



Central Coast Quarter

Social Impact Assessment

December 2025

Prepared for: Urban Property Group

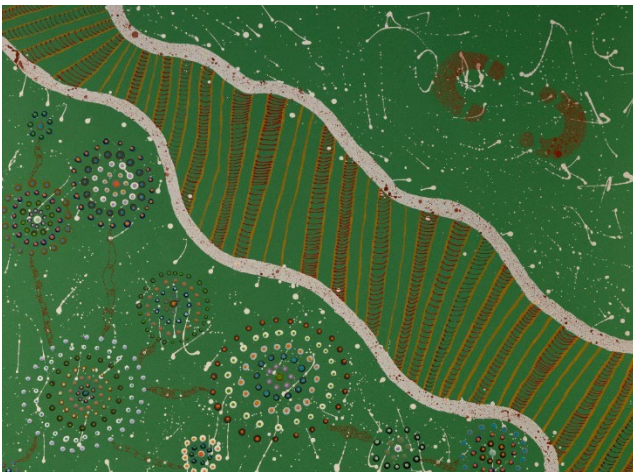
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Report Number Final

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



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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Executive Summary

This Social Impact Assessment (SIA) has been prepared by Urbis Ltd (Urbis) on behalf of Urban Property Group (UPG) Waterfront Pty Ltd (the applicant/proponent). The SIA is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) via the Housing Delivery Authority (HDA) pathway for the site at 26 -30 Mann St, Gosford, also known as the 'Central Coast Quarter' (the site).

The SSDA is seeking consent for a mixed-use development comprising residential, retail, commercial, and public spaces, as well as residential apartments, including affordable housing (the proposal). The site is in Gosford City Centre, within the Central Coast Local Government Area (LGA). It has an area of 5,88sqm and is legally described as Lot 3 and 4 in DP 1319239.

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

Report purpose and scope

An SIA is an independent and objective study that identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short-term (construction) and long-term (operational) impacts.

The DPHI Social Impact Assessment Guideline (SIA Guideline) (2025) states that a SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

Methodology

A SIA social baseline, field study, impact scoping and assessment were undertaken to complete this report. A detailed methodology is included in Chapter 2. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2025).

The potential social impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology is based on the DPHI SIA Guideline: Technical Supplement (2025) and is outlined in Chapter 6 of this report.

Existing environment

The site is located at 26-30 Mann Street, Gosford, in the Central Coast Local Government Area (LGA). There is currently one building under construction at the site.

The site is well-served by public amenities, including health facilities, educational facilities, community and cultural facilities, and passive and active recreation facilities. The site is also within walking distance of Gosford Train Station.

A social locality was identified for this Proposal to help identify the scale and nature of likely social impacts and the likely impacted groups. This was determined based on a review of the Proposal, the surrounding context and consultation outcomes. The social locality considers two key areas and likely-affected groups in the immediate and surrounding social localities. The immediate social locality includes nearby residents and businesses in Gosford that may be affected by localised impacts (i.e. visual, noise, dust, and changes to the traffic and pedestrian network). The surrounding social locality includes residents and workers in the broader area who may be impacted by the Proposal (i.e. travel patterns, use of open space).

Potential positive and negative social impacts

A summary of the potential positive and negative social impacts identified is provided in the table below, presented by impact significance. The full assessment is provided in Chapter 6.

Impact category	Impact description	Unmitigated assessment	Mitigated assessment	Recommendations provided
Way of life	Provision of strategically located residential, hotel, commercial and retail uses	Low positive	High positive	Yes. Refer to section 6.2.1
Community	Contribution to the revitalisation and activation of Gosford City South Centre	Medium positive	High positive	Yes. Refer to section 6.2.2.
Community	Potential change to the community's composition	Negligible to low positive	Medium positive	Yes. Refer to section 6.2.2.
Accessibility	Improvements to accessibility and connectivity around the site and local area	Medium negative	High positive	Yes. Refer to section 6.2.3.
Accessibility	Increased demand for community infrastructure and services during operation	Low positive	High positive	Yes. Refer to section 6.2.3.
Accessibility	Impacts on access during construction	Negligible to low negative	Negligible to low positive	Yes. Refer to section 6.2.3.
Culture	Potential to celebrate Aboriginal cultural heritage in the Proposal's design	Low positive	Medium positive	Yes. Refer to section 6.2.4.
Health and wellbeing	Potential impacts on safety	Low positive	Medium positive	Yes. Refer to section 6.2.5.
Health and wellbeing	Health and wellbeing impacts from noise and vibration during construction	Low negative	Negligible to low negative	Yes. Refer to section 6.2.5.
Surroundings	Concerns about potential overshadowing and loss of privacy for neighbouring properties	Low negative	Negligible to low negative	Yes. Refer to section 6.2.6.
Livelihoods	Increase in construction employment opportunities	Medium positive	Medium positive	No.

Impact category	Impact description	Unmitigated assessment	Mitigated assessment	Recommendations provided
Livelihoods	Increase in employment opportunities through retail, commercial and hotel offerings	Medium positive	Medium positive	Yes. Refer to section 6.2.7.
Decision-making systems	Increased opportunities for community and stakeholder participation	Low positive	Medium positive	Yes. Refer to section 6.2.8.
Cumulative social impacts	<ul style="list-style-type: none"> ▪ Cumulative construction fatigue ▪ Cumulative construction-related impacts 			

Proposed mitigation, enhancement and management measures

A consolidated list of measures to enhance positive social impacts and mitigate negative social impacts identified throughout this SIA, summarised in the table above, is provided in Chapter 7. Additional SIA recommendations to further enhance positive impacts and mitigate negative impacts are also provided in Chapter 7.

1 Introduction

This Social Impact Assessment (SIA) has been prepared by Urbis Ltd (**Urbis**) on behalf of Urban Property Group (UPG) Waterfront Pty Ltd (**the applicant**). The SIA is submitted to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) in support of a State Significant Development Application (**SSDA**) via the Housing Delivery Authority (**HDA**) pathway for the site at 26 -30 Mann St, Gosford, also known as the 'Central Coast Quarter' (**the site**). The site is in Gosford City Centre, within the Central Coast Local Government Area (**LGA**). It has an area of 5,788sqm and is legally described as Lot 3 and 4 in DP 1319239.

1.1 Report purpose and scope

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2025) states that an SIA should consider the likely changes across eight categories, as illustrated in Figure 1.

This SIA aligns with the best-practice assessment method prescribed in the DPHI's SIA Guideline (2025), which provides a robust framework for identifying, predicting, and evaluating potential social impacts, thereby providing greater clarity and certainty for proponents and the community.

Figure 1 Social elements of value to people



Source: SIA Guidelines (DPHI 2025, p. 5)

1.2 SIA guidelines and requirements

This SIA aligns with the best practice methods contained within the DPHI's SIA Guideline (2025). The DPHI SIA Guideline (2025) provides a framework to identify, predict and evaluate likely social impacts and helps to provide greater clarity and certainty for applicants and the community.

This report has been prepared in response to the requirements in the SEARs dated 20 August 2025, issued for the SSDA (SSD-90960208). The individual SEARs item relevant to this SIA is outlined in Table 2 below.

Table 1 SEARs item

Item	SEARs requirement	Relevant section of report
Social Impact	Provide a Social Impact Assessment that: <ul style="list-style-type: none"> is prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. is targeted and proportionate the project’s context and likely impacts 	This report (Chapters 6 and 7)

Source: SEARs SSD-90960208 issued for the Proposal (DPHI 2025)

1.3 Proposal background

The Central Coast Quarter site has undergone a considered, design-led planning process since the Independent Planning Commission granted the original Concept SSD approval in August 2020 (SSD-10114). That approval established the framework for a podium-and-three-tower mixed-use development, along with GFA allocations, a site-wide public domain vision, and guiding design principles.

In March 2022, SSD consent (SSD-23588910) was granted for the detailed design and delivery of the Northern Tower (Stage 1), which is currently under construction. This mixed-use tower includes 136 apartments and ground-floor retail, supported by a publicly accessible through-site link and landscaping. It received an Occupation Certificate in December 2025.

In August 2022, an architectural design competition was held for the eastern and southern buildings in accordance with the endorsed Design Excellence Strategy, resulting in DKO and Furtado Sullivan being awarded the winning scheme for the Eastern and Southern towers. Their design provided a refined urban form, strengthened public-domain connections, and introduced a civic-scale pavilion building that now anchors the scheme.

In 2024, the Applicant acquired the site and has since led the project’s progression, with a focus on timely delivery. Since that time, there has been a notable shift in the strategic planning context. The emergence of a State-wide housing crisis, the introduction of the National Housing Accord and multiple NSW Government initiatives, including the establishment of the Housing Delivery Authority (HDA), have reinforced the need to deliver additional housing, including affordable housing, in well-located areas such as Gosford City Centre.

On 12 June 2025, the project was ‘called in’ to the HDA program by the NSW Government. Since that time, the Applicant has been working to produce a scheme that delivers the number of dwellings noted in the HDA EOI, informed by iterative design reviews from a proponent-assembled Design Review Panel (DRP).

In response, the proposal increases housing capacity, introduces a dedicated affordable housing component and delivers improved public domain outcomes and urban design quality, building upon the strong foundation of the existing Concept SSD approval and the outcomes of the design competition process.

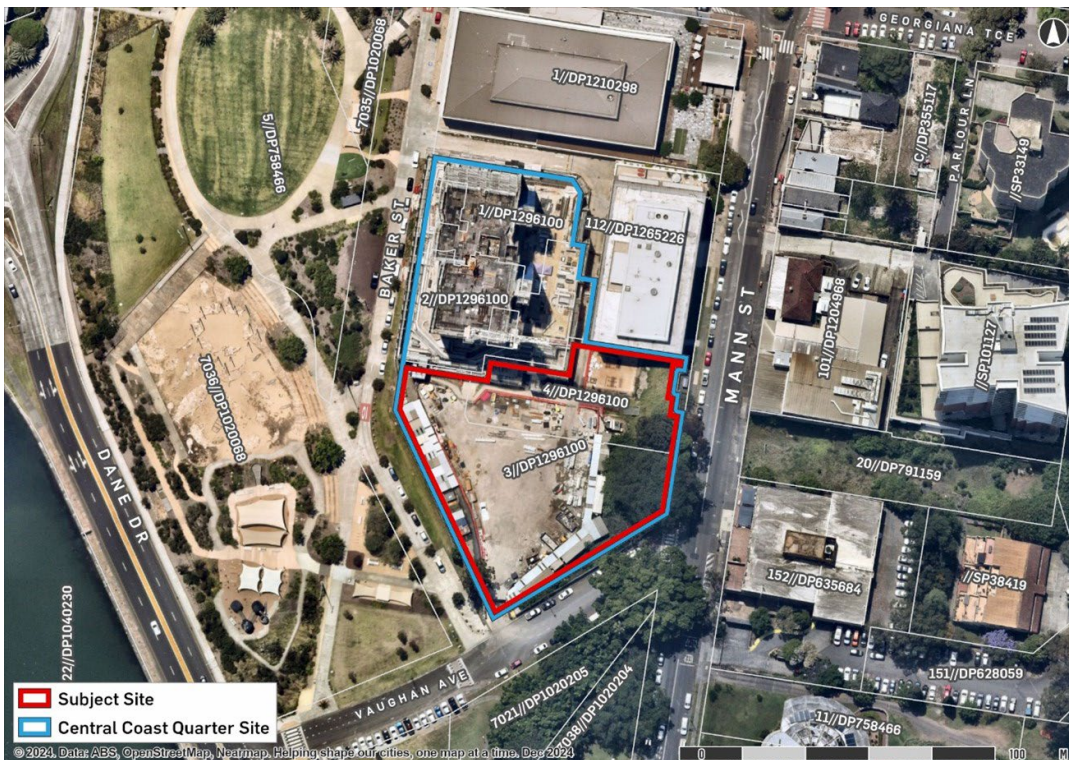
These milestones reflect a long-term planning and design process, with this SSDA and concurrent SEPP amendment representing the next evolution of the precinct, responding to shifting housing priorities and the opportunity to optimise the scheme to enhance urban outcomes and build upon the public benefits already secured.

1.1. Proposal overview

The proposal seeks consent for:

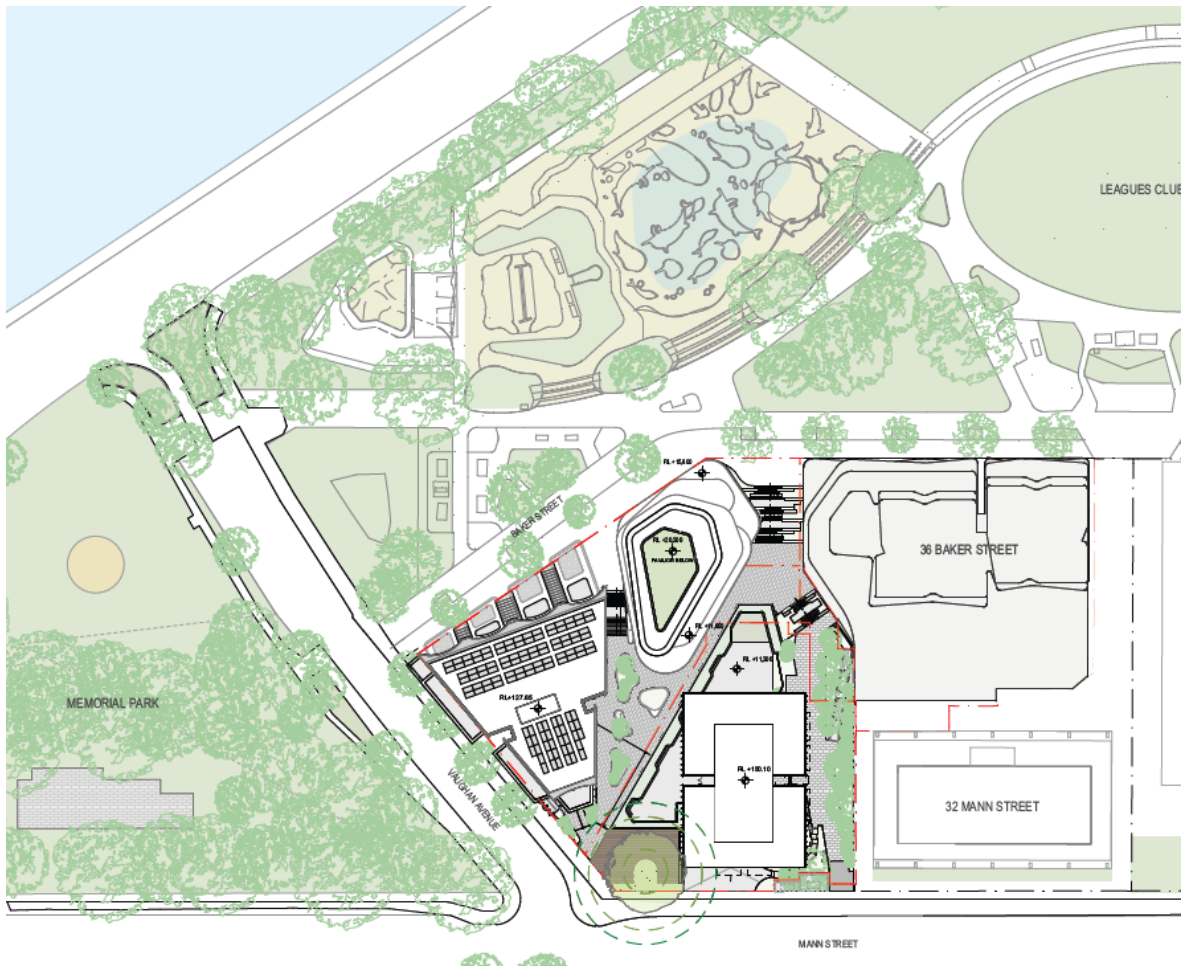
- **Approval of a SEPP Amendment:** to support the proposed development, a rezoning request is being sought concurrently with the SSD application under the Housing Delivery Authority (HDA) pathway. The application seeks to amend the SEPP (Precincts – Regional) 2021 by:
 - Amending the Height of Buildings Map under Section 5.25 to increase the building height in the east tower by 70 mm to RL 150.1 and the south tower by 1.65m to RL 127.65.
 - Amending the Floor Space Ratio Map under Section 5.26 to increase the FSR from 3.5:1 to 9.5:1; and
 - Amending Sections 5.44 and 5.47 of the SEPP to reflect the scheme for which consent is sought.
- **State Significant Development consent for the proposed development,** including:
 - Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:
 - 2,169sqm of retail gross floor area (GFA).
 - 394 apartments, comprising the following mix:
 - 296 market apartments.
 - 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).
 - 152-key hotel (eastern tower).
 - Five parking levels comprising 480 residential parking spaces, 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.

Figure 2 Site location



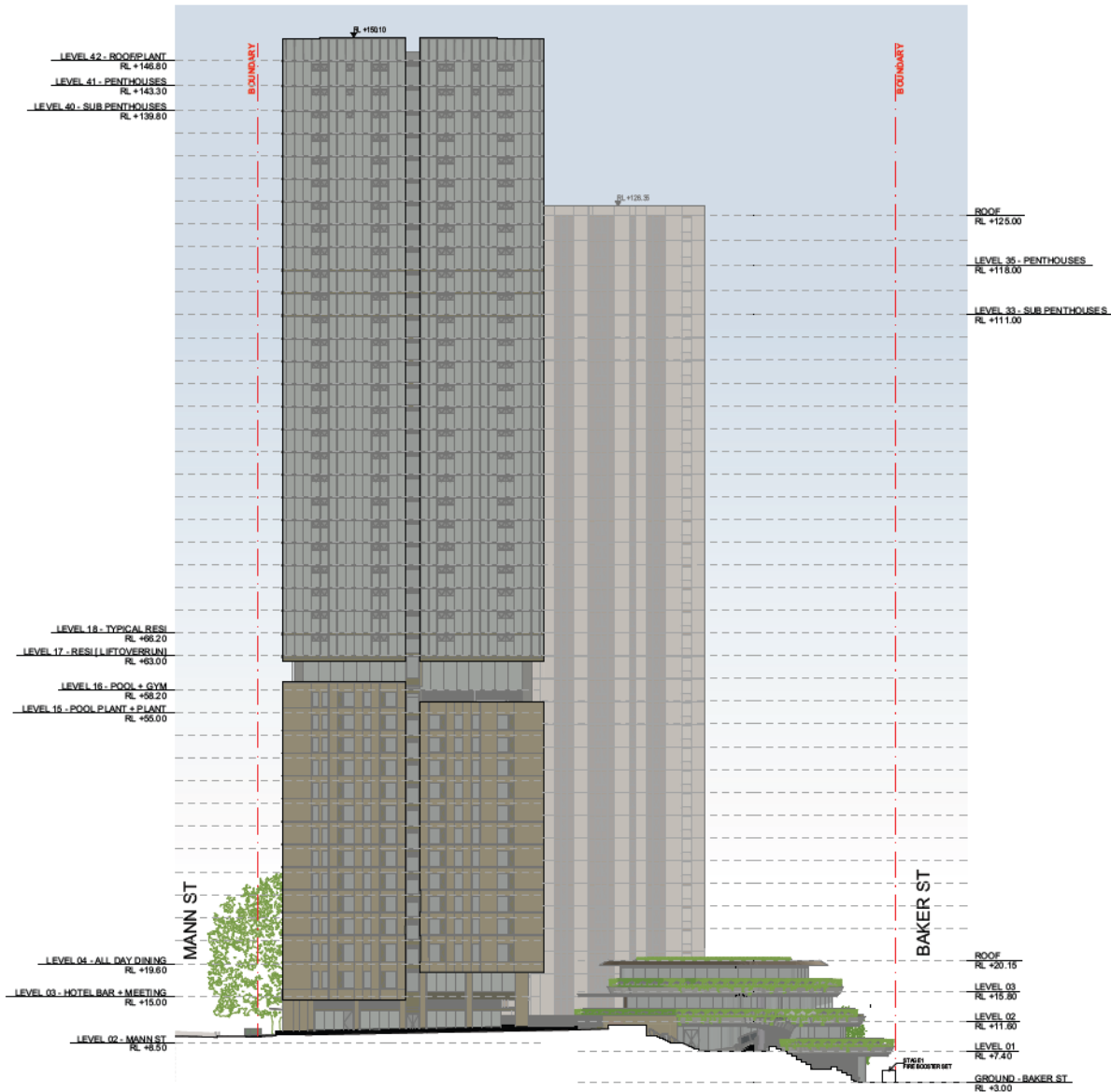
Source: Urbis, 2024

Figure 3 Proposed site plan



Source: DKO and Furtado Sullivan, 2026

Figure 4 North elevation



Source: DKO and Furtado Sulivan, 2026

1.4 Authorship and SIA declaration

The authorship of the SIA Declarations for this report is provided in the following sections.

1.4.1 Authors

This report has been prepared by a suitably qualified and experienced lead author and reviewed and approved by suitably qualified and experienced co-authors, who hold appropriate qualifications and have relevant experience to carry out the SIA for this Proposal. The following introduces each author:

Allison Heller	Review and quality assurance
Position	Director
Qualifications	Bachelor of Town Planning, University of NSW

Post-Grad Diploma in History of Architecture & Art, University of London

Affiliations

Member of the Planning Institute of Australia

Member of Property Council of Australia – Social Sustainability Roundtable

Experience

Allison has deep expertise in impact assessment. She has delivered social impact assessments and health equity assessments for state-significant projects and precincts to government and private-sector clients.

