition
Negative	Adverse	Actions that would have an adverse, permanent and irreversible impact on the identified values and significance. Actions would remove or destroy key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place. The impact of such actions cannot be fully mitigated.
	High	Actions that would have a long-term and high impact on the identified values and significance. Actions would remove, destroy or substantially alter key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place. The impact of such actions can potentially be reduced through appropriate mitigation measures.
	Moderate	Actions that would have a long term and moderate impact on the identified values and significance. Actions would remove, destroy or substantially alter key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place. Actions can be partially mitigated.
	Minor	Actions that would result in minor impacts that do not diminish or obscure the identified heritage values and significance. Actions may affect only a small part or component of the place or a distant / small part of the setting / curtilage. These actions can usually be easily and appropriately mitigated or may be temporary and / or reversible.

³ NSW Heritage Branch, '*Heritage Impact Statements – Some questions to be answered in a Statement of Heritage Impact and Supporting Information Required*'.

Neutral	Low / Negligible	Actions that would result in very minimal if not, inconsequential heritage impacts.
	Neutral	Actions can usually be easily and appropriately mitigated or may be temporary and / or reversible. Actions that would have no visual or physical heritage impacts. Actions do not require any mitigation measures.
Positive	Minor positive	Actions that would bring a minor positive benefit to a heritage item or area of significance. Actions can usually be through the reversal of some previous unsympathetic cosmetic changes and will enhance the visual setting and integrity. Actions can also include cyclical and preventative maintenance works to safeguard, stabilise and protect significant fabric.
	Moderate positive	Actions that would bring a moderate positive benefit to a heritage item or area of significance. Actions can usually be through the removal of previous unsympathetic structural or cosmetic changes that will reinstate missing detail, reinstate original design intent, re-establish views or physical relationships. Actions can also include conservation works to safeguard, stabilise and protect significant fabric.
	Major positive	Actions that would bring a major positive benefit to a heritage item or area of significance. Actions can usually be through the removal of previous unsympathetic structural or cosmetic changes that will reinstate or reconstruct missing detail, reinstate original design intent, re-establish views or physical relationships. Actions can also include conservation works to safeguard, stabilise and protect significant fabric.

9.2 Heritage impact ratings

The following table establishes the anticipated impacts based upon the magnitude of the work or activity relative to the significance of the fabric involved.

TABLE 9 – Heritage Impact Rating							
Significance	Magnitude of the work or activity						
	Impact Rating	Adverse	High	Moderate	Minor	Low	Neutral
	Exceptional	Adverse impact	High impact	High impact	Moderate impact	Minor impact	Negligible impact
	High	High impact	High impact	Moderate impact	Minor impact	Minor impact	Negligible impact
	Moderate	High impact	Moderate impact	Moderate impact	Minor impact	Low impact	Negligible impact
	Low	Moderate impact	Moderate impact	Minor impact	Minor impact	Low impact	Negligible impact
	Neutral	Minor impact	Minor impact	Low impact	Low impact	Low impact	Negligible impact
	Intrusive	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact

The following table establishes the definitions for the types of impact. For instance, some works or activities will have the potential for impacts or will result in impacts. The impact can be direct, i.e. directly in consequence of an action, or indirect, i.e. impacts could be cumulative, compounded, delayed or unexpected.

TABLE 10 – Types of Impact	
Grading	Definition
Direct	Works or activities have a direct visual and / or physical impact on the heritage item or area concerned.
Potential direct	Works or activities have the potential to result in direct visual and / or physical impact on the heritage item or area concerned.
Indirect	Works or activities have an indirect visual and / or physical impact on the heritage item or area concerned.
Potential indirect	Works or activities have the potential to result in an indirect visual and / or physical impact on the heritage item or area concerned.

9.3 Response to the NSW Heritage Manual evaluation criteria

i) New development adjacent to a heritage item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

The subject site at 26-30 Mann Street, Gosford is directly adjacent to three heritage items. This includes the Gosford Rotary Park and Gosford Memorial Park to the south, as well as part of the Gosford South Post Office diagonally opposite to the north-east. The subject site is currently characterised largely as vacant land (save for the construction of the Northern Tower in the northern portion of the site).