Liliana Peña

Project manager and lead author

Position

Associate Director

Qualifications

Master of Urban Planning, National University of Colombia

Bachelor of Social Work, National University of Colombia

Experience

Liliana is a specialist in social impact assessment and stakeholder engagement, with experience in local and large-scale infrastructure projects in the built environment, mixed-use and residential development, and in adhering to authority standards and best practice guidelines, including the NSW SIA Guideline (DPHI 2025).

Sarah Kerridge-Creedy

Lead Author

Position

Senior Consultant

Qualifications

Bachelor of City Planning (Honours), University of New South Wales

Affiliations

Member, Planning Institute of Australia

Experience

Experience writing SIA reports for mixed-use, residential and hotel projects in the context of the SIA Guideline (DPHI 2025) and best practice social research, evaluation and impact assessment.

Lara Ball

Co-author

Position

Assistant Social Planner

Qualifications

Bachelor of City Planning (Honours)/ Bachelor of Laws (LLB), University of New South Wales (ongoing)

Experience

Lara has experience writing social impact assessment reports for mixed-use and residential projects in accordance with the SIA Guideline (DPHI 2025) and best practices in social research, evaluation, and impact assessment.

Serena Pek

Co-author

Position

Assistant Social Planner

Qualifications

Bachelor of City Planning (Honours), University of New South Wales (ongoing)

Experience Serena has experience writing social impact assessment reports for mixed-use and residential projects in accordance with the SIA Guideline (DPHI 2025) and best practices in social research, evaluation, and impact assessment.

1.4.2 Declaration

The authors declare that this SIA report:

- Was completed on 19 December 2025.
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI’s (2025) SIA Guideline
- Contains all reasonably available Proposal information relevant to the SIA
- As far as Urbis is aware, it contains information that is neither false nor misleading.



Liliana Peña
Associate Director – Lead Author
19 December 2025



Allison Heller
Director – Review and quality assurance
19 December 2025

1.5 SIA guidelines review questions and responses

The review questions outlined by the SIA Guideline (2025) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposed development. Table 2 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 2 Guideline review questions and responses

Question	SIA Review questions	Addressed by report (yes/no), relevant Chapter
1	Does the lead author meet the qualification and experience requirements?	Yes – Chapter 1
2	Has the lead author provided a signed declaration?	Yes – Chapter 1
3	Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes
Project’s social locality and social baseline		
4	Does the SIA define and justify the social locality based on the spatial extent of expected impacts?	Yes – Chapter 5
5	Does the SIA identify and describe the social context/locality, including different social groups likely to be affected by the project?	Yes – Chapters 3 and 5

Question	SIA Review questions	Addressed by report (yes/no), relevant Chapter
6	Does the SIA identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes – Chapters 3 and 4
7	Does the SIA identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes – Chapter 3
8	Does the social baseline study present data relevant to the social impacts, supported by relevant literature and a diversity of relevant views and likely experiences?	Yes – Chapter 3
9	Does the social baseline study demonstrate applied social-science research methods and explain any significant methodological or data limitations?	Yes – Chapter 2
Identification and description of social impacts		
10	Does the SIA adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA been detailed?	Yes – Chapters 2 and 4
11	Does the SIA apply the precautionary principle to identifying social impacts and consider how they may be experienced differently by different people and groups?	Yes – Chapters 2 and 4
12	Does the SIA describe how the preliminary social impact analysis has influenced project design?	Yes – Chapters 1 and 4 for previous project approval and recommendations on project design
Community Engagement		
13	Were the extent and nature of engagement activities appropriate and sufficient to canvass views of those most affected, including those of vulnerable or marginalised groups?	Yes – Chapters 2 and 4
14	Have the views, concerns and insights of affected and interested people influenced both the project design and the impact assessment, management and monitoring?	Yes – Chapters 4 and 6
Predicting and analysing social impacts		
15	Does the SIA impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes – Chapter 6

Question	SIA Review questions	Addressed by report (yes/no), relevant Chapter
16	Does the SIA analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will likely experience greater costs because of the project?	Yes – Chapter 6
17	Does the SIA identify its assumptions and include sensitivity analysis and alternative scenarios? (including ‘worst-case’ and ‘no project’ scenarios where relevant)	<p>The methodology Chapter of the report sets out the key assumptions underpinning the assessment (refer to Chapter 2). This includes the assumption that information provided through other technical reports (e.g., traffic and noise) is accurate.</p> <p>The SIA considers alternative Site scenarios from the perspective of the ‘worst case’ scenario (i.e., no technical mitigations), in alignment with the EIS.</p> <p>We note that consideration of alternative Site options (e.g., no development, different types of development) has been addressed separately as part of the business case process, which has informed the EIS and on which the SIA has drawn. It is the role of the SIA, however, to assess the chosen development scenario, not alternative scenarios considered at the business case stage.</p> <p>Therefore, our sensitivity analysis and assessment of ‘worst-case’ scenarios relate to a ‘no-mitigation’ scenario for the chosen development option.</p> <p>This evidence is assessed as part of the SIA tables in Chapter 6.</p>
Evaluation significance		
18	Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes – Chapter 6
General		
19	Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes – Chapter 6
Responses, monitoring and management		
20	Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes – Chapter 7
21	Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Yes – Chapter 7
22	Does the SIA demonstrate how the applicant will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes – Chapter 7

1.6 Structure of this report

This SIA has seven chapters, as summarised below:

- **Chapter 1** (this Chapter) introduces the Proposal, purpose and scope of this report.
- **Chapter 2** outlines the legislative requirements and methodology applied to complete this SIA.
- **Chapter 3** provides a social baseline of the study area, including the site's context, social and demographic characteristics, and policy context.
- **Chapter 4** provides an overview of the field study undertaken to inform the SIA, including the key findings.
- **Chapter 5** identifies and provides details on the Proposal's social locality.
- **Chapter 6** assesses the Proposal's positive and negative social impacts, including with and without mitigation and enhancement measures.
- **Chapter 7** outlines the mitigation, enhancement, and management measures of the assessed impacts.

2 Methodology

The methodology undertaken to prepare this SIA is outlined in Table 3. The SIA Guideline and Technical Supplement (DPHI 2025) informed the methodology.

Table 3 Methodology overview

Stage	Activities
Social baseline	<p>Site visit of the surrounding land uses and the site.</p> <p>Review of relevant state and local policies and strategies to understand potential social implications.</p> <p>Analysis of relevant datasets to understand the existing community profile and its values, strengths, and vulnerabilities.</p> <p>Identification of likely impacted groups and communities.</p> <p>Early identification of potential social impacts (positive and negative) based on research tasks undertaken.</p>
SIA field study	<p>Engagement with a representative from the Central Coast Council via an in-depth interview.</p> <p>Engagement with the body corporate via in-depth interview.</p> <p>Engagement with a representative from the Central Coast Local Health District via email correspondence.</p> <p>Engagement with the local community through an online community survey and newsletter distribution.</p> <p>Analysis of field study data and identification of key themes.</p>
Impact scoping	<p>Review of social baseline and SIA field study outcomes.</p> <p>Review of Proposal plans, Proposal documentation and relevant technical assessments.</p> <p>Identification of the Proposal's social locality and likely impacted groups.</p> <p>Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures.</p> <p>Identification of potential opportunities for additional measures to be incorporated into the Proposal.</p>
Assessment and reporting	<p>Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures.</p> <p>Provision of recommendations to further reduce negative social impacts and enhance positive social impacts.</p> <p>Preparation of draft and final SIA reports.</p>

Approach to assessing social impacts

The assessment of social impacts can be approached in several ways. The Technical Supplement of DPHI's SIA Guideline highlights a risk assessment methodology in which the significance of potential impacts is assessed by comparing the magnitude of an impact against the likelihood of its occurrence.

The DPHI's risk assessment methodology has been applied in this SIA and is outlined in Chapter 6.

Assumptions

- This report is dated 19 December 2025 and incorporates information and events up to that date only, and excludes any information arising, or event occurring, after that date.
- In preparing this report, Urbis was required to make judgments that may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.
- All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and based on information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and forecasts set out in this report will depend, among other things, on the actions of others over which Urbis has no control.
- Information provided through other technical reports that have informed the identification and assessment of impacts is assumed to be accurate.
- This report has been prepared with due care and diligence by Urbis. The statements and opinions made by Urbis in this report are made in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

3 Social Baseline

This Chapter provides a social baseline of the site and the surrounding area. This includes a review of the site location, policy context and demographic profile. The findings from the social baseline have been used to inform the approach to consultation, scoping of initial impacts and the formation of the site's social locality (as described in Chapter 5).

3.1 Site location

3.1.1 Local context

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

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

The site is also within walking distance of existing public transport connections, including the Mann Street bus stop, approximately 50m north of the site, and Gosford train station (Newcastle to Sydney train line), approximately 600m north. The site context is shown in Figure 5 and Figure 6 below.

Figure 5 Site context map

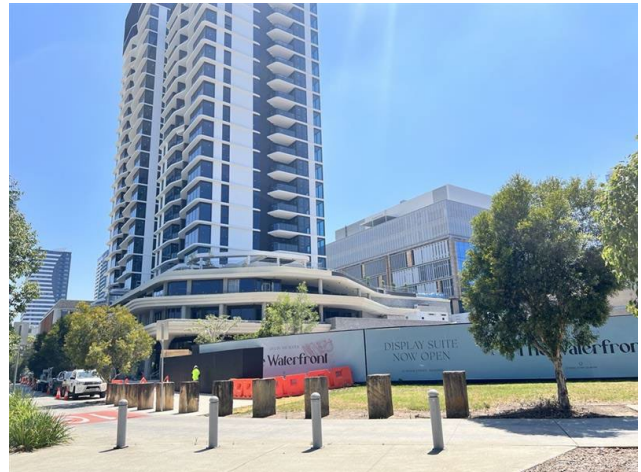


Source: Urbis, 2025

Figure 6 Site photos



Picture 1 View of the site from 32 Mann St, looking south



Picture 2 View of the site from Gosford Waterfront Park, looking northeast



Picture 3 View of site from Vaughan Ave, looking northeast



Picture 4 View of the site and northern tower from Mann St, looking north.



Picture 5 View of northern tower from Baker St, looking south



Picture 6 View of Gosford Waterfront Park

Source: Urbis, 2025

3.2 Surrounding social infrastructure and open space

Social infrastructure is critical to supporting individual and community health and well-being, fostering a cohesive community, and promoting economic prosperity. It includes 'hard' infrastructure (facilities, venues, and spaces) and 'soft' infrastructure (activities, events, and programs). Open space comes in various forms, from structured sports fields to parks and natural ecosystems.

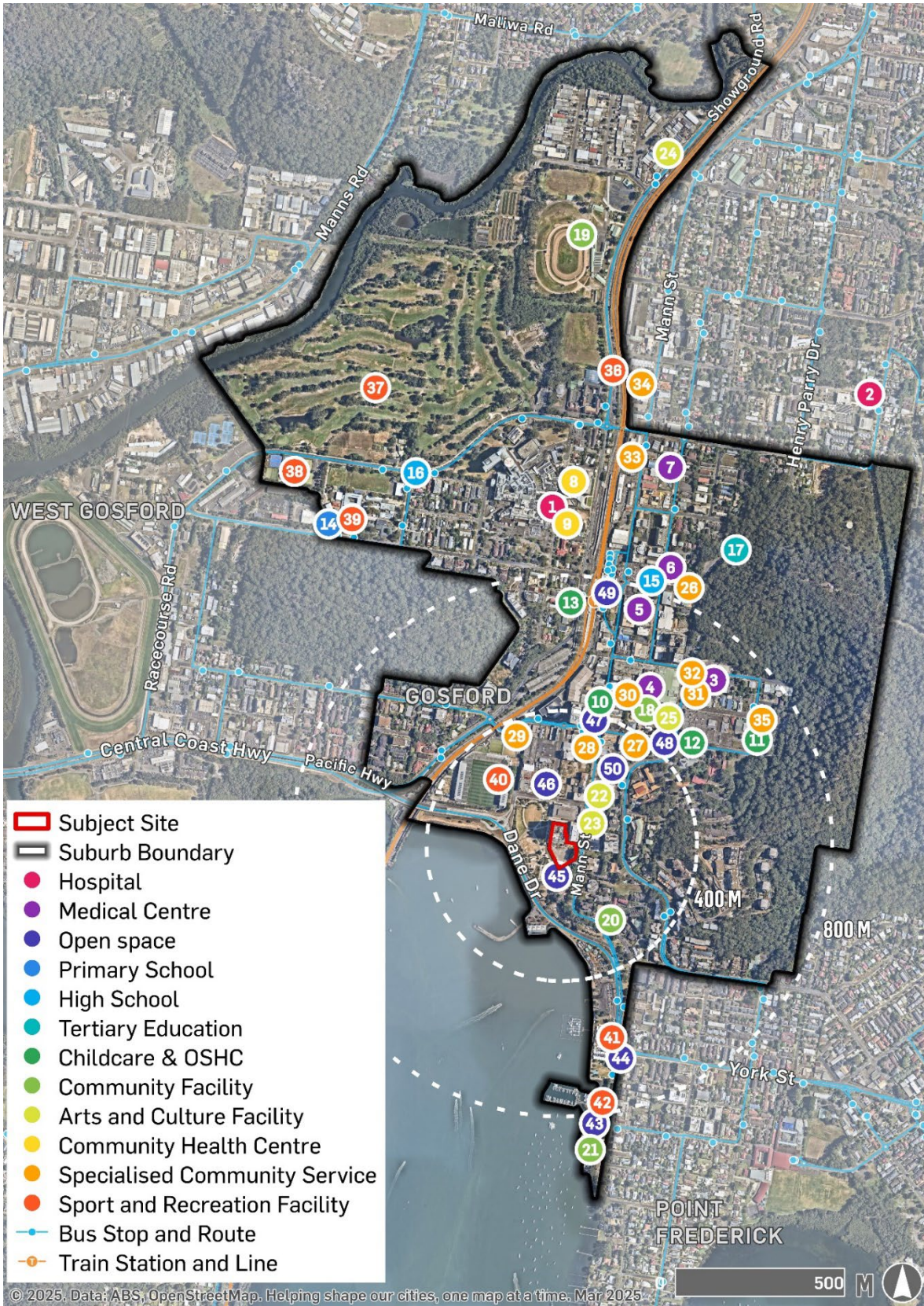
This section contains an overview of the social infrastructure within the Gosford suburb. This includes health facilities, community facilities, education institutions, childcare centres, community service providers, sport and recreation facilities, and open spaces. This review, along with the consultation outcomes (see Chapter 4), will help to understand and identify how the Proposal may impact users of the surrounding social infrastructure and open space network.

As shown in Figure 7, the site is currently serviced by:

- **Health facilities:** Two hospitals, five medical centres, two community health centres
- **Education facilities:** Four childcare and/or outside of school hours care (OSHC), one primary school, two high schools, one tertiary education facility
- **Community and cultural facilities:** Four community facilities, four arts and culture facilities, ten specialised community services
- **Passive and active recreation facilities:** Seven sport and recreation facilities and eight open spaces.

The complete list of social infrastructure facilities and open spaces is provided in Appendix A.

Figure 7 Existing social infrastructure and open space



Source: Urbis, 2025; complete list of infrastructure and open space in Appendix A

3.3 Policy context

A review of relevant state and local policies was undertaken to understand the strategic context of the Proposal and any potential impacts. Key strategic plans were reviewed to understand Central Coast Council’s plans for change and growth, reflecting the community’s and Council’s aspirations and expectations for the future.

The vision and plans for managing this growth in alignment with the Central Coast Council’s vision and aspirations, as relevant to the proposed development, included the following:

State


- NSW Government, State Environment Planning Policy (Housing) (2021)
- NSW Government, State Environment Planning Policy (Planning Systems) (2021)
- NSW Government, State Environment Planning Policy (Precincts – Regional) (2021)
- NSW Government, Housing Strategy 2041 (2021)
- NSW Government, Central Coast Regional Plan 2041 (2022)
- Greater Cities Commission, The Six Cities Region Discussion Paper (2022)
- Government Architect NSW, Gosford Urban Design Framework (2018)
- Government Architect NSW, Greener Places Design Guide (2020).

Local

- Central Coast Council, Local Environmental Plan (2022)
- Central Coast Council Development Control Plan (2022)
- Central Coast Council, Local Strategic Planning Statement (2020)
- Central Coast Council, Community Strategic Plan 2018-2028 (2018)
- Central Coast Council, Community Strategic Plan Engagement Report (2024)
- Central Coast Council, Affordable and Alternative Housing Strategy (2020)
- Central Coast Council, Open Space Strategy 2024-2031 (2024)
- Central Coast Council, Economic Development Strategy (2020)
- Gosford Urban Design Framework (Government Architect NSW –GANSW–, 2018).

The key social themes from the policy review are summarised in Table 4 below.

Table 4 Key social themes from policy review

Theme	Summary of findings
<p>Improved access and supply of affordable and diverse housing</p> 	<p>The Housing 2041 Strategy (NSW Government, 2021) identifies several pillars to drive housing provision in NSW by 2041. These pillars include strategically locating new housing supply and considering diverse housing and tenure types to recognise the unique needs and preferences of different households.</p> <p>The strategy also includes actions to support new and diverse housing typologies, such as size, number of bedrooms, layout, and accessibility, to meet the needs of individuals and communities.</p> <p>Further, the State Environmental Planning Policy (Housing) (Housing SEPP) (NSW Government, 2021) reinforces the need for more tenure types by establishing a bonus of up to 30% in bonus height and floor space ratio for</p>

Theme	Summary of findings
	<p>eligible residential developments that elect to include designated affordable housing.</p> <p>The Central Coast Regional Plan 2041 (NSW Government, 2022) sets the vision for the Central Coast region to create a 'one Central Coast, connected to Country, where people live near their work in sustainable 15-minute neighbourhoods of the region's vibrant capital'. Nine objectives support this vision. Objective 5 refers to planning for 'nimble communities', diverse housing, and sequenced development, explicitly noting that a diversity of housing provides choices, independence, and affordability to match the specific needs of different communities.</p> <p>The Local Strategic Planning Statement (LSPS) (Central Coast Council, 2020) highlights Gosford as the capital of the Central Coast and envisions more residential developments, particularly high-density housing, within the city to increase amenity, urban lifestyles, and cultural life.</p> <p>The Affordable and Alternative Housing Strategy (Central Coast Council, 2020) is underpinned by two broad aims. The following objective is particularly relevant to the Proposal: <i>"to improve access to affordable housing for very low, low to moderate income households, including protecting existing affordable housing, providing new development opportunities and incentives, and providing a broader range of housing options to address affordable housing need in appropriate locations."</i></p> <p>Specifically, the Council has adopted targets for affordable housing delivery across the LGA by 2036, identifying a need for 31,500 affordable homes for very low-income to moderate-income households, small- to medium-sized renting households, and small- to medium-sized purchasing households (Central Coast Council, 2020, p. 18).</p> <p>The Council's Community Strategic Plan (CSP) (2018), LSPS (2020), Economic Development Strategy (EDS) (2020), and CSP Engagement Report (2024) reinforce the need for more housing. Refer to Section 3.4 for data on housing availability in Gosford (postcode 2250).</p>
<p>Improved access and connectivity</p> 	<p>The Central Coast Regional Plan 2041's (NSW Government, 2022) Objective 3 is creating 15-minute neighbourhoods to support mixed, multi-modal, inclusive, and vibrant communities. Objective 4 concerns an interconnected Central Coast without car-dependent communities.</p> <p>The Gosford Urban Design Framework (UDF) (Government Architect NSW, 2018) acknowledges that strengthening public walkability and public uses is one of four challenges for the Gosford 'City South' region, where the site is located. It notes that significant investment and developments in the area will bring more jobs and residents, but no single development can resolve the public domain and accessibility issues.</p> <p>The Council's CSP (2018), LSPS (2020), CSP Engagement Report (2024), and Open Space Strategy 2024-2031 (2024) reinforce the need for improved public transport frequency, better transfers, and safer, more accessible footpaths.</p>
<p>Facilitating the creation of jobs and economic opportunities</p>	<p>The Central Coast Regional Plan 2041 (NSW Government, 2022) has two objectives: Objective 1 focuses on creating a prosperous Central Coast with more jobs close to home, and Objective 8 focuses on planning for</p>

Theme

Summary of findings



businesses and services at the heart of healthy, thriving, and innovative communities.

At a regional level, the Six Cities Discussion Paper (Greater Cities Commission, 2022) acknowledges the opportunity for the Central Coast to form part of a globally significant network of innovation precincts across the Six Cities Region. The paper notes explicitly that the Central Coast innovation precinct would likely focus on health, technology, and food manufacturing linked to freight systems.

The Council's CSP (2018) recognises that a thriving local economy ensures vibrant, liveable communities and local businesses. The CSP (2018) aims to increase the number of residents living and working within the LGA by promoting industry diversity and business and employment growth.

More recently, the Council undertook community engagement to inform the development of a new CSP. These engagement outcomes are summarised in the CSP Engagement Report (2024) and reveal that the community wants to see more opportunities for young people and teenagers, particularly more job opportunities and education and training in the area. The community also noted that they want more support for local businesses and employment, particularly in promoting the area and attracting tourism, and in improving accessibility through better public transport.

Revitalisation and activation of Gosford 'City South' centre





The Gosford Urban Design Framework (Gosford UDF) (GANSW, 2018) outlines four opportunities for the 'City South' region of Gosford (where the site is located). One opportunity is for Gosford to become more than an 'event city', noting opportunities to enliven the 'City South' region at more times of the day and for more locals, regional visitors, and tourists.

The Gosford UDF also outlines several design principles (GANSW, 2018); these primarily relate to improving connectivity and activation around Gosford City Park (located directly south of the site). Specific measures include delivering more active street frontages and landscaping along Barker Street and Mann Street (bordering the site).

The LSPS (Central Coast Council, 2020) aligns with state priorities. One of four urban management strategies is revitalising existing Central Coast centres by bringing additional activity and life into these areas. Several approaches are detailed, including delivering more activity and social hubs. These are "vibrant places where people shop, work, relax and often live. This will include co-location of community use and create a range of opportunities for people to visit our centres and linger, instead of visiting for a single purpose then leaving".

The CSP Engagement Report (2024) also revealed that community safety and crime levels have not improved since 2018, particularly noting that Gosford has not changed. Community safety is therefore recognised as an area for future focus for the Central Coast Council.

Theme	Summary of findings
<p>Social infrastructure and open space provision that meet the needs of a growing population</p> 	<p>The LSPS (Central Coast Council, 2020) states that, as the centre of the state’s fastest-growing corridor (Sydney to Newcastle), the Central Coast is strategically positioned to provide greater service provision for its growing population and to provide a new direction for growth. Within Gosford, the LSPS (Central Coast Council, 2020) highlights aspirations for the Central Coast to function as an education hub, with plans to deliver a regional performing arts centre and library.</p> <p>The Open Space Strategy 2024-2031 (Central Coast Council, 2024) details several guiding principles to materialise the Council’s open space vision for “an active Central Coast with a diverse range of sport and recreation opportunities accessible to all residents”. These guiding principles include engaging with and partnering with the community and other agencies in planning and provision, spaces that meet the changing needs of different age and demographic groups, and equitable access.</p> <p>The CSP Engagement Report (Central Coast Council, 2024) identified that the community is currently satisfied with the appeal of parks and green spaces and hopes that the Council will maintain these elements of their communities.</p>
<p>Recognising and honouring Aboriginal heritage</p> 	<p>The Central Coast Regional Plan 2041’s (NSW Government, 2022) Objective 2 relates to supporting the right of Aboriginal residents to economic self-determination.</p> <p>The CSP Engagement Report (Central Coast Council, 2024) revealed community aspirations for greater protection of Aboriginal heritage. Stakeholders specifically noted that they want education about Aboriginal heritage for all ages, increased awareness of Aboriginal sites, and the maintenance and regeneration of these areas.</p>

3.4 Demographic profile

A demographic profile identifies the demographic and social characteristics of a proposal’s likely social locality. This is an essential tool for understanding how a community currently lives and its potential capacity to adapt to changes arising from a proposal.

A demographic profile has been developed for Gosford (suburb) (‘local area’) based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI population projections (2022).

The demographic profile for Gosford has been compared with the Central Coast Local Government Area (LGA) to assess the anticipated change the Proposal would bring to the LGA residential profile and the likely facilities and amenities that incoming residents may use. The demographic characteristics of Greater Sydney (Greater Capital City Statistical Area -GCCSA-) have also been used, where relevant, to provide comparison.

The tables below detail the datasets used in analysing the Gosford (suburb), Central Coast LGA (LGA) and Greater Sydney (GCCSA) area:

Population and age



In 2021, there were 4,873, representing 1.4% of the residents in the Central Coast LGA.

The largest age group in the local area was people aged 25–29, which equally represents 14.4% of the local population. This is higher than in the LGA (5.4%) and Greater Sydney (7.5%), indicating a high proportion of working-age people. A quarter (25.2%) of Gosford households were couples with children.

The median age was lower (35) than in the LGA (43) but similar to that of Greater Sydney (37).

The average household size in the local area was lower (1.9) than in the LGA (2.5) and Greater Sydney (2.7).

According to DPHI's population forecast, the population of Gosford–Springfield is expected to grow from 21,359 in 2021 to 33,486 by 2041, an increase of 56.78%, with a median age of 39.9. In comparison, the LGA's population is expected to grow from 348,493 in 2021 to 408,390 by 2041, reflecting an increase of 17.19% and a median age of 42.5.

Culture and diversity



2.7% of the local population identified as Aboriginal and/or Torres Strait Islander people, which was lower than the LGA population (4.9%) but higher than Greater Sydney (1.7%).

There were fewer residents born in Australia, with 58.1% of the local population, compared to Central Coast LGA at 79.0%, but similar to Greater Sydney at 56.8%. Besides Australia, the top five countries of birth were: India (5.0%), Nepal (4.1%), Philippines (3.2%), England (3.1%) and China (2.7%). This indicates a higher cultural diversity than the top 5 countries of birth within the LGA (besides Australia): England (4.6%), New Zealand (1.7%), the Philippines (0.7%), India (0.7%), and South Africa (0.6%).

The local area had higher linguistic diversity than the LGA, with 64.0% of people speaking only English at home compared to 87.7% in the LGA.

Education and qualifications



The local area had higher educational attainment levels than the LGA but similar levels to Greater Sydney. In the local area, 31.4% of residents had attained a bachelor's degree or higher, compared to 17.9% in the LGA and 33.3% in Greater Sydney.

Approximately 13.9% of the local area population had Year 12 as their highest level of educational attainment, slightly higher than the LGA (12.9%) and slightly lower than Greater Sydney (15.9%).

There were fewer workers in the local area with a Certificate Level III or IV, representing 15.7% of the population, compared to 21% of the LGA. The proportion in Greater Sydney (11.8%) is less.

Workforce and employment

The local area had a marginally higher unemployment rate, at 5.5% of the population in Gosford. This is higher than the LGA (4.7%) and Greater Sydney (5.1%).

The most common occupation in all areas studied was 'professionals', which comprised 27.0% of the local area, 20.4% of the LGA and 29.3% of Greater Sydney.

The most common employment industry in the local area was 'hospitals (except Psychiatric hospitals)', comprising 7.5% of the local area. The remaining top 4 sectors of employment were: 'Aged care residential services' (5.8%), 'other social assistance services' (4.2%), 'supermarket and grocery stores' (4.1%) and 'cafes and restaurants' (3.6%).



During 2016, residents of the local area primarily travelled to work by car* (69.8%), which was similar to the LGA (73.1%) but slightly more than Greater Sydney (59.8%). The proportion of people who worked from home (6%) was slightly higher than the LGA (5.1%) and Greater Sydney (4.3%). The proportion of people using public transport was slightly higher in the study area (12.1%) than in the LGA (8.8%), but significantly lower than in Greater Sydney (22.8%).

The number of vehicles per dwelling was similar across the local area, the LGA and Greater Sydney (1.7, 1.8 and 1.7, respectively).

The proportions of local area residents who travelled to work by car or used public transport were significantly lower in 2021 (47.6% and 4.4%, respectively), while the proportion of residents working from home was considerably higher (26.7%).

**Due to people being unable to work or working from home due to the COVID-19 pandemic, 2021 Census data regarding motor vehicles and public transport use from that year do not accurately reflect current transport use in 2025. Data from the 2016 and 2021 Censuses have been compared here to more accurately reflect motor vehicle and public transport use in the study area.*

Income, housing and homelessness

The local area had a lower median weekly household income (\$1,421) than the LGA (\$1,507) and Greater Sydney (\$2,077). However, it had a higher median weekly personal income (\$885) than the LGA (\$727) and Greater Sydney (\$881).



The local area had a high proportion of people living in 'flats or apartments', constituting 88.0% of the local area. This was significantly more than the LGA (8.7%) and Greater Sydney (30.7%).

There was a significantly lower proportion of people living in separate houses in the local area (4.0%) than in the LGA (78.4%) and Greater Sydney (55.8%).

A significantly higher proportion of people in the local area rented their homes (65.2%) compared to the LGA (27.5%) and Greater Sydney (35.9%).

Correspondingly, a significantly smaller proportion of people in the local area owned their homes outright (13.6%) or owned them with a mortgage (18.9%),

compared to the LGA (34.5% and 34.0%, respectively) and Greater Sydney (27.8% and 33.3%, respectively).

The median weekly rent in the local area was \$390, and 37.0% reported experiencing rent stress (rent payments exceeding 30% of household income). This was similar to the LGA, with a median weekly rent of \$400 and 42% reporting rental stress.

The local area and the LGA had higher levels of rent stress than Greater Sydney, where 35.3% of households experience rent stress.

The median monthly mortgage repayment in the local area was \$1,665, with 19.2% of households experiencing mortgage stress (mortgage repayments exceeding 30% of their income). In comparison, the median mortgage repayment for the LGA was slightly higher at \$2,000, with a lower percentage of households (14.7%) experiencing mortgage stress.

Research on housing availability in Gosford, postcode 2250, undertaken as part of this SIA, found the following:

Median Unit Price: The median price for a 2-bedroom unit in Gosford is \$530,000¹. This figure provides a benchmark for the cost of purchasing property in the area, which can be considered relatively high depending on potential buyers' income levels.

Rental Affordability: The SGS Rental Affordability Index² rates the area as 'acceptable'. This suggests that, on average, renting in Gosford is within a reasonable affordability range for the general population. However, this does not necessarily reflect the situation for all income groups.

Income Support and Minimum Wage Households: According to the Anglicare Rental Affordability Index³ there are no rental properties available to income-support households, indicating a severe shortage of affordable housing options for the most financially vulnerable residents. For minimum-wage households, 147 properties are available, indicating some availability but also highlighting potential challenges for lower-income earners in securing affordable housing.

Rental Vacancy Rate: The rental vacancy rate in Gosford is exceptionally low at 0.4% as of January 2025⁴. This indicates a very tight rental market with high demand and limited supply. Such a low vacancy rate often leads to increased competition for rental properties, which can drive up rental prices and make it more difficult for renters to find suitable accommodation.

Housing availability in Gosford is constrained, particularly in the rental market, as evidenced by the low vacancy rate. Affordability is a significant issue for lower-income households, especially those on income support with no available rental options. While the area is rated 'acceptable' for rental affordability on average, this does not reflect the difficulties faced by the most financially vulnerable residents.

¹ <https://www.domain.com.au/suburb-profile/gosford-nsw-2250> accessed 28 February 2025.

² <https://sgsep.com.au/projects/rental-affordability-index> accessed 28 February 2025.

³ <https://www.anglicare.org.au/research-and-advocacy/rental-affordability-snapshot-2024/> accessed 28 February 2025.

⁴ https://sqmresearch.com.au/graph_vacancy.php?postcode=2250&t=1 accessed 28 February 2025.

The high median unit price further underscores the challenges in rental and purchase markets, suggesting that housing in Gosford may be becoming increasingly out of reach for many.

Data on the estimated levels of homelessness have been analysed according to the ABS 2021 Estimating Homelessness Census. This data is only available at the regional level and has been considered for the Central Coast LGA.

An estimated 802 homeless people were living in the LGA, representing 2.3% of the homeless population within NSW. Of these:

- 163 lived in 'severely crowded dwellings',
- 96 lived in 'other temporary lodgings',
- 121 lived in 'boarding houses',
- 196 stayed 'temporarily with other households',
- 206 lived in 'supported accommodation for the homeless', and
- 20 people lived in 'improvised dwellings, tents or sleeping out'.

Advantage and disadvantage

The four SEIFA indices comprise the Index of Relative Socio-Economic Disadvantage (IRSD), which focuses on socio-economic disadvantage; the Index of Relative Advantage and Disadvantage (IRSAD), which focuses on both socio-economic advantage and disadvantage; the Index of Education and Occupation (IEO), which focuses on relative education and occupation advantage and disadvantage; the Index of Economic Resources (IER) which focuses on economic advantage and disadvantage by summarising variables related to income and housing.



According to the 2021 Socio-Economic Indexes for Areas (SEIFA) data, Gosford is relatively disadvantaged.

In 2021, Gosford:

Had an IRSAD rank decile of 5 and a percentile of 45, meaning it was in the lower 50% of the most disadvantaged suburbs in NSW. The Central Coast LGA is slightly more advantaged, with an IRSAD rank decile of 7 and a percentile of 67, placing it in the top 50%.

Ranked higher in the IEO, with a decile of 7 and a percentile of 68.

Scored lower on the IER, with a decile of 1 and a percentile of 3, meaning it is ranked in the lower proportion of all NSW suburbs and localities. This may be due to the high proportion of renters and the lower proportion of residents who owned their homes in the local area in 2021.

Health, wellbeing and disability



The local area had a similar proportion of people without long-term health conditions (57.3%) to the LGA (54.2%). However, these were lower than in Greater Sydney (65.1%).

The most reported health conditions in the local area were:

Mental health condition (including depression or anxiety): 12.6% of the local population, similar to 11.0% of the LGA, but higher compared to 6.6% of Greater Sydney.

Asthma: 8.4% of the local population, lower than 9.6% of the LGA and higher compared to 6.8% of Greater Sydney.

Any other long-term health condition: 8.3% of the local population, slightly lower than 9.0% of the LGA, but slightly higher than 7.4% for Greater Sydney.

Arthritis: 6.5% of the local population, significantly lower compared to 11.5% of the LGA and similar to 6.7% of Greater Sydney.

Fewer people in the local area (8.8%) provided unpaid assistance to a person with a disability, health condition, or due to old age, compared to the LGA (12.5%) and Greater Sydney (10.6%).

Crime and safety

Crime data from June 2024 to July 2025 from the NSW Bureau of Crime Statistics and Research (BOCSAR) indicate that Gosford has higher crime rates (per 100,000 population) for all relevant offences than the Central Coast LGA and the NSW average. This includes the following offences:

- Non-domestic assault: 2,522.3 compared to 459.7 in the LGA and 411.5 in NSW
- Domestic assault: 1,289.6 compared to 563.5 in the LGA and 457.5 in NSW
- Break and enter dwelling: 379.3 compared to 176.6 in the LGA and 219.6 in NSW
- Break and enter non-dwelling: 246.5 compared to 71.9 in the LGA and 97.6 in NSW
- Liquor offences: 246.5 compared to 24.4 in the LGA and 63.1 in NSW
- Malicious damage to property: 2,370.6 compared to 666.9 in the LGA and 564.4 in NSW
- Motor vehicle theft: 227.6 compared to 166.5 in the LGA and 177.7 in NSW
- Steal from dwelling: 474.1 compared to 141.2 in the LGA and 188.4 in NSW
- Steal from motor vehicle: 853.4 compared to 337.6 in the LGA and 303.4 in NSW
- Steal from person: 94.8 compared to 13.9 in the LGA and 22.7 in NSW
- Steal from retail store: 891.3 compared to 375.6 in the LGA and 354.2 in NSW
- Trespass: 303.4 compared to 121.6 in the LGA and 155.6 in NSW.



Two-year crime trends from June 2023 to June 2025 indicate that crime trends in Gosford and the Central Coast LGA are generally stable or not calculated by BOCSAR.

BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a crime hotspot for non-domestic assault, domestic assault, break and enter dwelling and non-dwelling, motor vehicle theft, malicious property damage, steal from dwelling and steal from motor vehicle offences.

4 SIA Field Study – Summary of Findings

This chapter provides an overview of the community and stakeholder consultation undertaken as part of this SIA. Consultation is critical to understanding what local stakeholders value and how they perceive the Proposal may impact them.

Stakeholders' anticipated impacts may differ from those that eventuate in a proposal. The consultation summary below does not distinguish between this and summarises the feedback as it was heard to provide an accurate summary of stakeholders' sentiments, thoughts, and feelings. The assessment of social impacts (Chapter 6) considers the outcomes from consultation against the details of the Proposal and other technical report findings.

Approach and summary of SIA field study and engagement activities

Urbis developed and undertook an integrated SIA field study and engagement program to inform the Proposal and this SIA. The field study was informed by the outcomes of the social baseline (see Chapter 3) to identify the potentially impacted community and appropriate engagement methods. Activities were focused on individuals and groups within the immediate and surrounding social locality (see Chapter 5, Figure 9), as well as key stakeholders.

The methods of engagement and consultation with the community and key stakeholders are provided in Table 5. Representatives from Urbis undertook additional communication and engagement activities, which are detailed in full in the Engagement Outcomes Report (2025).

The consultation process was structured in stages to reflect the proposal's evolution throughout the planning process. As the design developed and key decisions were made, engagement was tailored to ensure that the community and stakeholders received clear, timely information about what had changed and how to provide feedback.

The first stage of consultation, undertaken in March 2025, introduced the wider community and key stakeholders to the original proposal. It provided an overview of the scheme, explained the planning process, and outlined how to submit feedback.

Following acceptance by the HDA and pathway approval, a second stage of consultation was delivered between August and September 2025, with a more focused engagement approach. This stage concentrated on near neighbours – those most directly impacted by the amended proposal, providing detailed information on the revised scheme and highlighting the key changes made.

Appendices B, C, and D provide copies of the relevant engagement materials.

Table 5 Methods of engagement and consultation

Method	Administered	Timeframes	Invited	Participated
SIA activities				
In-depth interview with Central Coast Council	Online via videoconference	10 April 2025, 1 hour	Representatives from Central Coast Council	One Central Coast Council representative
In-depth interview with nearby residential buildings via Body Corporate representatives	Online via videoconference	4 April 2025, 1 hour	107-115 Henry Parry Drive, Gosford 25 Mann Street, Gosford	Two Body Corporate representatives from 127-129 Georgiana Terrace, Gosford. One Body Corporate representative from 107-115 Henry Parry Drive, Gosford, accepted

Method	Administered	Timeframes	Invited	Participated
			127-129 Georgiana Terrace, Gosford	the invitation but did not attend the interview. Three Body Corporate representatives from 25 Mann Street, Gosford, were invited to participate but did not respond.
Community survey	Online, distributed via community newsletter, letterbox distribution	13 March 2025 – 27 March 2025	All properties within a 500m radius of the site	16 responses, including 12 complete and four incomplete responses
Central Coast Local Health District representatives	Email communications and in-depth interview	Written feedback provided via email, 7 October 2025	Urbis contacted the Health Care Improvement Unit at the Central Coast Local Health District	Representatives from the Central Coast Local Health District Health Planning and Health Promotions teams provided written feedback, summarised at Section 4.3.
Broader community engagement activities				
Community Newsletter distribution	Distributed via letterbox drop	13 March 2025	Gosford community members	Distributed to the surrounding community within a 500m radius of the site.
Body corporate briefings	In person (21 March) Online (26 August and 1 September)	21 March 2025, 1 hour 26 August 2025, 1 hour 1 September 2025, 1 hour	Body corporate representatives from: 107-115 Henry Parry Drive, Gosford 25 Mann Street, Gosford 127-129 Georgiana Terrace, Gosford	One body corporate representative attended each briefing

4.1 Central Coast Council interview

On 10 April 2025, a videoconference was held with one representative of the Central Coast Council Residential Assessments team. This discussion aimed to understand the Gosford community and the Proposal's potential positive or negative social impacts. A copy of the interview guide is provided in Appendix B.

A summary of the consultation, as relevant to this SIA, is provided below.

Table 6 Summary of Central Coast Council interview feedback

Theme	Description
Gosford community characteristics	<ul style="list-style-type: none"> The Council representative noted that Gosford has a low population density and a considerable ageing population. The Gosford City Centre was noted as a low-activity area. Very few people are in the area past 5 p.m., as workers typically go home after work. It was noted that many people who live in Gosford travel to Sydney regularly for employment opportunities. With several new medium to high-rise residential developments being proposed in the surrounding area, the Council representative expects the Gosford community's characteristics to experience considerable change. The Council representative

Theme	Description
	<p>anticipates that these apartments will accommodate older individuals and couples seeking to downsize, as well as young people or couples. It was noted that young families might move into these apartments. However, the representative believed this is unlikely.</p> <ul style="list-style-type: none"> ▪ The Council representative noted that a university is being developed near Gosford train station, which would generate future student housing demand. ▪ It was also noted that more studio or one-bedroom apartments may be required near the recently expanded Gosford Hospital to support key workers.
Existing challenges	<ul style="list-style-type: none"> ▪ Crime was raised as an existing challenge in the Gosford area, which the Council representative primarily attributed to the lack of people and natural surveillance. ▪ Parking was also raised as an existing challenge on the streets surrounding the site.
Community infrastructure provision and needs	<ul style="list-style-type: none"> ▪ The Council representative believes the Gosford area has considerable open space, sporting facilities, and public transport. ▪ Family-friendly entertainment facilities that operate during the day and night (i.e., cinemas) were raised as a gap in the existing provision of community facilities to support the community.
Strategic alignment	<ul style="list-style-type: none"> ▪ The Council representative stated that Gosford is identified as the capital of the Central Coast LGA in the Council's strategic plans and noted that the Council is still aligned with this vision for Gosford. ▪ The increased provision of housing with a mix of typologies is aligned with the Council's housing delivery targets for Gosford and the broader Central Coast LGA. ▪ Including commercial and retail floor space was suggested as a crucial component in realising the Council's vision for Gosford.
Potential positive impacts	<ul style="list-style-type: none"> ▪ It was noted that introducing more residents into the area will increase the demand for local employment and businesses. ▪ Economic benefits, specifically the employment opportunities generated during the construction phase, were noted as a positive impact of the Proposal. ▪ Introducing a greater population was noted as a potential positive impact on the local area's existing crime and safety challenges. The Council representative noted this would result in more natural surveillance on the street and over local parks. The representative pointed out that the Proposal would overlook the Gosford Leagues Club, likely reducing crime in the area. ▪ The Proposal's location was noted as strategic, given its proximity to open space, Gosford town centre, Gosford Hospital, Gosford train station, and the unencumbered views of Gosford Waters for future residents and hotel users. ▪ The Proposal's through-site links, which provide increased pedestrian connectivity and unobstructed sightlines across the development from the street entrance points, were noted as a critical inclusion. ▪ Disability considerations were raised as a key consideration for the design of through-site links, particularly given the site's topography.
Potential negative impacts	<ul style="list-style-type: none"> ▪ Cumulative impacts were raised as the primary potential negative impact for the Proposal's consideration, given the number of surrounding concurrent developments in the Gosford area. ▪ Loss of views for surrounding residents was raised as a potential negative impact. It was noted that this can be mitigated by ensuring the towers are slim to maximise view retention. ▪ Cumulative impacts on traffic and parking were raised during construction and operation. The representative noted that the Council previously offered a courtesy

Theme	Description
	<p>shuttle bus service around Gosford, which reduced the number of private vehicles on the road network; however, this service was discontinued.</p> <ul style="list-style-type: none"> It was suggested that the Proposal could consider a similar initiative to support residents, workers, and visitors accessing the site, the Gosford town centre, and the Gosford train station.