The Gosford South Post Office is diagonally opposite to the subject site. An intervening commercial building that has been recently constructed to the north of the subject site (and directly opposite the Post Office) largely screens this item from the proposed development at the Central Coast Quarter. Additionally, the new development is situated behind the primary viewpoint of the item on Mann Street whereby it will not impact on the significant views of the item, nor its immediate curtilage and setting.

Gosford Rotary Park is an identified archaeological site. As the development of the Central Coast Quarter is limited entirely to its lot boundaries, it is not considered to impact on the potential archaeological remains or deposits within Rotary Park.

Gosford Memorial Park is directly opposite the subject site to the south, and due to the inherent nature of the low-scale, open-space parkland, is considered to bear the largest potential impact of all other adjoining heritage items. As the Gosford Memorial Park and other adjoining items are situated within the commercial town centre, new development is reasonably anticipated to occur within the vicinity of these items as a part of the Gosford City Centre Revitalisation program.

The current SSD proposal involves the construction of two towers (36 and 42 storeys in height), five parking levels, communal open space and publicly accessible through site links. The proposal seeks to enhance opportunities for higher quality urban domain outcomes as well as delivering on additional housing supply.

The towers will appear as two separate high-rise buildings that assists in visually separating the bulk. Whilst the height of the towers is considered a substantial net increase to the modest scale of the adjoining heritage items, the impacts to these items will continue to be minimised through the distance of the development, as well as intervening roads and landscape plantings and specimen trees that provide a visual buffer.

In addition, the proposed through-site links will enhance the continued use of the parks by encouraging pedestrian travel in and around the city centre. This is coupled with the pavilion, accommodating several food and beverage venues that will also generate foot traffic to the parks.

The towers continue to retain appropriate setbacks from all boundaries, and the contemporary form and modulation of the towers will assist in keeping the bulk pulled away from the items. The materiality and podium massing have been considered against the backdrop of the heritage items, and are sympathetic in the lightweight approach and vertical presentation. Overall, the proposed tower construction will not result in any additional impacts on the setting or significance of the heritage items within the vicinity of the site particularly as the additional vertical elements will not severely alter the backdrop or setting of the items when viewed and appreciated from a pedestrian scale.

- *Why is the new development required to be adjacent to a heritage item?*

As above and further outlined in Section 6.1 of this report, the subject site forms part of the State-Significant Development Gosford City Centre Revitalisation program that intends to increase residential density and housing diversity in the Gosford town centre. As a result, the commercial precinct of Gosford is presently experiencing major changes as it transitions to support the desired future character. There are numerous similarly scaled buildings presently under construction within the vicinity of the subject site. This has drastically changed the streetscape character to reflect the desired increase in residential density. Cumulatively, the large-scale development of the area will have a major impact on the Gosford City Centre, however the views of the items and their significant visual links, including from Memorial Park to Brisbane Water will be retained.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

As the neighbouring heritage items of Gosford Memorial Park and Gosford South Post Office are listed items of local significance, the listing is defined by the legal description of the land, being the Lot and DP. The curtilage of these items is therefore limited to the existing boundaries of the site.

The proposed development is limited entirely within the lot boundaries, and does not propose to alter or impede on the neighbouring property boundaries. The proposed amendments to the Towers continue to retain a clear setback from all boundaries to ensure there are no adverse impacts and minimal disruptions to the adjoining heritage items.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

The proposed Southern and Eastern Towers of the Central Coast Quarter will not drastically impact the views to or from the adjoining heritage items due to the topography of the site, and intervening landscape plantings that further assist in 'shielding' the sites from view.

Currently, Memorial Park is largely screened from the subject site owing to a string of developed trees, framing the park and streetscape vistas. When viewing the war memorials, the full-height mature trees in the backdrop contribute to the sensory appeal of the heritage item, and positively aid the ability for quiet reflection and appreciation of the war memorial. The various memorials on the site are surrounded by large tree species, providing shade and civic amenity to the existing park.