4.2 Body corporate interview

On 4 April 2025, a videoconference was held with a Body Corporate representative from 127–129 Georgiana Terrace, Gosford, a neighbouring residential building. This discussion aimed to understand the characteristics of residents living in the building and the surrounding Gosford community, and the potential positive or negative social impacts of the Proposal. A copy of the interview guide is provided in Appendix B.

A summary of the consultation, as relevant to this SIA, is provided below.

Table 7 Summary of Body Corporate interview feedback

Theme	Description
Resident profile and vulnerable groups	<ul style="list-style-type: none"> The representatives noted that residents within the building primarily comprise three age groups: people aged 20 to 30, couples with children aged 30 to 40, and older people aged 50 to 60 who want to downsize and be closer to shops and public transport in the Gosford town centre. It was noted that the apartments in the building are not suitable for children, and approximately four children live there. The number of owner-occupied apartments has decreased from 75% to 65% over the last three years. Several vulnerable residents currently living in the building were identified, including two older residents with mobility difficulties (i.e., those who require a wheelchair, walker, or walking stick) and one deaf resident. To accommodate these needs, the building has installed sloping ramps and signage in the lift to contact the relay service and is looking into a moveable intercom receiver for deaf residents. The waterfront and park areas on the Gosford Waters were noted as a popular and regularly visited destination for residents. Residents have good access to public transport, with the representatives noting a bus stop near their building and that the train station is within an 800m walk. It was noted that train services from Sydney to Newcastle are busy during peak periods and are unreliable, particularly in wet weather conditions.
Gosford's context and community characteristics	<ul style="list-style-type: none"> The Body Corporate representatives described the Gosford community as an ageing population with a range of lower socio-economic groups and other vulnerabilities, such as long-term health conditions and homelessness. A lack of rental apartments currently available in Gosford was also raised, noting that 'Build to Sell' apartments don't guarantee owner-occupied dwellings or attract the desired 'type' of tenants the proposed development intends to attract. It was noted that homelessness is a growing issue in the local area, noting that encampments are forming in carparks behind high street shops, and young homeless people are spending time at local parks, specifically Kibble Park. Crime and safety issues were also raised, with the Body Corporate representatives reporting on illegal activities (i.e., drug-related activities), disorderly behaviour (i.e., intoxicated people on the streets), break-ins at vacant retail stores and homes, theft of persons, and vandalism. It was also noted that people, women in particular, feel

Theme	Description
	<p>unsafe when walking on the street. The representatives shared that a resident was robbed on their 800m walk home from Gosford train station.</p>
<p>Community infrastructure needs</p>	<ul style="list-style-type: none"> ▪ A lack of schools in Gosford South was noted, which the Body Corporate representatives believe is why families are less likely to move into their building and the surrounding Gosford South area. ▪ The Body Corporate representatives noted several retirement villages in the Gosford area. ▪ Gosford's lack of medical centres was also raised, particularly for general practitioners (GPs) who bulk-bill. However, the Body Corporate representatives noted a potential oversupply of dentists. ▪ The Body Corporate representatives noted many National Disability Insurance Scheme (NDIS) and employment assistance services in the Gosford town centre. ▪ The representatives noted that Gosford City Park was recently upgraded, which is positive. However, the number of high-rise buildings in the local area has reduced the amount of sunlight reaching the park. This is particularly impactful during the winter, as the grounds remain damp and underutilised. ▪ It was noted that the Central Coast Stadium is underutilised and does not host large-scale events due to noise complaints. Instead, the Stadium was reported to host only occasional sports events, while more significant events are held at the Gosford Showground.
<p>Traffic and parking concerns</p>	<ul style="list-style-type: none"> ▪ The representatives noted a severe lack of parking across the Gosford town centre, noting that visitors frequently park in their buildings' visitor parking spaces and other unfit-for-purpose carparks. ▪ It was noted that visitors do not use paid parking areas, and there are only 25 parking spaces available in the paid parking lot. ▪ Given the lack of parking in the Gosford area, the Body Corporate representatives expressed concerns that people would not visit the proposed development if there were not enough free parking. ▪ The Body Corporate representatives also expressed concerns related to traffic, particularly along Mann Street and Baker Street. They noted that these streets already experience significant congestion levels during peak periods. Further, new residential and commercial developments have already exacerbated traffic in the local area. ▪ A lack of parking within the development was also raised as a concern, noting that Gosford residents often rely on their cars to access everyday needs.
<p>Proposal's potential positive impacts</p>	<ul style="list-style-type: none"> ▪ The representatives noted the Proposal's potential to increase activity and vibrancy in the Gosford South area. Specifically, they supported the Proposal's demographic profile of people who have begun buying into Stage 1, including younger adults and politically diverse groups. ▪ It was noted that the proposal could provide family-friendly retail premises, such as coffee shops with dine-in areas and specialty goods stores, such as delicatessens, bakeries, and boutique stores. The opportunity for more public-service commercial tenants, specifically banking services, was also raised, as several bank branches have closed recently.
<p>Proposal's potential negative impacts</p>	<ul style="list-style-type: none"> ▪ Concern was raised about the loss of residential amenities, such as views, sunlight, and privacy, that some of their residents are likely to experience. It was noted that other high-rise developments in the local area have already exacerbated this impact. ▪ Concern was also raised about how the Proposal would impact the property values of their apartments.

Theme	Description
Cumulative construction impacts	<ul style="list-style-type: none"> Cumulative construction impacts on local amenity were raised, noting that several developments have recently been completed, are about to start construction works, or are in the planning stages. Therefore, the representatives noted little respite from construction-related impacts, such as noise and construction traffic.

4.3 Local Health District Feedback

The Central Coast Local Health District (CCLHD) was invited on 14 April 2025 to provide feedback on the Amending Concept SSDA, which preceded this proposal. That feedback is consistent with the input provided for the detailed SSDA, detailed below.

Urbis Social Planning invited CCLHD to provide feedback on the previous design scheme and received a written response from CCLHD on 7 October 2025. The detailed response from CCLHD is attached in Appendix 94E, and a summarised version, organised by theme, is included below.

Table 8 Summary of local health district feedback on the proposal

Theme	Description
Health and demographic trends	<ul style="list-style-type: none"> The Central Coast region experiences poor health outcomes across a broad spectrum of health areas compared to the rest of NSW. <ul style="list-style-type: none"> There is a higher burden of disease, disability, and an increased prevalence of lifestyle risk factors. There are high mortality rates and rates of potentially preventable hospitalisations. The population on the Central Coast experiences higher levels of socioeconomic disadvantage and has lower levels of education. Across the region, there is growth in the population, and an increasingly aging population with increasingly complex health and social needs. The Central Coast region is home to a significant Aboriginal and Torres Strait Islander population. There are increasing volumes of emergency department presentations, hospital admissions, and non-admitted healthcare activity. This is expected to continue. It is expected that the Central Coast community will continue to have increased healthcare needs, particularly in the older population. This is due to the higher burden of disease, an increased prevalence of lifestyle risk factors, and increasingly complex health and social needs of the community. There will be increasing demand for complex services. The recent closure of the private maternity hospital's maternity services has and will impact CCLHD maternity services, as Gosford Hospital will be the only maternity service in the area.
Alcohol related harm	<ul style="list-style-type: none"> The community of Gosford and the Central Coast LGA faces disproportionately high levels of alcohol-related social and health harm, which continues to affect the health and well-being of the local community adversely. The rate for alcohol-related assault in Gosford is almost six times the NSW rate, and the rate of alcohol related domestic assault occurring in Gosford is three times higher than in NSW. <ul style="list-style-type: none"> Exposure to family violence is considered a main adverse childhood experience (ACE), with people who experience multiple ACEs as children being at greater risk of developing eating disorders, substance abuse disorders, mental ill-health, respiratory, and cardiovascular diseases and cancer, and dying earlier in childhood.

Theme	Description
	<ul style="list-style-type: none"> Alcohol consumption is a significant risk factor for alcohol use disorders, various types of cancer, chronic liver disease, and injury from road traffic accidents, suicide, and self-inflicted injuries. <ul style="list-style-type: none"> CCLHD has the highest rate of alcohol related hospitalisations in NSW, and the second-highest rates of risky alcohol consumption in NSW.
Housing and health needs	<ul style="list-style-type: none"> The Central Coast population is expected to grow over time, and in time, CCLHD may require additional or different health infrastructure. The infrastructure may include community health hubs or hospitals.
Positive social impacts	<ul style="list-style-type: none"> An increase in the provision of affordable housing from the concept SSDA stage (16.5% to 20.0%) should be of benefit to future residents. There are noted benefits to increased resident population and associated developments, with improved lighting, increased passive surveillance, social diversity, and a broader range of venues understood to be a key contributor to vibrancy and safety.
Negative social impacts	<ul style="list-style-type: none"> The proposal could negatively impact the surrounding area by reducing solar access to key public spaces. Reference was made to the Gosford City Centre Development Control Plan, which specifies that buildings must be designed to ensure that at least 70% of the Leagues Club Field receives 4 hours of direct sunlight between 9 am and 3 pm on 21 June.
Cumulative social impacts	<ul style="list-style-type: none"> The cumulative impact of population growth from multiple developments in the Gosford area will impact healthcare demand. It cannot be assumed that the CCLHD has the capacity to cater for this increase in demand. Cumulative social impacts need to be considered in respect to this proposed development in combination with built and future developments that are anticipated (or reasonably foreseeable). Cumulative social impacts may affect the health and well-being of future residents of Gosford and the Central Coast.
Recommendations	<ul style="list-style-type: none"> The impact on helicopter flight paths to the hospital should be considered as part of development, and any risks and mitigation strategies would need to be raised with CCLHD. A further increase in the provision of affordable housing could enhance the proposed benefit to future residents, Gosford, and the Central Coast. Recommendation to refer the developer to Western Sydney Local Health District's Healthy Higher Density Living for Families and Children: An Advocacy, Planning, and Design Guide. Advocate for the prioritisation of evidence-based strategies to address the social and health risks associated with any future increase in alcohol availability and accessibility. Reducing the height and size of the buildings would reduce the number of people living in the area, contributing to the volume of people potentially requiring healthcare at Gosford Hospital.

4.4 SIA survey

An online SIA survey was conducted to obtain stakeholder feedback on the Proposal's potential positive and negative social impacts. The survey was advertised in the community newsletter and opened between 13 March 2025 and 28 March 2025. Appendix C of this SIA includes a copy of the social impact survey questions.

The SIA survey received 16 responses. Noting that 12 were completed in full, resulting in inconsistent responses across each question. The responses were received from residents and workers in the Gosford

suburb and a resident in a surrounding suburb. Overall, five respondents anticipated that the Proposal would have both positive and negative impacts on the local community; one respondent anticipated a positive impact, and one anticipated a negative one.

A summary of feedback received from the SIA is detailed in Table 9 Summary of SIA survey feedback on the proposal

Table 9 Summary of SIA survey feedback on the proposal

Theme	Description
Community values	<ul style="list-style-type: none"> Four respondents expressed that they most valued their views of Brisbane Water and access to open space, with one respondent specifically noting the Gosford waterfront area as beneficial for their physical health and wellbeing. Two respondents expressed that they value the walkability of Gosford and its convenient access to retail shops and services. Three respondents expressed that they valued Gosford's relaxed and friendly nature, and two noted that they valued not being overcrowded by high-rise buildings.
Existing challenges in Gosford	<ul style="list-style-type: none"> Three respondents noted an existing lack of infrastructure and planning. Four respondents noted that traffic and parking are significant challenges, with one respondent specifically noting a dependency on cars and an expectation of unlimited free parking. Three respondents expressed dissatisfaction with the current access to entertainment and dining, noting a lack of family-friendly venues other than clubs and pubs. Some venues foster antisocial behaviour, which results in the street around them feeling unsafe to walk in after dark. Two respondents expressed dissatisfaction with the increase in high-rise development being approved and their feelings of long-term overcrowding in the Gosford CBD. One respondent noted loss of privacy as a challenge due to the development of high-rise buildings adjoining and overlooking their property.
Loss of views, overshadowing and privacy concerns	<ul style="list-style-type: none"> Three respondents noted that the Proposal will negatively impact residents located north of it because it will block their existing water views and reduce solar access. Three respondents noted that reducing the height and/or width of the proposed towers could mitigate impacts associated with loss of views, overshadowing, and privacy.
Economic benefits	<ul style="list-style-type: none"> Five respondents noted that the Proposal would attract more commercial and retail opportunities to Gosford. Some noted more family-friendly venues and hoped these businesses would help create a friendlier environment. One respondent noted that additional hotel accommodation space will support increased tourism and boost the local economy. One respondent noted that the Proposal would generate more employment opportunities. One respondent noted that more locally accessible retail and service options will decrease car usage.
Construction-related impacts	<ul style="list-style-type: none"> One respondent raised concerns about how the Proposal's construction will impact their businesses, specifically the health and well-being of themselves and their staff due to ongoing construction noise and dust.
Traffic and parking impacts	<ul style="list-style-type: none"> One respondent raised concerns about increased demand for local parking during construction and operation, particularly on Mann Street, which they note is an existing challenge. The respondent is particularly concerned that increased demand for local

Theme	Description
	<p>parking will reduce the number of customers who can access their business, potentially resulting in a loss of income.</p> <ul style="list-style-type: none"> One respondent raised concerns that the Proposal would significantly impact street parking availability and pedestrian traffic.
Other considerations	<ul style="list-style-type: none"> One respondent noted that apartment living decreases their individual costs and energy consumption, noting that this should be a consideration for the Proposal. One respondent noted that newer buildings with more aesthetically pleasing façades would improve the current conditions. One respondent raised concerns that Gosford's crime and safety context will worsen as the population grows, noting a greater need for better local policing and application of Council rules. One respondent raised concerns about increased demand for local schools, noting that they cannot provide for families likely to live in the Proposal. They also expressed concern that the Proposal will increase the strain on infrastructure. One respondent expressed disillusionment with community engagement, noting that the Proposal would go ahead regardless of what the community said.

4.5 Key implications of SIA field study findings

This section outlines the key social impacts identified by stakeholders throughout the SIA field study and engagement activities. The consultation activities sought to understand participants' views of their community and to determine how the Proposal may affect them. Table 10 below includes the potential positive and negative impacts, and opportunities to mitigate or enhance them, as identified by stakeholders.

Table 10 Potential impacts and opportunities as identified by stakeholders

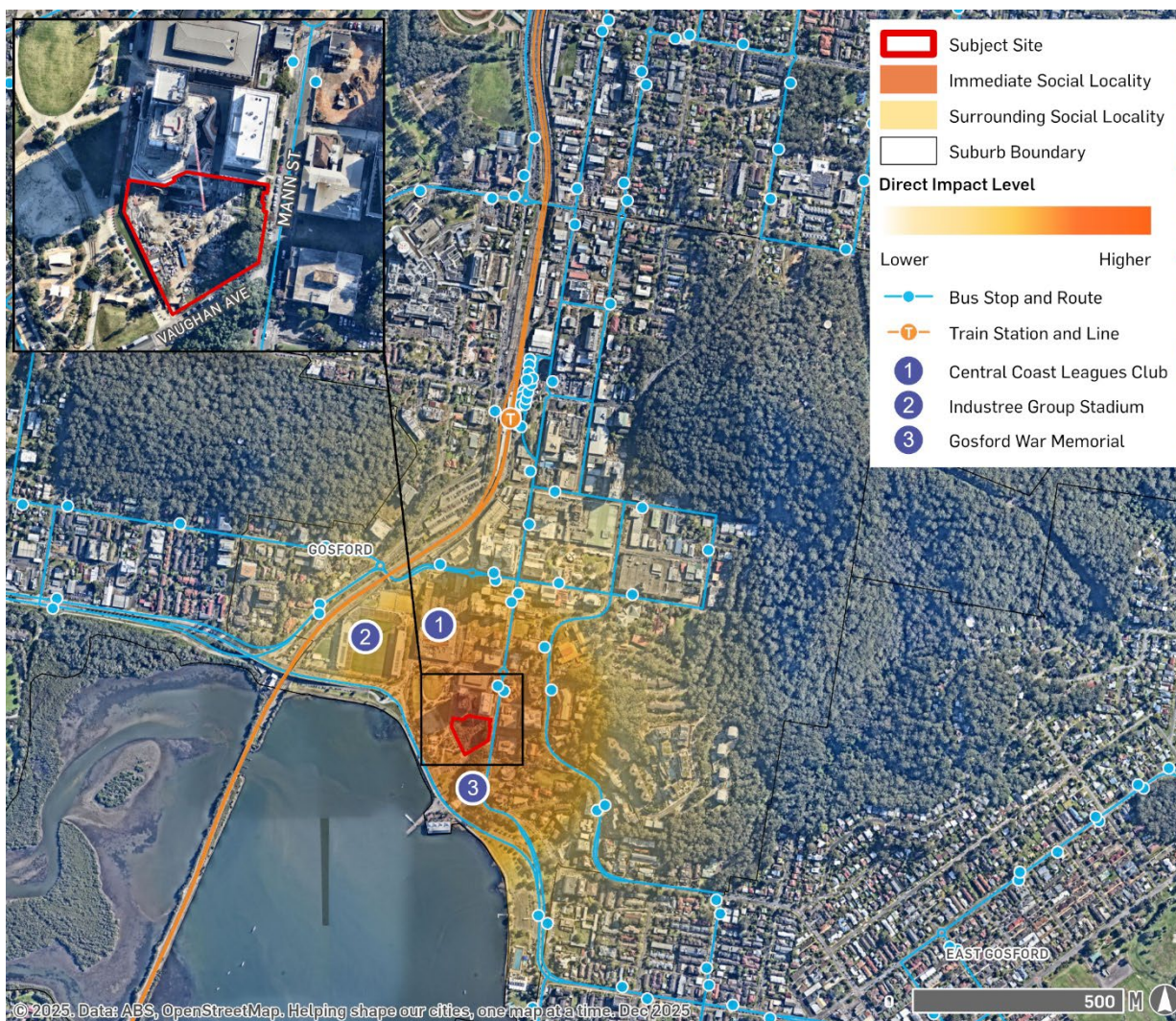
Perceived positive impacts	Perceived negative impacts	Opportunities as identified by community stakeholders
Increase local tourism	Loss of views and solar access for neighbouring residents	Deliver a greater diversity of commercial and retail premises to support a safe and family-friendly environment
Boost the local economy through increased spending at local businesses	Increased demand for local street parking	Deliver an environmentally sustainable development
Increased availability of local employment opportunities	Increased demand for social infrastructure, particularly schools	Undertake meaningful engagement with the community throughout the Proposal's development
Improve the public domain and visual aesthetic of the site	Health and well-being impacts related to construction noise and dust	The impact on helicopter flight paths to the hospital should be considered
An increase in the provision of affordable housing will benefit future residents	Economic impacts on local businesses	A further increase in affordable housing could enhance the proposed benefit
Improved lighting, increased passive surveillance, social diversity, and a broader range of venues will contribute to vibrancy and safety	Increased demand for healthcare in the local area	

5 Social Locality

A social locality helps identify the scale and nature of the Proposal’s likely social impacts and the groups likely to be affected. The Proposal’s likely social locality (shown in Figure) was determined based on a review of the Proposal, the surrounding context and consultation outcomes. The social locality considers two key areas and likely impacted groups. These include:

- **Immediate social local:** This area includes communities that may be directly impacted by the Proposal, including nearby residents, services and businesses surrounding the site. This includes workers within the neighbouring mixed-use buildings on Mann Street and Georgiana Terrace, the Central Coast Leagues Club and regular visitors to the Gosford City Park and Central Coast Stadium. These individuals and groups may experience localised impacts, such as visual, noise, and dust, as well as changes to the traffic and pedestrian network, and improved access to a high-quality public domain.
- **Surrounding social locality:** This area includes communities that the Proposal may impact directly or indirectly. Workers and residents in the Gosford suburb are expected to often travel to Gosford City Park and Central Coast Stadium for passive recreation and sporting events. For larger sporting events, individuals are expected to travel to the local area from across the Central Coast LGA and beyond.

Figure 9 Social locality



Source: Urbis, 2025

6 Social Impact Assessment

This Chapter presents a ranking of the identified social impacts associated with the proposal. It is structured around the social impact categories outlined in the SIA Guideline (DPHI 2025), as shown in Table 12.

6.1 Assessment Approach

Each impact is assessed using the risk assessment methodology in the SIA Guideline Technical Supplement (DPHI, 2025), in which the significance of each potential social impact is determined by comparing its magnitude against the likelihood of its occurrence.

This methodology and associated assessment parameters are outlined in the tables below.