As stated in the Tree Shading Effects letter prepared by Urban Forestry in October 2024, most of the species on the site have the ability to tolerate some shade, and whilst monitoring should occur there are no identified adverse arboricultural impacts on the trees directly systemic from the proposed additional building height. The vertical height of the towers will not be expressly legible when viewed from a pedestrian scale either within the Memorial Park, or within the vicinity of the Memorial Park.

- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

Though the historical context for the site has not been established in this report, the historical context was previously explored in the Heritage Impact Statement prepared by John Carr Heritage Design in September 2019 and the Baseline Archaeological

Assessment prepared by Archaeological Management & Consulting Group in August 2019, together with the CMP recently prepared for Memorial Park and Rotary Park by GML in May 2025 that provides the history of the parks.

These documents conclude that the subject site remained undeveloped until the mid-20th century, when Gosford Public School was established on the site. No known relics have been identified on the site, whereby the potential archaeological record of the site is not considered of local or state significance. Notwithstanding, recommendations are made at the end of this report that set out the standard 'unexpected finds' protocols in the unlikely event that archaeological deposits are discovered during any ground disturbance activities or works.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

Whilst the development incorporates two large-scale towers, the overall height is not likely to be ascertained from a pedestrian level when viewing the heritage items 'in the round'. This is mitigated through the increase of high-rise development around the sites and in the Gosford area, where new development is reasonably anticipated to occur.

The profile of the Southern Tower which is 36 storeys tall incorporates a strong sense of verticality that aims to reduce the perceived visual bulk and scale of the development. The Eastern Tower, which is 42 storeys tall accommodates a more horizontal language, however with the articulated form also helps to 'break up' the perceived heaviness. In addition, the proposed pavilion and ground planes assist in focusing much of the bulk to the lower levels.

The facades addressing the parks have been considered, and the materiality that incorporates extensive glazing to the elevations of each tower will reflect the green canopy that adjoins the subject site, visually mitigating some of the height and scale of the development. This will assist in reducing the overall heaviness of the towers, allowing the parks to remain as a place for quiet reflection with significant views to Brisbane Water retained as the primary viewpoint from the parks.

The Overshadowing Studies prepared by DKO & Furtado Sullivan in November 2025 also outline that each park receives 5 hours of sunlight per day on 21 June, complying with the development controls for the area. The development facilitates enhanced building amenity and higher quality urban domain outcomes with vibrant activated pedestrian precincts to the ground levels and quality built form outcomes that contribute to the vibrancy of the locality.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

The proposed Southern and Eastern Towers are not considered to visually dominate the heritage items. The design incorporates a large increase to height and floorspace, however the additional height will likely not be discernible from the street when viewing these heritage items.

Primary viewpoints of the Gosford South Post Office and Rotary Park are achieved primarily when the development is behind, thus the additional height and changes to the profiles of the Towers will have minimal bearing on these items. Memorial Park is viewed from various apertures and corridors, however the most pertinent is when viewing the War Memorial and facing north, directly toward the development. The string of intervening established trees to the north of the Park (and south of the subject site) are extremely important in framing the park and streetscape vistas, as well as protecting the area from the visual impact of the development. Reasonable solar amenity and direct

sunlight will still be afforded to the park so as to retain the significance and amenity of the same as well as not likely having a negative impact on the health and vigour of the established tree plantings.

The lower-height massing of the podium, together with the articulation of the facades and differing colours of the Eastern tower will assist in highlighting the lower half of the development. The lightweight materiality and strong vertical language of the top-half of the Eastern Tower, together with the Southern Tower as a whole will assist in assimilating the height and bulk of the development into the streetscape.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

The value of both Memorial Park and Rotary Park, as well as the adjoining part of Gosford South Post Office will not be impacted by the proposed additional height to the development, whereby the areas will remain important to the community for their value as open space, as well as giving community members a place for solemn reflection. The primary views to and from Memorial Park will not be obstructed by the additional height proposed to the Eastern and Southern Tower, owing to the overall topography of the site and the existing dense vegetation. Further to this, Memorial Park in particular is oriented to address Mann Street as the primary focal point, whereby the new development will sit quietly within the backdrop behind the vegetation.