Table 11 Social impact category definitions

Social impact category	Definition
Way of life	including how people live, how they get around, how they work, how they play, and how they interact each day.
Community	including composition, cohesion, character, how the community functions, resilience, and people's sense of place.
Accessibility	including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.
Culture	both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.
Health and wellbeing	including physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.
Surroundings	including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
Livelihoods	including people's capacity to sustain themselves through employment or business.
Decision-making systems	including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

Source: SIA Guideline (DPHI 2025, p.13)

Table 12 Significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Low	Medium	High	High
D	Unlikely	Negligible	Low	Low	Medium	High
E	Very unlikely	Negligible	Negligible	Low	Medium	Medium

Source: SIA Guideline: Technical Supplement (DPHI 2025, p.17)

Table 13 Likelihood levels

Level	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: SIA Guideline: Technical Supplement (DPHI 2025, p.16)

Table 14 Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: SIA Guideline: Technical Supplement (DPHI 2025, p.17)

Table 15 Dimensions of social impact magnitude

Dimension	Explanation
Extent	Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations). Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people?
Duration	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
Intensity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter, whether it is rare/unique or replaceable, the extent to which it is tied to their identity, and their capacity to cope with or adapt to change.
Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: SIA Guideline: Technical Supplement (DPHI 2025, p.16)

Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take various forms and may be incorporated into the design, planning, construction, or operational stages of the proposed development. Mitigation measures, enhancement measures, and SIA recommendations are summarised in the Section 7.1.

SIA recommendations

SIA recommendations are proposed throughout the impact assessment to enhance positive social impacts further and mitigate negative social impacts. These measures have not been included in the assessment of mitigated or enhanced impacts but have been recommended as additional measures for the applicant to consider to improve the proposal's social outcomes.

Mitigation and enhancement measures, which are committed to and have informed the assessment of mitigated and enhanced social impacts, are detailed in the 'mitigated' and 'enhanced' sections of each social impact throughout this Chapter and summarised in the Section 7.1. SIA recommendations are identified separately from the mitigated and enhanced assessment for each impact and are summarised in the Section 7.2.

6.2 Assessment of impacts across categories

This section provides an assessment of the key impacts of the projects, in accordance with the categories set out in the SIA Guideline (DPHI, 2025).

6.2.1 Way of life

Guideline definition: *Way of life, including how people live, how they get around, how they work, how they play, and how they interact each day.*

Provision of strategically located residential, hotel, commercial and retail uses

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including residents, workers, visitors to the local area, and people seeking housing in the Gosford area.	Operation

Assessment – without mitigation: Low positive

The site is strategically located within walking distance of public transport nodes, open space, local and district-level recreation facilities, and the Gosford town centre. The site is also situated in Gosford City South, a regionally significant precinct identified within the Gosford UDF (GANSW, 2018), which is expected to be realised and activated through the reconfiguration and redevelopment of its built and natural environment (refer to Section 3.3).

Provision of housing and employment opportunities in strategic locations, such as in proximity to public transport nodes, employment districts and areas with high levels of amenities, is a priority across local and stage strategic plans (refer to Section 3.3).

As noted in the social baseline (refer to Chapter 3), there is significant demand for diverse housing, short-term accommodation, and employment opportunities across the Central Coast LGA and Greater Sydney. Furthermore, the SIA field study (refer to Chapter 4) revealed a need for more housing in the Gosford area, particularly apartments and affordable housing.

The policy review (refer to Section 3.3) indicates that delivering increased, diverse, and affordable housing in the Central Coast LGA is a local and state priority. The Council recognises Gosford as the capital of the Central Coast and envisions more residential development, particularly high-density housing, within the city to enhance amenity, urban lifestyle, and the city’s cultural life. Further, Council has adopted a target to deliver 31,500 affordable housing homes across the LGA by 2036, for very low- to moderate-income households, small-to-family renting households, and small-to-family purchasing households.

The proposal seeks consent for the construction of two towers (36 and 42 storeys in height) to facilitate the delivery of 296 market apartments, 98 affordable housing apartments (approximately 20% of the residential GFA), 152 hotel rooms, and commercial ground floor space.

Considering the existing and future environment in which the proposal is located, it will likely be a highly desirable area for individuals to live, work, and visit.

The proposal would facilitate the development of a diverse housing stock and provide formal affordable housing, contributing to the Council’s market and affordable housing targets. Considering the above, the unmitigated impact is assessed as **low positive**, given the possible likelihood and minor magnitude.

Assessment – with mitigation/ enhancement: High positive

The proposal’s increased capacity to deliver more apartments and affordable housing would increase the number of individuals who can live in an evolving area of Gosford and be supported by a range of existing and future amenities, as discussed above. Further, the provision of additional commercial

floorspace would likely increase the number of individuals employed by the proposal's future commercial tenants.

The proposal's inclusion of market-rate and affordable housing apartments, hotel rooms, and commercial ground-floor space would facilitate a diverse range of site-activation opportunities. The Proposal would enable the delivery of housing diversity and choice to help meet the needs of a wide range of households in the area.

The 98 affordable housing units are expected to benefit a diverse group of people. By reducing housing stress, these units would enhance residents' way of life. Additionally, the availability of this affordable housing could attract key workers and others from outside the area, leading to shorter travel times and greater access to social and recreational activities, which in turn can provide health and well-being benefits.

While the SIA field study revealed a high reliance on private vehicle travel in Gosford, the proposal's accessible location may encourage future residents, workers and visitors to access the site via public or active transport. This is likely to become a more attractive mode of transport as Gosford's revitalisation continues to be realised through the Gosford UDF (GANSW, 2018).

Considering the above enhancement measures at this stage of the Proposal, the enhanced impact remains high positive, given the likely likelihood and moderate magnitude.

SIA recommendations – additional social mitigations

There are opportunities to mitigate and enhance potential impacts associated with the delivery of residential, hotel, commercial, and retail uses. These include:

- The design includes provision of one- and two-bedroom affordable apartment typologies, however the proponent is advised to consider opportunities for affordable housing apartments of diverse sizes to accommodate the needs of different vulnerable groups seeking affordable housing, particularly families and multigenerational households.

6.2.2 Community

Guideline definition: *Community, including composition, cohesion, character, how the community functions, resilience, and people's sense of place.*

Contribution to the revitalisation and activation of Gosford City South Centre

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including residents, workers and visitors to the local area.	Operation

Assessment – without mitigation: Medium positive

The proposal is located within the Gosford City South area, one of three areas (City South, Civic Heart and City North) defined within the Gosford UDF (GANSW, 2018). Gosford City South is a small area bound by the train line to the west, Donnison Street to the north, Henry Parry Drive to the west and the Gosford foreshore to the south. This area is home to many regional attractions, including Central Coast Stadium, Gosford Olympic Swimming Pool, Central Coast Leagues Club, Conservatorium of Music, and a boat jetty, all of which regularly attract large numbers of visitors.

Despite several regional attractors, the SIA field study (see Chapter 4) revealed community dissatisfaction with current access to entertainment and dining options. Specifically, respondents noted the lack of family-friendly venues in the local area that *'aren't a club or pub'*.

During the SIA field study (refer to Chapter 4), it was also noted that instances of antisocial behaviour have been associated with some venues, which results in the streets around them feeling unsafe after

Affected stakeholders	Duration of impact
	<p>dark. Further, stakeholders indicated that vacant retail premises in the Gosford town centre risk becoming destinations for crime and antisocial behaviour.</p> <p>Stakeholders also raised concerns about the visitor parking proposed in the Concept SSDA, noting that people won't visit the proposed development if they don't have access to parking. Regardless, stakeholders expressed optimism about the proposal, citing its potential to provide commercial and retail premises, support tourism, boost the local economy, and attract younger adults and more diverse residents to the area.</p> <p>The population of Gosford—Springfield is expected to grow by 12,127 (56.78%) by 2041, with many new residents likely to be young adults who would benefit from and actively engage with Gosford's amenities, contributing to a more vibrant city centre.</p> <p>The Gosford UDF (GANSW, 2018) acknowledges the potential to integrate the Gosford City South landscape and water to offer residents and visitors a range of recreation and lifestyle opportunities. Specifically, Baker Street is identified as a catalyst for defining, connecting, and activating a place in the City South and connecting the Civic Heart to an evolving waterfront.</p> <p>Further, the Proposal's western street boundary on Baker Street is identified as an opportunity for full street activation, providing an active interface with Gosford City Park. The Gosford UDF (GANSW, 2018) aligns with the Central Coast Council's aspirations for Gosford to accommodate more activity and social hubs that provide opportunities for people to visit and linger in local centres rather than staying for a single purpose and then leaving (i.e., for an event).</p> <p>The SIA field study highlights the Proposal's alignment with the Central Coast Council's strategic plans and vision for Gosford. The Central Coast Council representative stated that Gosford is identified as the capital of the Central Coast LGA, noting that the delivery of more residential developments will increase local vibrancy, demand for more local businesses, and safety outcomes. Commercial and retail floor space was also noted as a key inclusion in achieving this vision, as these spaces would attract more workers and visitors.</p> <p>The Proposal would facilitate the development of a new public domain activated by ground-floor retail and commercial premises. It also includes a hotel scheme that would attract and accommodate a notable number of visitors within Gosford, significantly contributing to increased activation, investment opportunities, and stimulation of the local economy.</p> <p>Given the site's strategic location, the Proposal would facilitate the Gosford UDF and Central Coast Council's vision for the local area. Considering the above, the unenhanced impact is assessed as medium positive, given the possible likelihood and moderate magnitude.</p>
<p>Assessment – with mitigation/ enhancement: High positive</p>	
	<p>The Proposal would facilitate the provision of additional commercial floor space, in addition to the commercial and retail floor space approved under the approved Concept SSDA (SSD 10114) that applies to the site. This could increase activation opportunities by accommodating larger or additional commercial tenants, thereby attracting more workers and/or visitors to the proposed development.</p> <p>The Design Report prepared by DKO and Furtado Sullivan (2025) details how the proposed amendments to the placement and orientation of the Southern and Eastern tower podiums would enhance ground-floor activation. This includes straightening and widening the through-site link to improve wayfinding and create an unobstructed visual connection across the public domain. This design also increases opportunities for outdoor retail activation, seating areas and spaces within the centre of the site that provide respite and relaxation for pedestrians away from the street interface.</p> <p>The Design Report also indicates the types of retail premises that could be supported in the designated retail spaces on the podium, including a café, bakery, food and beverage, and other retail uses, to help activate the public domain for incoming residents, hotel guests, and visitors. This is supported by the hotel bar and all-day dining spaces in the eastern tower, terrace dining spaces in the pavilion building,</p>

Affected stakeholders

Duration of impact

and retail outdoor seating areas, contributing to site activation during day and nighttime hours. The Landscape Concept SSDA Report, prepared by Arcadia Landscape Architecture (2025), also details how the Proposal could deliver an inviting, vibrant public domain that encourages movement and social interaction within the development. This includes outdoor seating areas to promote activation, such as a range of seating to encourage residents, workers and visitors to linger and activate the ground floor, including outdoor seats and tables, informal seating on stairs, and seating booths integrated into raised landscaping areas to provide naturally shaded seating. These design elements align with the local and state government's strategic plans and aspirations to revitalise Gosford City South and the broader Gosford suburb.

The Proposal's reference scheme indicates that sufficient car parking will be provided to support the retail spaces on the site in accordance with the relevant rates specified in the State Environmental Planning Policy (Precincts—Regional).

This would increase the likelihood that individuals, particularly vulnerable groups who rely on private vehicles to get around and conduct their day-to-day activities, would have access to the proposed retail and commercial uses.

Considering the above, the enhanced impact is assessed as **high positive**, given the likely likelihood and moderate magnitude.

SIA recommendations – additional social mitigations

There are opportunities to mitigate and enhance, increasing activation of the site and the broader Gosford City South area at the detailed design or post-construction stage. For example, during the consultation, stakeholders identified a need for a range of facilities, including family-friendly locations. These entertainment facilities operate during the day and night, supermarkets, specialty food stores (e.g., bakeries), cafes with seating areas, and other essential services (e.g., banks).

Additional SIA mitigations include preparing retail tenancy selection strategy that prioritise commercial and retail tenants aligned with the needs of the existing and future community at the operational stage, including social infrastructure and service needs.

Potential contribution to the community's composition

Affected stakeholders

Immediate social locality, including future residents and immediate neighbours with varying socio-economic levels

Assessment – without mitigation: Negligible to low positive

Research undertaken by the Australian Housing and Urban Research Institute (AHURI), *'From mixed tenure developments to mixed tenure neighbourhoods'* (2020), indicates that there is no optimal dwelling and tenure mix for mixed tenure developments. The research emphasises that different developments have a variety of successful social outcomes, regardless of tenure mix. The approach often drove success in long-term operational management, community amenity, and essential design quality. Quality housing in safe, connected locations was also found to significantly improve community attachment and cohesion, regardless of tenure mix.

The Social Baseline (Chapter 3) indicates that private rentals are the dominant tenure type (65.2% of the total housing supply) and that rental vacancy rates are very low (0.4% as of January 2025) in the Gosford suburb. However, the affordability of rental accommodation in Gosford is rated as 'acceptable'

Affected stakeholders

according to the SGS Rental Affordability Index.⁵ This suggests a shortage of rental accommodation in the Gosford area, increasing the risk that rental prices will respond to demand.

The Social Baseline (Chapter 3) also highlighted that approximately 802 homeless people lived in the Central Coast LGA in 2021, and two-year crime trends are generally increasing or stable in Gosford. During stakeholder consultation undertaken for this SIA (Chapter 4), stakeholders noted a lack of rental housing in the area and stressed that homelessness and crime are growing concerns within the community. As pointed out in the SIA field study, these factors have impacted how Gosford community members function and interact with one another.

The Proposal includes the delivery of more apartments, including 296 market apartments, 98 affordable housing apartments and 152 hotel rooms. The affordable housing component aims to attract lower-income households and vulnerable groups, including young adults, single-parent families, key workers, and older adults seeking to downsize. Given this, the potential to introduce a more extensive and diverse population to the local area would likely change the community's demographic composition. This can affect how the existing community interacts, how they use public spaces, and their perceived sense of safety in the local area. An SIA survey respondent raised this concern, believing that Gosford's crime and safety context would worsen as the population grows.

Considering the above, the unenhanced impact is assessed as negligible to **low positive**.

Assessment – with mitigation/ enhancement: Medium positive

As per AHURI 2020, new mixed-tenure developments and communities should be designed for social interaction, regardless of their tenure mix, as well as offering privacy with design guidelines that make people run into each other at shared entrances, seating, shelter, paths, recreation, communal, open and parking spaces to minimise feelings of tenure segregation based on socio-economic disparities.

Challenges related to feasibility and ongoing management costs for community housing providers are also acknowledged in AHURI research, and it provides long-term strategies to minimise ongoing maintenance and management liabilities. An example includes using robust, durable materials to reduce maintenance costs and ensure durability and functional resilience.

By introducing a greater diversity of residents and workers, the Proposal would provide opportunities for social connections and groups to form between future residents and existing residents in the surrounding community. As detailed in the Design Report (DKO & Furtado Sullivan, 2025) and Landscape Report (Arcadia Landscape Architects, 2025), the Proposal's design would enhance the likelihood of this occurring through the provision of an upgraded public domain and communal open space for residents with a variety of seating areas and activity hubs, as well as its proximity to open space and other recreation and event spaces also provides places for individuals to meet, gather and spend time with one another.

Considering the research undertaken by AHURI (2020) and the Proposal's design, the mitigated impact is assessed as **medium positive**, given the possible likelihood and moderate magnitude.

SIA recommendations – additional social mitigations

There are opportunities to mitigate and enhance, increasing activation of the site and the broader Gosford City South area at the detailed design or post-construction stage. These include:

⁵ <https://sgsep.com.au/projects/rental-affordability-index> accessed 28 February 2025.

Affected stakeholders

Consider design and management strategies that enable equitable access to internal communal areas for residents of affordable and market housing.

Consider undertaking ongoing consultation with the Council to ascertain community safety measures that can be promoted through various social and community development initiatives, as well as the design-led approach advocated by CPTED.

Prepare an Operational Management Plan with the Community Housing Provider to manage the long-term operation, maintenance and programming of communal areas.

6.2.3 Accessibility

Guideline definition: *Accessibility, including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation*

Impacts on access during construction

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including residents, workers and visitors locally and from across the LGA	Construction

Assessment – without mitigation: Medium negative

Construction works and traffic associated with the proposal are anticipated to generate temporary disruptions that may affect the amenity and daily functioning of the surrounding community. Construction activities can alter the existing traffic environment, potentially affecting how residents and workers in the immediate area get around and conduct day-to-day activities, causing stress. This SIA has identified potential access impacts during construction based on details within the Preliminary Construction Traffic Management Plan by Urbis (2025).

Despite the Proposal's accessible location, stakeholders expressed concerns about the lack of parking for residents, workers, and visitors, given the community's reliance on private vehicles due to public safety concerns and unreliable public transport. Further, stakeholders noted the lack of events at the Central Coast Stadium due to noise complaints and that most significant events are held at Gosford Showground. Given this, concerns were raised about the demand for local hotel accommodation, as visitors are not often attracted to Gosford South.

During the SIA Field Study (Chapter 4), stakeholders raised concerns about traffic and parking during construction, particularly the impact on the limited availability of street parking. During the SIA Field Study (Chapter 4), stakeholders raised concerns about traffic and parking during construction, particularly the impact on the limited availability of street parking. Stakeholders also raised that impacts on street parking could affect the income of businesses on Mann Street.

The Proposal has the potential to introduce a large, short-term construction workforce. It is estimated that 200 workers will be on-site at any given time during construction, with up to 300 during peak activities. The temporary construction workforce may affect local roads and the public transport network due to increased commuter traffic to and from the site. The Preliminary Construction Traffic Management Plan (PCTMP) in the Transport Impact Assessment (TIA) (Urbis, 2025) notes that the proximity of Gosford Station and the site's well-connected bus services mean that most workers are likely to travel to the site by public transport.

Additionally, given the Site's location at the corner of Mann Street, Baker Street, and Vaughan Avenue, construction-related activities will likely affect access to Gosford City Park.

Affected stakeholders

Duration of impact

Construction vehicles are expected to approach the site via the M1 through the Gosford Interchange and the State Road network (Central Coast Highway) to Vaughan Avenue, indicating that construction traffic may impact both major and local roads.

Acknowledging that the proposed development will result in changes to access, the unmitigated impact during construction is assessed as **medium negative**, given the possible likelihood and moderate magnitude.

Assessment – with mitigation/ enhancement: Low negative

The PCTMP (Urbis, 2025) notes several actions intended to mitigate impacts on access during construction. This includes restricted access routes for heavy vehicles, which prioritise direct routes and minimise impacts on local roads. It further notes that pedestrian movement is not expected to be impacted by construction works, except during public domain works. Pedestrian movements would be maintained by providing hoardings along the site perimeter, and alternative routes would be established to divert pedestrians and cyclists where necessary.

Work would be carried out on weekdays between 7 a.m. and 6 p.m. and Saturdays between 8 a.m. and 4 p.m., indicating that workers' arrivals and departures would be outside the road network's peak hours. Workers would be encouraged to commute to and from the site via public transport.

The preparation of a Construction Management Plan and Construction Traffic Management Plan will be completed once a builder has been engaged, which may result in further mitigation measures. At this preliminary stage, the mitigated impact is assessed as **low negative**, due to the possible likelihood and minor magnitude.

SIA recommendations – additional social mitigations

- It is recommended that site access requirements, particularly parking arrangements for construction workers and potential impacts on local public transport networks, be further assessed once a builder has been engaged.
- Consider developing and implementing a communication and engagement strategy for the construction period (as part of the CTMP) to ensure effective and ongoing communication with the surrounding community (including in relation to traffic/ local road access changes).
- Provide an opportunity for the community to express queries and concerns and enable the proponent to address any issues.

Improvements to accessibility and connectivity around the site and local area

Affected stakeholders	Duration of impact
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Immediate social locality, including visitors from across the LGA and broader region	Operation
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Assessment – without mitigation: Low positive

The inclusion of proposed new links throughout the site would enhance accessibility and walkability in the ground-level amenity and retail areas. These changes encompass improving the through-site link between Mann Street in the east and Baker Street in the west, as well as the adjoining Leagues Park and Gosford City Park.

Reflecting the August 2022 design competition outcomes, the amendments emphasise investment in the public domain, the provision of active edges, and the creation of high-quality non-residential spaces and better connections throughout the site for existing and upcoming residents and visitors.

The SIA Field Study (Chapter 4) found that community members value being within walking distance of public transport and the general walkability across Gosford. Additionally, some community members need mobility aids to move outside their homes, highlighting the need for accessible spaces and walkways.

The Proposal would support the City South region of Gosford's aspiration to become 'more than an event city' by ensuring all-day activation and improving connection to Gosford City Park, which directly adjoins the site. It would also align with the Central Coast Regional Plan 2041 (2022), which aims to create vibrant, inclusive 15-minute neighbourhoods and reduce car dependency.

Supported by the Gosford UDF (2018), which highlights the challenge of improving walkability and public use in the 'City South' region, the plan identifies four opportunities to enhance these aspects. Key design principles focus on improving connectivity and activation around Gosford City Park, including measures to strengthen street frontages and landscaping along Barker and Mann Streets. This approach aims to enliven the area for locals, visitors, and tourists, making Gosford more than just an *event city*.

Considering the strategic alignment with the local community aspirations, as expressed by strategic policy documents, and the proposed improved access and connectivity, the unenhanced impact is assessed as medium positive, given the likely likelihood and minor magnitude.

Assessment – with mitigation/ enhancement: High positive

The inclusion of two building envelopes, the Eastern and Southern towers, would provide increased accessibility through-site links, significantly improving pedestrian amenity and connectivity compared to the existing site. These new links connecting Mann Street and Baker Street would enhance pedestrian accessibility in Gosford City South, benefiting the surrounding community, future residents, and workers in nearby commercial buildings by offering direct, safe, and activated routes to Leagues Club Park, the Central Coast Leagues Club, and the Central Coast Stadium.

The proposed podiums will create a visual setback for the residential and commercial Eastern and Southern areas, fostering human-scale environments and inviting ground-level thoroughfares.

The Proposal would increase walkability and accessibility through the site and provide thoroughfares to the adjoining recreational amenities. Given these factors, the enhancement is rated as **high positive**, given its likely likelihood and moderate magnitude.

SIA recommendations – additional social mitigations

There are opportunities to mitigate potential changes in local parking availability for surrounding residents during the detailed design or preconstruction stage. These include:

Affected stakeholders	Duration of impact
Implement the recommendations of the Preliminary Green Travel Plan (Urbis, 2025) and promote public transport use during the Proposal's construction and operation.	

Increased demand for community infrastructure and services during operation

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including residents, workers and visitors locally and from across the LGA	Operation

Assessment – without mitigation: Negligible to low negative

Social infrastructure comprises the facilities (e.g., healthcare, schools, public facilities, parks, and community support), spaces, services, and networks that support communities' quality of life and well-being.

As noted in the SIA Field Study (Chapter 4), consultation with the Central Coast Local Health District (CCLHD) was intended to understand the existing provision of health facilities and services and the likely future needs generated by the Proposal. While the proposed interview could not be undertaken, a representative from the Central Coast Local Health District Health Planning team provided a high-level response to the SIA survey questions. This response stated that the Proposal should not assume that the CCLHD can cater for the cumulative increase in the Proposal's health care needs.

Moreover, the SIA Field Study (Chapter 4) identified several community concerns, including the lack of healthcare services within Gosford and the broader area, specifically the shortage of medical centres and bulk-billing GPs. Respondents described the community context as comprising a range of lower socio-economic groups and other vulnerabilities, such as long-term health conditions and an increasing number of homeless individuals.

Additionally, concerns were raised about the increased demand on local schools and the lack of schools in Gosford South.

Findings in Chapter 3 indicate that housing availability, particularly rental accommodation, in and around Gosford is constrained, with very low vacancy rates. Moreover, housing availability was highlighted as a significant issue during consultation, with stakeholder comments noting a lack of rental accommodation in town.

The Proposal has the potential to introduce a significant, long-term residential population that would require access to local social infrastructure and services. This may include access to healthcare services, education, and local housing.

Without adequate consideration of existing social infrastructure provision and capacity to accommodate these needs, the Proposal may exacerbate demand on social infrastructure and facilities. This can affect the surrounding community's ability to access the social infrastructure and services it regularly relies on to support its way of life, health, and well-being.

Considering the above community and stakeholder concerns, the unmitigated impact is considered negligible to low negative.

Assessment – with mitigation/ enhancement: negligible to low positive

While it is anticipated that the Proposal would attract new residents to the Gosford suburb area and potentially increase demand for local services and facilities, including health services, the regional infrastructure contributions required for the Proposal could assist in funding local health service expansion to mitigate the increased demand.

Affected stakeholders	Duration of impact
Assuming the above mitigation measures are implemented, the mitigated impact is assessed as negligible to low positive.	
SIA recommendations – additional social mitigations	
<p>There are opportunities to mitigate impacts on local social infrastructure and services for surrounding residents during the detailed design or post-construction stage. These include:</p> <p>Further consultation with the CCLHD to identify existing and potential future gaps in health services. This consultation should also prompt the identification of possible opportunities for the Proposal to meet the needs of the existing and coming community.</p>	

Culture

Guideline definition: Culture, both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings

Potential to celebrate Aboriginal cultural heritage in the Proposal’s design

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including local Aboriginal community members	Construction and operation

Assessment – without mitigation: Low positive

Any new development or redevelopment should consider the impacts on Aboriginal culture. Urban developments may impact Aboriginal objects, the landscape or landform, or the spiritual connection Aboriginal people have with Country.

As per the demographic profile in Section 3.3, 2.7% of the local population identify as Aboriginal and/or Torres Strait Islander, which is lower than the LGA population (4.9%) but higher than Greater Sydney (1.7%).

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared to support the Proposal. The ACHAR concluded that the site has nil-low archaeological significance due to high levels of disturbance. The ACHAR recommended an unexpected finds procedure for human remains and any Aboriginal archaeological deposits and/or objects during the development.

As the Proposal does not result in any amendments to the extent of below-ground works, and no physical works are proposed, the conclusions of the previous ACHAR remain relevant. No further assessment or mitigation is required.

Further, the SSDA Design Report (Design Report) (DKO & Furtado Sullivan, 2025) and Landscape Report (Arcadia, 2025) highlight the integration of Connecting with Country processes during the Proposal’s design phases from early conceptual development. Engagement processes with Indigenous stakeholders are outlined in the Design Themes & Considerations Report (Ngurra Advisory, 2025), including a Walk on Country, a half-day workshop with a cultural custodian and a validation meeting. Four key design themes for the Proposal were developed during this process, including:

- Country with memory and responsibility
- Saltwater systems and estuarine knowledge
- Seasonal indicators, animals and ecological storytelling
- Cultural continuity and community wellbeing.

Affected stakeholders

Duration of impact

These principles are reflected in the Proposal's landscape and public domain through various elements, where circulation through the site is designed to mirror the unique ecological transitions of the Central Coast through endemic plantings, evoking the rich forest floor along Baker Street to rocky outcrops at Mann Street. The surface textures, materiality, and facades in the Proposal's public domain are also designed to reflect the design themes, including pavement patterns and seating forms that reflect tidal movements, cultural markers integrated into the built form, and species-inspired wayfinding, sculptural forms, or lighting elements.

Integrating cultural elements into the Proposal ensures that growth is respectful and inclusive, building on the Connecting with Country elements incorporated into the Leagues Club Park (completed in 2021).

Considering the ACHAR findings and the Proposal's Connecting with Country landscaping and design features, the unmitigated impact is assessed as **low positive**, given the possible likelihood and minor magnitude.

Assessment – with mitigation/ enhancement: Medium positive

The Design Themes & Considerations Report demonstrates a commitment to celebrating community character and diversity through the next steps of the Proposal. This includes a Validation Workshop with the project team to ensure cultural integration is woven through the development, consolidation of the Connecting with Country Framework to translate cultural values and themes throughout the project lifecycle and a Cultural Immersion and Art Session to explore how Darkinjung Country creative practices, art elements and motifs may be integrated in the public domain.

The Design Report also notes that the integration of Connecting with Country is an ongoing process, with ongoing discussions with Indigenous stakeholders to guide built-form outcomes.

Noting the commitment to continuing conversations with Indigenous stakeholders and next steps to integrate Connecting with Country outcomes through the Proposal's lifecycle, the mitigated impact is rated as **medium positive**, given the possible likelihood and moderate magnitude.

SIA recommendations – additional social mitigations

Continue engagement with Aboriginal and local stakeholders to develop further the Connecting with Country framework and inform opportunities for landscape and design elements to enhance the Proposal's celebration of local culture and connection to Country. This could be considered to complement the Leagues Club Park in terms of the Connecting with Country interpretation.

Consider opportunities to engage local Aboriginal artists if public art is incorporated into the Proposal's detailed design.

Consider partnerships between the CHP and current Indigenous service providers to support potential Aboriginal and/ or Torres Strait Islander individuals in accessing the Proposal's affordable housing.

Consider partnerships with current Indigenous service providers to identify employment opportunities during the construction and operational phases of the Proposal. This can help foster a sense of stewardship and connection to the site.

6.2.4 Health and wellbeing

Guideline definition: Health and well-being, including physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health

Potential impacts on safety

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including existing and future residents, workers, hotel guests and visitors to and around the site, as well as the surrounding Gosford area.	Operation

Assessment – without mitigation: Low positive

As noted in the policy review (refer to Section 3.3) and SIA field study (refer to Chapter 4), the Central Coast community have reported crime and safety concerns in several areas around the LGA, including Gosford and Gosford CBD.

The SIA field study highlighted existing challenges in the Gosford area, including people experiencing or witnessing illegal activities, disorderly behaviour, break-ins, vandalism of vacant retail stores and homes, and theft from people. It was also highlighted that some people, women in particular, feel unsafe when walking on the street. These findings suggest that Gosford’s community composition negatively affects the local community and individuals’ capacity to participate in it.

These community concerns align with the demographic profile (refer to Section 3.4) which found that crime rates for all relevant crimes were higher in Gosford than in the Central Coast LGA and NSW. The site is also in a crime hotspot for several relevant crimes, including non-domestic and domestic assault, break and enter dwelling and non-dwelling, motor vehicle theft, malicious property damage, steal from dwelling, and steal from motor vehicle offences.

Site visit observations noted in the Crime Prevention Through Environmental Design (CPTED) Report (Urbis, 2025) found that Vaughan Avenue and Baker Street had low levels of pedestrian and vehicular activity, while Mann Street had moderate levels. However, it also noted that consistent signage in the public domain indicating alcohol-free zones and CCTV usage, and the visibility of Gosford Police Station directly facing the site, contributed to a strong perception of safety and passive surveillance.

While new residents and visitors from the proposed 394 apartments, hotel, and retail spaces can contribute to a more vibrant place, they can also pose safety concerns for residents, given their unfamiliarity and the perception of a higher risk of opportunistic theft. Therefore, public domain interfaces and activation opportunities may be key to enhancing the site’s surrounding environment and perception of safety for existing and incoming residents, workers and visitors.

The Proposal’s future residents, workers, and hotel guests would also likely travel to Gosford CBD and other key destinations to undertake their daily activities, thereby increasing passive surveillance across the broader Gosford area.

Given the above, the unmitigated impact is assessed as low negative, given the unlikely likelihood and moderate magnitude.

Assessment – with mitigation/ enhancement: Medium positive

As noted in the SIA field study, the community and stakeholders highlighted potential mitigation measures to reduce the risk that the Proposal would exacerbate existing crime and community cohesion issues. One SIA survey respondent expressed a growing need for better local policing and application of Council rules.

The Proposal will introduce a larger population and likely improve safety outcomes by increasing passive surveillance at the site and in the surrounding areas. Passive surveillance is a CPTED principle that concerns the number of people casually observing the public domain and the greater likelihood that bystanders will observe, record, report, or stop criminal activity, thereby deterring crime.

As outlined in the CPTED Report, the proposed design incorporates CPTED mitigation measures to enhance safety around the site through public domain interfaces and activation. This includes the

Affected stakeholders	Duration of impact
<p>strategic placement of communal, retail, food and beverage tenancies to promote passive surveillance, enhanced by the Proposal's stepped podium design, which will be overlooked by residents, hotel guests and patrons on upper-level balconies of the southern and eastern towers, and by outdoor seating areas in the pavilion building.</p> <p>Further, the proposed outdoor dining spaces along Baker Street and the level 1 through site link may encourage longer stays by patrons, primarily if the proposed food and beverage offerings operate all day. This will increase opportunities for passive surveillance and activation across the site and encourage community use and ownership of the site. This is further enhanced by the Proposal's incorporation of spaces and facilities for incoming residents and visitors to meet and interact, including embellished outdoor seating terraces and the residential roof terrace.</p> <p>Providing secure underground and ground-level car parking spaces will also minimise the risk of motor-vehicle-related theft or damage to residents, workers, hotel guests, and retail customers. The Applicant will be required to prepare an operational management plan detailing security and access control arrangements, including CCTV, security guards, boom gates, hours of operation, lighting, etc. These operational management strategies will further enhance the Proposal's contribution to a safe urban environment.</p> <p>Considering the Proposal's notable contribution to the local population, and strategic design and activation strategies to enhance the perception of community safety on and around the site, particularly along Vaughan Avenue and Baker Street, the mitigated impact is assessed as medium positive, given the possible likelihood and moderate magnitude.</p>	

SIA recommendations – additional social mitigations

Develop a Plan of Management (PoM) to manage crime and safety on the site, particularly regarding resident and hotel guest access, site cleanliness and emergency access procedures. Ensure the PoM outlines security arrangements, CCTV, and access control measures (e.g., keys, boom gates), and that all site areas, internally and externally, are well-lit in accordance with the relevant Australian Standards.

Due to the high level of opportunistic crime in the local area, provide additional on-site security during the construction period to prevent and deter common offences. This could include hiring security personnel, installing temporary CCTV cameras, implementing controlled access points, and providing secure storage for construction equipment.

Implement relevant CPTED recommendations to ensure the safety of incoming residents, hotel guests, visitors and workers, and prevent public domain spaces from becoming gathering places for visitors with antisocial behaviours, particularly at nighttime.

Health and well-being impacts from noise and vibration during construction

Affected stakeholders	Duration of impact
Immediate social locality, including existing residents, workers and businesses	Construction

Assessment – without mitigation: Low negative

Emissions such as noise and vibrations from construction-related activities, including the use of heavy equipment, can affect the well-being of individuals and/or vulnerable groups surrounding a construction site. Noise and vibration can impair individuals' and groups' ability to perform activities such as sleep and tasks that require high levels of concentration, including studying and working.

The demographic profile (refer to Section 3.4) noted that there is a higher proportion of local area and Central Coast LGA residents who had a long-term health condition (42.7% and 45.8% respectively)

Affected stakeholders

Duration of impact

compared to Greater Sydney (34.9%). Further, the most common health condition in the local area was a mental health condition (including depression or anxiety), affecting 12.6% of residents. This suggests that there are sensitive receivers in the immediate area who may be susceptible to the impacts of construction.

Further, in the SIA field study (refer to Chapter 4), an SIA survey respondent expressed concerns related to the Proposal's future construction, particularly regarding increased noise and dust on their nearby businesses.

The Engagement Outcomes Report (Urbis, 2025) also identifies similar concerns about construction impacts from neighbouring body corporates. Specifically, body corporate representatives raised concerns about noise, out-of-hours work, trucks using roads, and parking. It was also noted that a significant amount of construction work is taking place nearby.

The Noise and Vibration Impact Assessment (NVIA) prepared by Acoustic Logic (2025) provides a preliminary assessment of the Proposal's potential noise and vibration impacts associated with construction activities. The NVIA identifies six sensitive receivers, including three commercial buildings, two residential buildings, and one active recreation space. It notes that a detailed construction noise and vibration assessment has not been conducted, as a detailed construction methodology and programming are not available at this stage. However, it notes that construction works close to the northern and eastern boundaries of the site have the most significant potential impact, given their proximity to the residential receiver at the Central Coast Quarter Stage 1 (northern tower) and the commercial receivers at 32 Mann Street. Impacts on these receivers will depend on the nature of the construction activity and where on the site it is undertaken.

Considering the community concerns expressed during the engagement and the anticipated noise and vibration impacts from construction work, the unmitigated impact is assessed as **low negative**, given the possible likelihood and minor magnitude.

Assessment – with mitigation/ enhancement: Negligible to low negative

The Early Works Construction Noise and Vibration Management Plan (CNVMP) (Stantec, 2025) recommends short-term vibration monitoring during the early works stage. Still, it is unlikely to be necessary in the long term, where noise and vibration monitoring may be implemented if a complaint is received. The NVIA also includes a range of mitigation measures to address construction noise and vibration impacts, including, but not limited to:

- A project-specific CNVMP should be developed in accordance with industry standards and used to manage construction noise and vibration impacts, which may include monitoring, community liaison and complaints handling, noise mitigation, training and management.
- Maximising the distance between construction plant and activities and sensitive receivers.
- Purpose-built noise barriers to reduce the line-of-sight noise transmission to sensitive receivers, using temporary barriers (15mm plywood or equivalent would be acceptable for barriers), or the use of silencing devices.
- Applying vibration-dampening pads or absorbing mats on metal surfaces, working away from sensitive receiver locations during demolition, and scheduling works to minimise amenity impacts.
- Notify and communicate with affected receivers on the progress of works, particularly during noisy works.

Assuming the implementation of the mitigation measures recommended within the NVIA during the development of the project's CNVMP and still considering that a detailed noise and vibration assessment is yet to be undertaken, the mitigated impact is assessed as negligible to low negative, given the unlikely likelihood and minor magnitude.

SIA recommendations – additional social mitigations

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> Continue community consultation to keep residents and sensitive receivers informed of construction periods and significant project milestones, and establish a management procedure to handle complaints during construction. Recommend that the Applicant and future construction contractor consult with surrounding future developments to understand expected construction activities and timelines, and coordinate schedules and mitigation measures where possible. This should be reflected in the detailed Construction Management Plan and Construction Noise and Vibration Management Plan. 	

6.2.6. Surroundings

Guideline definition: *Surroundings, including ecosystem services such as shade, pollution control, and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.*

Concerns about potential overshadowing and loss of privacy for neighbouring properties

Affected stakeholders	Duration of impact
Immediate social locality, including neighbouring residents, visitors and users of the adjoining recreational amenities	Operation

Assessment – without mitigation: Low negative

The Proposal seeks approval for the construction of two towers (36 and 42 storeys in height), which would significantly increase the building envelope at the site, and could result in overshadowing and loss of privacy for neighbouring properties.

The SIA field study (Chapter 4) indicate community concerns related to the loss of solar access, views and privacy, with some residents concerned about the potential overshadowing of Gosford City Park. According to some stakeholders, the proposed height and scale increase on this site could lead to potential visual changes and some overshadowing for nearby residents and users of the adjoining recreational amenities.

The Proposal's Visual Impact Assessment (VIA) and View Sharing Assessment (VSA) (Urbis, 2025) found that the Proposal is visually compatible with the desired future character for this part of Gosford's CBD, including taller building forms. The VIA and VSA evaluated the Proposal's proposed additional height impact, finding private domain views were negligible, and public domain impacts were low-to-medium. Furthermore, the VSA notes that the loss of views with scenic merit has been anticipated by the previous approval and is accepted and supported.

Overshadowing can alter the visual experience of a monument or heritage site and impact the value and enjoyment of properties, particularly those with historical or cultural significance. Local war memorials can hold significant cultural, historical, and personal value, as they serve as sites where individuals and communities gather to reflect on important historical moments. Overshadowing can affect a space or monument's social value, potentially reducing its capacity to serve as a place of remembrance, contemplation, or public gathering.

Shadow diagrams from the Design Report (DKO & Furtado Sullivan, 2025) show that on June 21, during the winter solstice, the Proposal complies with the Development Control Plan (DCP) for the Gosford Memorial Park (including the Gosford War Memorial), which requires at least 50% of the open space to receive a minimum of 4 hours of sunlight between 9 a.m. and 3 p.m. The shadowing exceeds 50% of Rotary Park (Poppy Park) between 9:30am and 10:45am on 21 June. Overshadowing of nearby residential

Affected stakeholders	Duration of impact
<p>development is deemed minor, with the only measurable impacts being at 3 p.m. during the winter solstice.</p> <p>The overshadowing assessment (DKO & Furtado Sullivan, 2025) also confirms that 70% of Leagues Club Field continues to receive at least four hours of direct sunlight during the relevant period at midwinter, in compliance with SEPP (Precincts – Regional) control. Compared with the existing approval, the Proposal reduces the shadow impact on the Leagues Club Field at midwinter. The Proposal's design ensures that overshadowing is negligible during the most active use periods, between 11 am and 2 pm, supporting the intended function of Leagues Club Field as a regional playground and community recreation space.</p> <p>The overshadowing assessment found that the Proposal respects and does not impact the Memorial Park's heritage and civic significance. The assessment considered the local heritage character and existing shade provided by mature canopy cover over parks. Further, all adjacent public spaces were assessed as retaining acceptable levels of solar access throughout the year, with minor overshadowing impacts anticipated in limited locations, of limited duration and intensity.</p> <p>Considering the VIA, VSA and the shadow impact analysis findings, which concluded that overshadowing is an acceptable and mitigated impact, the unmitigated impact is assessed as low negative due to its unlikely likelihood and moderate magnitude.</p>	

Assessment – with mitigation/ enhancement: Negligible to low negative

The VIA and VSA found that the Proposal is highly compatible with the future visual context of Gosford CBD, and no significant overshadowing impacts were identified. No further mitigation measures are proposed. Therefore, the mitigated assessment remains negligible to low negative.

SIA recommendations – additional social mitigations

- There are opportunities to mitigate further potential overshadowing and loss of privacy concerns during the Proposal's detailed design stage. This includes:
- Inform neighbouring residents that the VIA, VSA, and shadow assessment indicate the Proposal is highly compatible with the future visual context of Gosford CBD, showing acceptable and compliant shadow impacts.

6.2.6 Livelihoods

Guideline definition: Livelihoods, including people's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts it has.

Increase in construction employment opportunities

Affected stakeholders	Duration of impact
Immediate and surrounding locality, including residents and workers	Construction

Assessment – without mitigation: Medium positive

The Early Works excavation stage for the Eastern and Southern Towers is anticipated to commence in late 2025 and last 10 months. The overall construction of the Eastern and Southern Towers is scheduled for completion by late 2027/ early 2028.