10.0 RECOMMENDATIONS AND MITIGATION MEASURES

10.1 Conclusion

The site of the Central Coast Quarter at 26-30 Mann Street, Gosford is currently characterised as largely unimproved land, save for the construction of the northern tower in the northern portion of the site.

The site is not identified as an item of heritage significance, however, is situated within numerous heritage items listed under Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, which is the environmental planning instrument applicable to the subject site.

The State Significant Development Application (SSD-90960208) has been assessed with regards to the heritage values of the adjoining sites, and consideration has been given to the visual and physical impacts of the proposed development on the identified heritage values of these adjoining properties. The proposal will not result in any material affectation to significant heritage fabric, with the built form of the two towers unlikely to have an unreasonable impact on the overall significance of the heritage items within the vicinity.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the construction of two towers at 26-30 Mann Street, Gosford, 'Central Coast Quarter'. The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements.

The evaluation criteria for assessing the likely impact of a proposed development (as published by the Department of Planning and Environment and the Heritage Council of NSW) have been applied in this impact assessment. Having considered all relevant matters for consideration in this report, subject to the recommendations in Section 9.2 to mitigate identified heritage impacts, the proposed State Significant Development Application (SSD-90960208) at 26-30 Mann Street, Gosford is considered to have a low impact. The proposal satisfies the objectives and relevant provisions of clause 5.36 of the *State Environmental Planning Policy (Precincts – Regional) 2021*. Consequently, the proposal is favourably recommended.

10.2 Recommended mitigation measures

The following recommendations arise from the heritage impact assessment in Section 8.3 of this report. Adoption and implementation of the recommendations should be seen as mechanisms for addressing statutory requirements, mitigating heritage impacts and to ensure appropriate conservation and ongoing management of the heritage item.

TABLE 11 – Recommendations and mitigation measures			
Project Stage	Recommendation	Recommended management / mitigation measures	Report Section
D/C	1. Archaeology	Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified. Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.	10.3
D/C	2. Protection of heritage fabric during works	All trades and contractors should be made aware of the heritage significance of the adjoining heritage item and the need to exercise care with the use and movements of machinery and the storage of equipment, materials and waste, to avoid accidental damage to significant heritage fabric.	10.3
D	3. Changes to the proposed development or design documentation	This impact assessment including the recommendations and mitigation measures, are based on the proposed development described in Section 6.0 and detailed on the plans and design documentation as referenced by Table 5. Should there be further design changes to the proposed development, further heritage advice should be sought to ensure any design changes do not result in any direct or indirect heritage impacts.	10.3

End of Report

Appendix A

Common terms used in this report

The following is a glossary of terms and abbreviations that are used by those involved in investigating, assessing and managing heritage, including those used throughout this Heritage Impact Statement.

The terms and abbreviations have been adapted from the *NSW Heritage Manual* (prepared by the Heritage Council of NSW).

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage Conservation Area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage NSW: The State Government agency of the Department and Premier and Cabinet, responsible for providing policy advice to the relevant Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the item is significant. For example, items of state

heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Minor works heritage exemption: Clause 5.10(3) of the Local Environmental Plan prescribes that certain minor works (maintenance and conservation works, or works ordinarily identified as exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, may be exempt from the requirement for development consent.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks

and Wildlife Act 1974 defines a relic as: '...any deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

Social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

Standard Exemption: Section 57(2) of the Heritage Act 1977 provides for 'Standard Exemptions' which are a series of prescribed works or activities which, if undertaken in strict accordance with the prescribed standards, may be undertaken without the need for approval under Section 60 of the Heritage Act 1977.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

State significance: Items of heritage significance which are fine examples, or rare, at a state community level.

Statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

Technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.