The Proposal is expected to generate an estimate of 1,108 retained and new jobs during the construction phase, including direct and indirect jobs. Additional indirect employment opportunities are anticipated to

Affected stakeholders	Duration of impact
<p>arise through a significant increase in spending on food, entertainment, and services in the immediate surrounding area during construction.</p> <p>During consultation, some stakeholders expressed optimism that the influx of new retail outlets would stimulate the local economy and provide more opportunities for small businesses to thrive. While positive sentiment was expressed regarding the potential for broader economic impacts, no specific feedback was received regarding the increase in employment opportunities through retail offerings.</p> <p>Benchmarked against existing employment opportunities, the Proposal presents a significant opportunity to attract additional skilled and non-skilled professionals. Given its possible likelihood and moderate magnitude, it is assessed as medium positive.</p>	
<p>Assessment – with mitigation/ enhancement: Medium positive</p>	
<p>No mitigation measures are proposed at this stage; therefore, the impacts remain assessed as medium positive.</p>	
<p>SIA recommendations – additional social mitigations</p>	
<p>No additional mitigation measures are proposed at this stage.</p>	

Increase in employment opportunities through retail, commercial and hotel offerings

Affected stakeholders	Duration of impact
<p>Local and surrounding locality, including the local and surrounding workforce</p>	<p>Operation</p>
<p>Assessment – without mitigation: Medium positive</p>	
<p>The Central Coast Regional Plan 2041 and the Council’s Community Strategic Plan (CSP) highlight the importance of creating vibrant, liveable communities through local industry diversity and business growth. They emphasise the need for employment opportunities that enable Central Coast residents to live and work within the LGA.</p> <p>The demographic profile (Section 3.4) reveals that much of Gosford is comprised of young adults and working-age professionals. Additionally, the Gosford–Springfield area is expected to experience a 56.78% population growth between 2021 and 2041, underscoring the need for new, locally accessible employment opportunities. The profile also indicates that the local area has slightly higher unemployment levels than the LGA, with 13.9% of the local population having Year 12 as their highest educational attainment.</p> <p>As noted in the field study (Chapter 4) stakeholders were optimistic that the influx of new retail and commercial premises would stimulate the local economy, activate the site, provide more opportunities for small businesses to thrive, and increase employment opportunities.</p> <p>The Proposal would likely increase employment opportunities in hotel operations and retail and commercial business components, introducing new jobs to the Gosford CBD.</p> <p>Due to the site’s proximity to multiple transport routes, these new jobs would be accessible to the local and broader community. This will likely include a mix of casual, part-time, and full-time employment opportunities supporting individuals who require flexible, low-skilled work in the wider local area.</p> <p>The Proposal’s introduction of residents and hotel guests to Gosford City South would also attract new customers, benefit surrounding businesses and contribute to economic stimulation and job creation in the immediate and surrounding social locality.</p>	

Affected stakeholders**Duration of impact**

The Proposal would enable a mixed-use development that combines residential, commercial, and retail space, thereby improving employment opportunities within the Gosford CBD. Creating employment opportunities at the site would positively impact community members' livelihoods.

Therefore, the potential for increased employment opportunities through the commercial and retail offerings is assessed as medium positive, given its likely likelihood and minor magnitude (due to the increase of on-site employment opportunities during and after construction).

Assessment – with mitigation/ enhancement: Medium positive

The Proposal is strategically aligned with growth objectives. Its commercial and residential offerings have the potential to enhance local employment and commercial activity, attract new customers, and bring foot traffic to the existing economy. These benefits are also expected to improve as the area develops and evolves in line with Gosford's strategic direction.

The provision of commercial space within the mixed-use development aligns with the local area's demographic profile, which shows 'professionals' as the most predominant occupation in the local area (27.0%) and the LGA (20.4%). The Proposal's commercial offering would provide valuable opportunities for residents and businesses to work closer to home while complementing the broader Central Coast and Urban Planning Strategy.

As outlined in the field study (Chapter 4), stakeholders noted disadvantaged resident groups in the local area and growing issues with homelessness and young homeless people. As the population grows, new jobs must be integrated with local services, housing, and public transport to create more liveable communities (refer to Section 3.3). Diverse communities require access to jobs that offer a variety of flexible working arrangements and skill levels.

The Proposal is anticipated to provide a significant number of employment opportunities during the operational phase, specifically linked to hotel-related employment and retail activation supporting the local area's nighttime economy.

The Proposal would enable opportunities to enhance the potential positive impact on disadvantaged groups through employment opportunities at the post-construction stage. Therefore, the mitigated impact remains medium positive, given its likely likelihood and minor magnitude.

SIA recommendations – additional social mitigations

There are opportunities to enhance employment potential through retail offerings during the post-construction and pre-operation stages. This includes:

Create a tenancy selection plan to prioritise local businesses and tenants through hiring initiatives that support low-skilled individuals through upskilling programs, and those that operate under a cooperative or charity business model to help low-income groups within the local community.

The tenancy selection plan could be in place to prioritise retail tenants who offer family-friendly venues. This plan could include local employment and procurement strategies and programs that provide opportunities to source locally and support vulnerable and marginalised groups in the community.

6.2.7 Decision-making systems

Guideline definition: *Decision-making systems, including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.*

Increased opportunities for community and stakeholder participation

Affected stakeholders	Duration of impact
Immediate and surrounding social locality, including residents and workers in the local area.	Construction and operation
Assessment – without mitigation: Low positive	
<p>Community and stakeholder participation in decision-making systems is critical, particularly when preparing any development application. It is crucial to ensure the local community and stakeholders are adequately informed and have access to the appropriate communication channels to have a say in decisions that affect their lives, both in the short and long term.</p> <p>As discussed in Chapter 4The Applicant has undertaken targeted community and stakeholder engagement to inform the Concept SSDA. The Applicant’s engagement approach includes engagement activities and targeted consultation to inform the preparation of the Proposal SSDA.</p> <p>Urbis’ Social Planning Team prepared an SIA survey and distributed it via a community newsletter to surrounding properties and representatives of the Central Coast Local Health District via email (the SIA survey questions are provided in Appendix C).</p> <p>The SIA survey sought feedback on potential social impacts and on enhancement and mitigation measures. All input collected to date is summarised in Chapter 4.</p> <p>During the consultation process for this SIA, one community survey respondent expressed disillusionment with the community engagement process, stating that the Proposal would proceed regardless of what the community says.</p> <p>The Proposal has provided consistent communication channels to increase community and stakeholder participation in decision-making systems that affect them. Given the likely likelihood and minimal magnitude, the impact is assessed as low positive.</p>	
Assessment – with mitigation/ enhancement: Medium positive	
<p>The Applicant engaged Urbis as an independent consultant to develop the Community Engagement Strategy for the Proposal. The engagement approach, as outlined in this Strategy, includes the provision of information about the Proposal and the planning report process through accessible, open lines of communication, the identification of potential impacts on stakeholders and the community, measures to enhance positive and minimise negative impacts, provision of opportunities for the community to give feedback to help inform the planning process, and closing the feedback loop by sharing how stakeholders and community views influenced the Proposal.</p> <p>The Community Engagement Strategy further demonstrates the Applicant’s commitment to ongoing community consultation during the exhibition and determination phases by enabling the community to seek clarification through two-way communication channels. Thus, the Applicant will continue to engage with the community about the Proposal, its impacts, and the approval process.</p> <p>Moreover, the Community Engagement Strategy proposes establishing extensive and ongoing communication channels to increase community and stakeholder participation in decision-making systems that affect them. The impact is assessed as medium-positive, given its possible likelihood and moderate magnitude.</p>	
SIA recommendations – additional social mitigations	
<p>The Applicant has expressed commitment to providing engagement and grievance channels to support the Proposal SSDA package. Ongoing consultation with the community and stakeholders would increase individuals’ opportunities to have a say in decisions that impact their daily lives.</p> <p>Continued community presence and consultation during the planning stages would increase the perception of influence. It is recommended that the community engagement strategy outlines the</p>	

Affected stakeholders	Duration of impact
engagement approach and appropriate communication channels for residents to provide feedback throughout construction.	

6.2.8 Cumulative impacts

Cumulative impacts result from the incremental, sustained, and combined effects of human action and natural variations over time and can be positive or negative (DPHI 2022, p. 4). They can be caused by the compounding effects of a single project or multiple projects in an area, and by the accumulation of impacts from past, current, and future activities as they arise (ibid., p.4).

Several significant state and local projects operating or intended to operate in and around the social locality may contribute to the Proposal's cumulative impacts. These are summarised in Table 16 below.

Table 16 Concurrent development projects

Reference	Development Description	Current Status
Projects approved via SSD, post-12 October 2018 (introduction of NSW Government SEPP controls)		
SSD-78031991	'Gosford Alive' by Bathla 136-146 and 148 Donnison Street, Gosford	Concept SSD: Approved Detailed Design: SEARs issued 27 November 2024
SSD-47749715	University of Newcastle, Gosford Campus 305 Mann Street, Gosford	Approved
SSD-10321	Residential Development 89 John Whiteway Drive, Gosford	Approved
SSD-97048957	Residential Development and concurrent rezoning (HDA scheme)	SEARs issued 30 October 2025
SSD-10434	New school for up to 280 students 125 Donnison Street and 171 Mann Street, Gosford	Approved
Projects approved via the Regional Planning Panel, pre-12 October 2018 (and under construction)		
DA 46256/2014	Mixed Use Development 'The Archibald' by ALAND 108 Donnison and 110-118 Mann Street, Gosford	Approved Under construction
DA 46274/2014	Shop Top Housing Development 122-124 Erina Street and 138-142 Henry Parry Drive	Approved Under construction
DA/46209/2014	Mixed Use Development 27-37 Mann Street & 125 Georgiana Terrace, Gosford	Modification F approved 5 August 2025 <i>Under construction</i>
DA/47046/2015	Mixed Use Development 114 Georgiana Terrace and 50 & 70 Mann Street, Gosford	Modification B approved 16 September 2025

Source: Major Projects (DPHI 2025)

Cumulative consultation fatigue

Consultation fatigue can occur when community members are repeatedly engaged in consultations. Over time, this can lead to a sense of weariness and disengagement, as well as a possible feeling of disillusionment when community members feel their concerns are not being heard or addressed.

The site has been subject to a lengthy development process, beginning with the demolition and relocation of Gosford Public School in 2015. Since then, the site has changed ownership twice and has been subject to several development applications, each requiring several rounds of community consultation.

The SIA field study suggests that some community members experience consultation fatigue. At the same time, one SIA survey respondent expressed a sense of disillusionment with community engagement, believing the Proposal will go ahead regardless of what the community says.

The Applicant has actively sought out streamlined and efficient consultation methods, significantly reducing the frequency of community and stakeholder engagement. The Applicant would continue to foster trust and collaboration by clearly communicating how feedback has shaped the Proposal. This approach mitigates the risk of consultation fatigue and empowers the community and stakeholders, reinforcing the importance of their contributions. As a result, this would encourage greater participation in future consultation efforts, leading to a more inclusive and effective process.

To further mitigate the potential for consultation fatigue throughout the remaining stages of the development process, it is recommended that the Applicant ensure that the feedback loop with the community and stakeholders is 'closed' after receiving feedback. The Applicant could, for example, proactively incorporate community and stakeholder input into the development of the Proposal. This could include a summary of the feedback received and how it has been addressed during development, and could be distributed via email, newsletters, or phone calls.

Cumulative construction-related impacts

Cumulative social impacts may occur during construction. These could include impacts on people's surroundings, health and wellbeing, and accessibility due to increased noise, traffic, and changes to the pedestrian network. It is recommended that these potential impacts be assessed during the detailed design phase.

Given the scale of development planned for this area, the communities most impacted by the cumulative social impacts associated with construction would be residents and visitors to the immediate and surrounding social locality.

Coordinating construction activities and management measures per the NVIA and CTMP should be considered across associated adjoining developments to help minimise impacts on surrounding residents. This would include considering pedestrian access, ensuring continuous pathways remain available during construction, and coordinating construction 'relief' days and consultation mechanisms (e.g., complaints-handling procedures) as appropriate.

7 Mitigation, Enhancement and Management

This chapter provides a summary of:

- Identified positive and negative social impacts,
- Corresponding unmitigated and mitigated risk rankings, and
- Proposed mitigation, enhancement and management measures.

Key potential stakeholders and/or partners have been identified to inform the implementation of the proposed mitigation and enhancement strategies. Their involvement and participation in monitoring and managing social impacts and social benefits will improve the outcomes of the proposed mitigation and management strategies.

Not all potential impacts will be the Applicant's responsibility to mitigate or manage. In some cases, their role may be to cooperate with mitigation efforts and provide data and information to future tenants. In other cases, they may have direct responsibility for mitigating and managing the identified potential social impacts and for pursuing partnerships.

7.1 Summary of proposed mitigation, enhancement and management of social impacts

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement, and management strategies is provided in Table 17 below.

Table 17 Summary of proposed mitigation, enhancement and management strategies of social impacts

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Way of life	Provision of strategically located residential, hotel, commercial and retail uses	Low positive	High positive	<ul style="list-style-type: none"> The proposals inclusion of market-rate and affordable housing apartments, hotel rooms, and commercial ground-floor space would facilitate a diverse range of site-activation opportunities 	The Applicant Community Housing Provider	Central Coast Council
Community	Contribution to the revitalisation and activation of Gosford City South Centre	Medium positive	High positive	<ul style="list-style-type: none"> Ensure the proposals placement and orientation of the Southern and Eastern tower podiums would enhance ground-floor activation. 	The Applicant	Central Coast Council
	Potential change to the community's composition	Negligible to low positive	Medium positive	<ul style="list-style-type: none"> By introducing a greater diversity of residents and workers, the Proposal would provide opportunities for social connections and groups to form between future residents and existing residents in the surrounding community. 	The Applicant	Project architect
Accessibility	Impacts on access during construction	Medium negative	High positive	<ul style="list-style-type: none"> Ensure the mitigation impacts outlines in the Preliminary Construction Traffic Management Plan are upheld. 	The Applicant	Transport consultant
	Improvements to accessibility and connectivity around	Low positive	High positive	<ul style="list-style-type: none"> The new links the proposal created allows for increased accessibility through-site links, significantly improving pedestrian 	The Applicant	Project landscape architect

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
	the site and local area			amenity and connectivity compared to the existing site.		
	Increased demand for community infrastructure and services during operation	Negligible to low negative	Negligible to low positive	<ul style="list-style-type: none"> Ensure the regional infrastructure contributions required for the Proposal could assist in funding local health service expansion to mitigate the increased demand. 	The Applicant	Central Coast Council
Culture	Potential to celebrate Aboriginal cultural heritage in the Proposal's design	Low positive	Medium positive	<ul style="list-style-type: none"> Incorporate Connecting with Country principles into the Design Themes & Considerations Report to acknowledge local Aboriginal culture and heritage. 	The Applicant	Local Aboriginal stakeholders and community members Connecting with Country consultant Aboriginal cultural heritage consultant
Health and wellbeing	Potential impacts on safety	Low positive	Medium positive	<ul style="list-style-type: none"> The Proposal will introduce a larger population and likely improve safety outcomes by increasing passive surveillance at the site and in the surrounding areas. Integrate the recommendations outlined in the CPTED report. 	The Applicant	CPTED consultant Project architect Project landscape architect
	Health and wellbeing impacts from noise and vibration during construction	Low negative	Negligible to low negative	<ul style="list-style-type: none"> Ensure the mitigation measures outlined in the CNVMP are implemented. 	The Applicant Construction contractor	Noise and vibration consultant

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Surroundings	Concerns about potential overshadowing and loss of privacy for neighbouring properties	Low negative	Negligible to low negative	<ul style="list-style-type: none"> The Proposal is found to be highly compatible with the future visual context of Gosford CBD 	The Applicant	Visual impact consultant Project architect
Livelihoods	Increase in construction employment opportunities	Medium positive	Medium positive	No mitigation measures are proposed at this stage.	The Applicant Construction contractor	Local recruitment agency Economic consultant
	Increase in employment opportunities through retail, commercial and hotel offerings	Medium positive	Medium positive	<ul style="list-style-type: none"> The proposals commercial and residential offerings can enhance local employment and commercial activity, attract new customers, and bring foot traffic to the existing economy. 	The Applicant	Economic consultant
Increased opportunities for community and stakeholder participation	Increased opportunities for community and stakeholder participation	Low positive	Medium positive	<ul style="list-style-type: none"> The Community Engagement Strategy outlines the Applicants commitment to ongoing two-way community consultation. 	The Applicant	Engagement consultant
Cumulative Impacts	Cumulative construction fatigue	Continued engagement with the community, including an explanation of how feedback has shaped the Proposal, empowered the community and reduced the risk of consultation fatigue.				
	Cumulative construction-related impacts	Coordinating construction activities and management measures er the NVIA and CTMP should be considered across associated adjoining developments to minimise the impacts on surrounding residents.				

7.2 Further SIA recommendations

The following provides a summary of the recommendations proposed to enhance positive impacts further and mitigate negative impacts as previously identified in Chapter 6. These measures have not been included in the assessment of mitigated or enhanced impacts but have been identified as additional measures for the Applicant to consider to improve the proposal's social outcomes. Mitigation and enhancement measures that are committed to and have informed the assessment of mitigated and enhanced social impacts.

Communication

- Consider undertaking ongoing consultation with the Council to ascertain community safety measures that can be promoted through various social and community development initiatives, as well as the design-led approach advocated by CPTED.
- Consider further consultation with the CCLHD to identify existing and potential future gaps in health services. This consultation should also prompt the identification of possible opportunities for the Proposal to meet the needs of the existing and coming community.
- Continue community consultation to keep residents and sensitive receivers informed of construction periods and significant project milestones, and establish a management procedure to handle complaints during construction.
- Recommend that the Applicant and future construction contractor consult with surrounding future developments to understand expected construction activities and timelines, and coordinate schedules and mitigation measures where possible. This should be reflected in the detailed Construction Management Plan and Construction Noise and Vibration Management Plan.
- Inform concerned residents that the VIA, VSA, and shadow assessment indicate the Proposal is highly compatible with the future visual context of Gosford CBD, showing acceptable and compliant shadow impacts.
- The Applicant has expressed commitment to providing engagement and grievance channels to support the Proposal SSDA package. Ongoing consultation with the community and stakeholders would increase individuals' opportunities to have a say in decisions that may impact their daily lives.
- Continued community presence and consultation during the planning stages would increase the perception of influence. It is recommended that the community engagement strategy outline the engagement approach and appropriate communication channels for residents to provide feedback throughout construction.

Construction management

- It is recommended that site access requirements, particularly parking arrangements for construction workers and potential impacts on local public transport networks, be further assessed once a builder has been engaged.
- Consider developing and implementing a communication and engagement strategy for the construction period (as part of the CTMP) to ensure effective and ongoing communication with the surrounding community (including in relation to traffic/ local road access changes).
- Provide an opportunity for the community to express queries and concerns and enable the proponent to address any issues.
- Implement the recommendations of the Preliminary Green Travel Plan (Urbis, 2025) and promote public transport use during the Proposal's construction and operation.
- Consider including training, employment, and procurement policies or targets in the tender process for the construction works (for example, in relation to the local workforce, diversity and inclusion, Aboriginal economic participation, and opportunities for vulnerable groups).

Operation management

- The design includes provision of one- and two-bedroom affordable apartment typologies, however the proponent is advised to consider opportunities for affordable housing apartments of diverse sizes to accommodate the needs of different vulnerable groups seeking affordable housing, particularly families and multigenerational households.
- There are opportunities to increase activation of the site and the broader Gosford City South area at the detailed design or post-construction stage. For example, during the consultation, stakeholders identified a need for a range of facilities, including family-friendly locations. These entertainment facilities operate during the day and night,

supermarkets, specialty food stores (e.g., bakeries), cafes with seating areas, and other essential services (e.g., banks).

- Additional SIA mitigations include preparing retail tenancy selection strategy that prioritises commercial and retail tenants aligned with the needs of the existing and future community at the operational stage, including social infrastructure and service needs.
- Prepare an Operational Management Plan with the selected Community Housing Provider to manage the long-term operation, maintenance and programming of communal areas.
- Consider providing incoming residents, workers, and visitors with information on available bicycle and public transport facilities and amenities to encourage maximum uptake and use of active transport.
- Ensure the Plan of Management (PoM) incorporates upkeep and ongoing maintenance of bicycle parking and EOT facilities.
- Consider partnerships between the CHP and current Indigenous service providers to support potential Aboriginal and/ or Torres Strait Islander individuals in accessing the Proposal's affordable housing.
- Consider partnerships with current Indigenous service providers to identify employment opportunities during the construction and operational phases of the Proposal. This can help foster a sense of stewardship and connection to the site.
- Develop a Plan of Management (PoM) to manage crime and safety on the site, particularly regarding resident and hotel guest access, site cleanliness and emergency access procedures. Ensure the PoM outlines security arrangements, CCTV, and access control measures (e.g., keys, boom gates), and that all site areas, internally and externally, are well-lit in accordance with the relevant Australian Standards.
- Due to the high level of opportunistic crime in the local area, provide additional on-site security during the construction period to prevent and deter common offences. This could include hiring security personnel, installing temporary CCTV cameras, implementing controlled access points, and providing secure storage for construction equipment.
- Consider local employment/procurement strategies and programs that provide opportunities to source locally and/or support marginalised groups in the community. This should also consider opportunities for local retailers and partnerships with local education providers for training purposes.
- Consider implementing a tenancy selection plan to prioritise local businesses and tenants through hiring initiatives that support low-skilled individuals through upskilling programs, and those that operate under a cooperative or charity business model to help low-income groups within the local community.
- The tenancy selection plan could be in place to prioritise retail tenants who offer family-friendly venues. This plan could include local employment and procurement strategies and programs that provide opportunities to source locally and support vulnerable and marginalised groups in the community.

Design

- Consider design and management strategies that enable equitable access to internal communal areas for residents of affordable and market housing.
- Continue engagement with Aboriginal and local stakeholders to develop further the Connecting with Country framework and inform opportunities for landscape and design elements that enhance the Proposal's celebration of local culture and connection to Country. This could be considered to complement the Leagues Club Park in terms of the Connecting with Country interpretation.
- Consider opportunities to engage local Aboriginal artists if public art is incorporated into the Proposal's detailed design.
- Implement relevant CPTED recommendations to ensure the safety of incoming residents, hotel guests, visitors and workers, and prevent public domain spaces from becoming gathering places for visitors with antisocial behaviours, particularly at nighttime.

Acronyms and Definitions

Acronyms	Term
ABS	Australian Bureau of Statistics
ACHAR	Aboriginal Cultural Heritage Assessment Report
BOCSAR	NSW Bureau of Crime Statistics and Research
CMP	Construction Management Plan
CSP	Community Strategic Plan
CTPMP	Construction Traffic and Pedestrian Management Plan
DA	Development Application
DPHI	NSW Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Assessment
GCCSA	Greater Capital City Statistical Area
GTP	Green Travel Plan
HANML	Highly Affected Noise Management Levels
IEO	The Index of Education and Occupation (IEO) is designed to reflect communities' educational and occupational levels. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. A low score indicates relatively lower general education and occupation status of people in the area. A high score suggests relatively higher educational attainment and a higher general occupational status among people in the area.
IER	The Index of Economic Resources (IER) focuses on the financial aspects of relative socio-economic advantage and disadvantage by summarising variables related to income and wealth. This index excludes education and occupation variables because they are not direct measures of economic resources. A low score indicates a relative general lack of access to economic resources. A high score indicates relatively greater access to economic resources in general.
IRSAD	The Index of Relative Advantage and Disadvantage (IRSAD) summarises information about the economic and social conditions of people and households within an area, including relative advantage and disadvantage measures. A low score indicates a relatively more significant disadvantage and a lack of advantage in general. A high score indicates a relative lack of disadvantage and a more substantial advantage in general.
IRSD	The Index of Relative Socio-economic Disadvantage (IRSD) is a general socio-economic index summarising a range of information about the economic and social conditions of people and households within an area. Unlike the other indexes, this index includes only measures of relative disadvantage. A low score indicates relatively greater disadvantage in general. A high score indicates a relative lack of disadvantage in general.
LALC	Local Aboriginal Land Council
LGA	Local Government Area
LSPS	Local Strategic Planning Statement

Acronyms	Term
NCA	Noise Catchment Area
NVIA	Noise and Vibration Impact Assessment
RAP	Registered Aboriginal Parties
RL	Reduced Level
SEARs	Secretary's Environmental Assessment Requirements
SEIFA	Socio-Economic Indexes for Areas
SEPP	State Environmental Planning Policy
SIA	Social Impact Assessment
SAL	Suburbs and Localities
SSDA	State Significant Development Application
TAIA	Traffic and Accessibility Impact Assessment
VIA	Visual Impact Assessment

References

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

Demographic, crime and health data

Anglicare, 2024, Rental Affordability Snapshot.

Australian Bureau of Statistics, Census of Population and Housing, 2021,

Australian Curriculum, Assessment and Reporting Authority, 2021, School enrolment data.

NSW Bureau of Crime Statistics and Research, NSW hotspot maps and crime rates

NSW Department of Planning, Housing and Infrastructure, 2022, NSW population projections

Profile id., 2025, Central Coast and Gosford community profile

SGS Economics and Planning, 2024, Rental Affordability Index.

SQM Research, 2025, Residential Vacancy Rates.

Policy documents

NSW Government, State Environment Planning Policy (Housing) (2021)

NSW Government, State Environment Planning Policy (Planning Systems) (2021)

NSW Government. State Environment Planning Policy (Precincts – Regional) (2021)

NSW Government, Housing Strategy 2041 (2021)

NSW Government, Central Coast Regional Plan 2041 (2022)

Greater Cities Commission, The Six Cities Region Discussion Paper (2022)

Government Architect NSW, Gosford Urban Design Framework (2018)

Government Architect NSW, Greener Places Design Guide (2020).

Central Coast Council, Local Environmental Plan (2022)

Central Coast Council Development Control Plan (2022)

Central Coast Council, Local Strategic Planning Statement (2020)

Central Coast Council, Community Strategic Plan 2018–2028 (2018)

Central Coast Council, Community Strategic Plan Engagement Report (2024)

Central Coast Council, Affordable and Alternative Housing Strategy (2020)

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Central Coast Council, Economic Development Strategy (2020)

Gosford Urban Design Framework (Government Architect NSW –GANSW–, 2018).

Academic sources

Australia International Council on Monuments and Sites, 2013, Practice Note: Understanding and assessing cultural significance. Available at: https://australia.icomos.org/wp-content/uploads/Practice-Note_Understanding-and-assessing-cultural-significance.pdf

Other

NSW Department of Planning, Housing and Infrastructure, 2023, Social Impact Assessment Guideline and Technical Supplement.

NSW Department of Planning, Housing and Infrastructure, 2022, Cumulative Impact Assessment Guidelines for State Significant Projects.

Disclaimer

This report is dated 19 December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Urban Property Group (**Instructing Party**) for the purpose of SIA (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

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

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

A Appendix A: Social Infrastructure and Open Space Audit

No.	Facility type	Facility name
1	Hospital	Gosford Hospital
2	Hospital	Gosford Private Hospital
3	Medical Centre	Spring Medical Group & Emergency Centre
4	Medical Centre	Caligem Health
5	Medical Centre	Gateway Central Coast Medical Centre Gosford
6	Medical Centre	Pacific Family Medical Centre
7	Medical Centre	GP within the Professional Centre
8	Community Health Centre	Nunyara Aboriginal Health Clinic
9	Community Health Centre	Holden Street Clinic
10	Childcare & OSHC	Jenny's Kindergarten & Early Learning Gosford CBD
11	Childcare & OSHC	Gosford Cubbyhouse
12	Childcare & OSHC	Gosford OOHC
13	Childcare & OSHC	HEI Schools Gosford Early Education Centre
14	Primary School	Gosford Public School
15	High School	Henry Kendall High School
16	High School	Gosford High School
17	Tertiary Education	TAFE NSW - Gosford
18	Community Facility	Gosford Library
19	Community Facility	Gosford Community Men's Shed
20	Community Facility	District Scout Hall, Gosford
21	Community Facility	1st Gosford Scout Hall
22	Arts and Culture Facility	Central Coast Conservatorium of Music
23	Arts and Culture Facility	Central Coast Creative Hub
24	Arts and Culture Facility	Roundabout Circus Inc
25	Arts and Culture Facility	FunHaus Factory
26	Specialised Community Service	Uniting Burnside Brighter Future Central Coast
27	Specialised Community Service	ET Australia Secondary College
28	Specialised Community Service	Trinity Disability Support Services
29	Specialised Community Service	Just Better Care Central Coast
30	Specialised Community Service	Coastlink Central Coast Respite & Community Care

No.	Facility type	Facility name
31	Specialised Community Service	Regional Youth Support Services Inc
32	Specialised Community Service	Liberity Life House Community Services
33	Specialised Community Service	Bungree Aboriginal Association - Central Coast Community Transport
34	Specialised Community Service	Coast Shelter
35	Specialised Community Service	Catholic Community Services Central Coast
36	Sport and Recreation Facility	Gosford Showground
37	Sport and Recreation Facility	Gosford Golf Course
38	Sport and Recreation Facility	Gosford Tennis & Pickleball Courts
39	Sport and Recreation Facility	Badminton Central Coast Courts
40	Sport and Recreation Facility	Industree Group Stadium
41	Sport and Recreation Facility	Gosford Olympic Swimming Pool
42	Sport and Recreation Facility	Gosford Sailing Club
43	Open space	Lions Park
44	Open space	Gosford Waterfront Market
45	Open space	Gosford Rotary Park
46	Open space	Leagues Club Park
47	Open space	Graham Park
48	Open space	Kibble Park
49	Open space	Burns Place
50	Open space	Rumbalara Reserve

B Appendix B: Stakeholder Interview Questions



DISCUSSION GUIDE: BODY CORPORATE MEMBER

INTRODUCTION

Urban Property Group (Urban) (the developer) has engaged Urbis' Social Planning team to undertake a Social Impact Assessment (SIA) to accompany an 'Amending' Concept State Significant Development Application (SSDA) to modify SSD-10114 at 26-30 Mann Street, Gosford, also known as the 'Central Coast Quarter' (the site).

SOCIAL IMPACT ASSESSMENT

An SIA is an objective, independent study undertaken to identify and analyse a proposed development's potential positive and negative social impacts. The SIA is being developed in accordance with the Department of Planning, Housing and Infrastructure's Social Impact Assessment Guidelines and best practice to ensure the assessment reflects stakeholder views.

Social impacts could include both perceived and actual, as well as positive and negative, effects on nearby residents, businesses, the workforce, and other stakeholders, including both short-term and long-term effects, as well as impacts during construction and/or operation of a proposed development.

While we have undertaken a review of the Australian Bureau of Statistics and social data, we find that interviews with key stakeholders provide additional qualitative information and insights. Stakeholder interviews inform our understanding of the local context and community, potential social impacts, and any measures for mitigating or enhancing these impacts.

Our discussion with the Central Coast Council will inform Urbis' assessment of social impacts. It will ensure that the SIA for the proposal accurately reflects stakeholder views on the proposal and identifies opportunities to mitigate the impacts identified during the consultation process.

ABOUT THE INTERVIEW

From conversations with our colleagues in the Urbis Engagement team, we understand you have been invited to attend a stakeholder briefing session designed to provide an overview of the proposed development.

Your role as a representative of the residents of 127-129 Georgiana Terrace, Gosford, is crucial in ensuring the SIA report accurately reflects your views on the potential impacts and opportunities of the proposed development.

Please note the following:

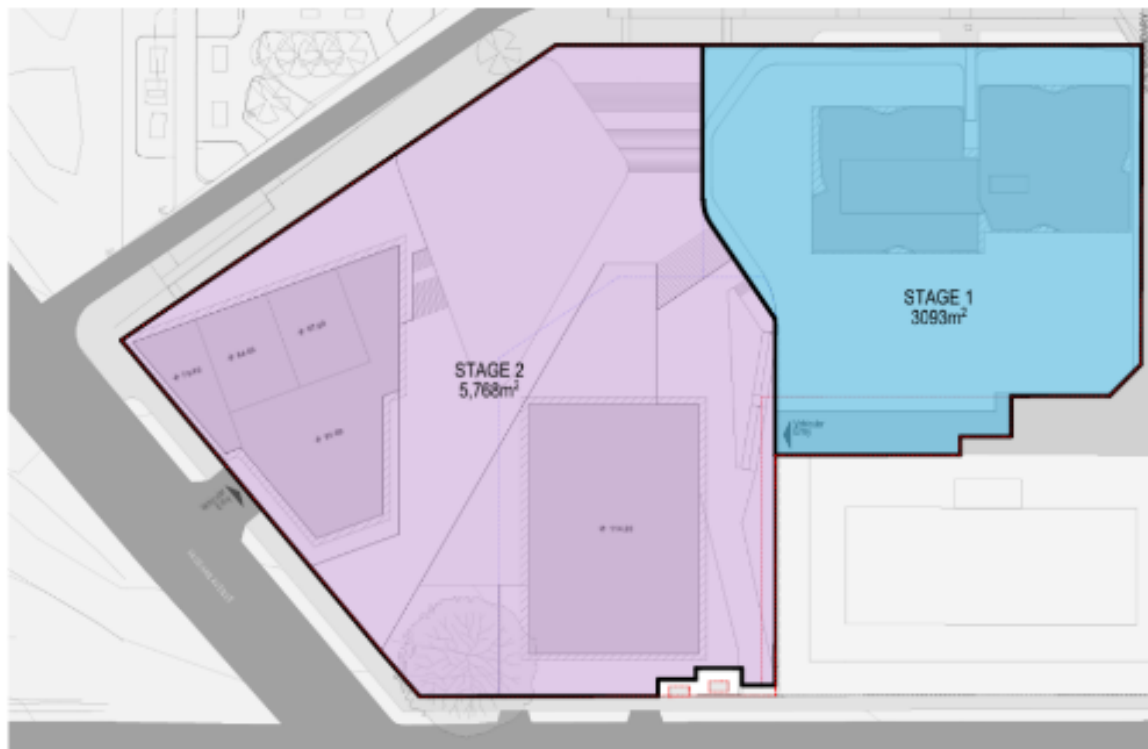
- The interview will last approximately 45 minutes and will be conducted via video conference by two representatives from Urbis.
- The interview will take a semi-structured approach. We welcome the opportunity to gather your feedback about the proposed development and have provided some guiding questions on page 3 as a starting point.
- We typically identify the organisations represented by key stakeholders in our reporting but do not identify individual interviewees.
- Key themes will report answers to the questions. Please let us know if you would prefer not to have your organisation named in our report.

PROPOSAL OVERVIEW

The proposal seeks to modify the Eastern and Southern towers at 26-30 Mann Street, Gosford, while keeping the Northern tower unchanged. Specifically, the proposal seeks:

- To amend the profile of the Eastern and Southern Towers (Stage 2):
 - Eastern Tower: RL 114.2m
 - Southern Tower: RL 91.6m
- To amend the through site links to reflect the outcomes of the August 2022 design competition.
- A maximum 31,439sqm GFA for residential, hotel and commercial / retail uses (to be conditioned flexibly in the consent) in the Eastern and Southern Towers, plus retain the existing 13,866sqm of GFA approved for the Northern Tower (Stage 1) – equalling a total GFA of 45,305sqm.
- Allocate 7,935sqm (approximately 15% of the overall development yield) as affordable housing (to be managed by a Registered CHP for 15 years).
- Include site-wide concept landscape plan including through site links.
- Update Design Guidelines and Design Excellence Strategy.
- Various administrative amendments to consent conditions relating to the timing of through site link delivery, car parking count.

Figure 1 Amending Concept SSDA site plan and staging



Source: DKO Architecture, 2024



INTERVIEW QUESTIONS

Social context

- What are the key characteristics of the residents of 127-129 Georgiana Terrace, Gosford?
- Has the residential profile changed over the past five to ten years?
- Are there any vulnerable people or groups that may be impacted by the proposal and should be considered as part of the assessment?

Site context

- Is there a need for additional community infrastructure, parking, or retail within the local area? If so, what is needed?
- Do you think the proposed development would affect or enhance the use of common areas, such as amenities, access to light, and views?
- What have we learned from similar past developments in the area that could inform our SIA for the proposed development?

Potential social impacts

- What do you think are the potential impacts of the proposed development on residents, particularly in terms of noise, traffic, and parking?
- What strategies would you like to see implemented to address any adverse effects of the development on our property's value and living conditions?
- What concerns do we have regarding the impact of the development on local infrastructure, including schools, parks, and public transportation?
- Are there any other recent developments in the area that could add up to the potential for cumulative impacts?
- What is the body corporate's long-term vision for the overall development landscape in the local area? How would the proposal align with that vision?

Other

- Has the body corporate taken a formal position on the proposed development, and if so, what is it?
- How would residents like to be included in discussions about the proposed development throughout its development?
- Do you have any additional comments or feedback to share with us regarding the proposal?



FOR YOUR INFORMATION

Potential social impacts could include both positive and negative effects on adjacent residents, the local North Sydney community, and the broader community, as well as short- and long-term effects and impacts during both construction and operation of the proposal.

Social impacts may be in relation to:

Impact Category	Definition
Way of life	Including how people live, how they get around, how they work, how they play, and how they interact each day
Community	Including composition, cohesion, character, how the community functions and people's sense of place
Accessibility	Including how people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation (e.g., health services, community services, roads, etc.)
Culture	Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings
Health and wellbeing	Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
Surroundings	Including ecosystem services such as shade, pollution control, and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	Including people's capacity to sustain themselves through employment (e.g., jobs) or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits
Decision-making systems	Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

Source: DPHI's [SIA Guideline \(2023\)](#)



DISCUSSION GUIDE: CENTRAL COAST COUNCIL

INTRODUCTION

Urban Property Group (Urban) (the developer) has engaged Urbis' Social Planning team to undertake a Social Impact Assessment (SIA) to accompany an 'Amending' Concept State Significant Development Application (SSDA) to modify SSD-10114 at 26-30 Mann Street, Gosford, also known as the 'Central Coast Quarter' (the site).

SOCIAL IMPACT ASSESSMENT

An SIA is an objective, independent study undertaken to identify and analyse a proposed development's potential positive and negative social impacts. The SIA is being developed in accordance with the Department of Planning, Housing and Infrastructure's Social Impact Assessment Guidelines and best practice to ensure the assessment reflects stakeholder views.

Social impacts could include both perceived and actual, as well as positive and negative, effects on nearby residents, businesses, the workforce, and other stakeholders, including both short-term and long-term effects, as well as impacts during construction and/or operation of a proposed development.

Social impacts may be in relation to:

Impact Category	Definition
Way of life	Including how people live, how they get around, how they work, how they play, and how they interact each day
Community	Including composition, cohesion, character, how the community functions and people's sense of place
Accessibility	Including how people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation (e.g., health services, community services, roads, etc.)
Culture	Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings
Health and wellbeing	Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
Surroundings	Including ecosystem services such as shade, pollution control, and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	Including people's capacity to sustain themselves through employment (e.g., jobs) or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits
Decision-making systems	Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

Source: DPHI's [SIA Guideline](#) (2023)

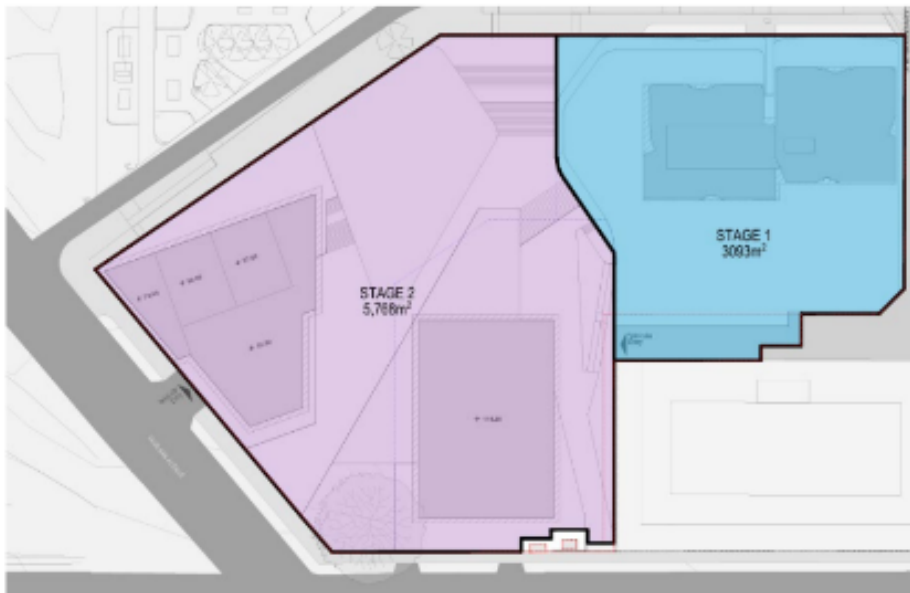
PROPOSAL OVERVIEW

Central Coast Quarter aims to activate the southern end of Mann Street, which runs directly through the centre of Gosford’s CBD, to form a vital connection between the waterfront, stadium precinct, public parks, train station, and the Gosford CBD. Central Coast Quarter aims to provide a comprehensive range of hotel accommodations, commercial, retail, food and beverage options, and residential apartments within an integrated precinct spanning three towers.

The proposal seeks to modify the Eastern and Southern towers at 26-30 Mann Street, Gosford, while keeping the Northern tower unchanged. Specifically, the proposal seeks:

- To amend the profile of the Eastern and Southern Towers (Stage 2):
 - Eastern Tower: RL 114.2m
 - Southern Tower: RL 91.6m
- To amend the through site links to reflect the outcomes of the August 2022 design competition.
- A maximum 31,439sqm GFA for residential, hotel and commercial/retail uses (to be conditioned flexibly in the consent) in the Eastern and Southern Towers, plus retaining the existing 13,866sqm of GFA approved for the Northern Tower (Stage 1) – equalling a total GFA of 45,305sqm.
- Allocate 7,935 sqm (approximately 15% of the overall development yield) as affordable housing (to be managed by a Registered CHP for 15 years).
- Include site-wide concept landscape plan including through site links.
- Update Design Guidelines and Design Excellence Strategy.
- Various administrative amendments to consent conditions relating to the timing of through site link delivery, car parking count.

Figure 1 Amending Concept SSDA site plan and staging



Source: DKO Architecture, 2024



ABOUT THE INTERVIEW

While we have undertaken a review of the Australian Bureau of Statistics and social data, we find that interviews with key stakeholders provide additional qualitative information and insights. Stakeholder interviews inform our understanding of the local context and community, potential social impacts, and any measures for mitigating or enhancing these impacts.

Our discussion with the Central Coast Council will inform Urbis' assessment of social impacts. It will ensure the SIA for the proposal accurately reflects stakeholder views on the proposal and opportunities to mitigate identified impacts.

We thank you in advance for your time and for sharing your knowledge and insight. Please note the following:

- The interview will be approximately 45 minutes and will be conducted via video conference by two Urbis representatives.
- The interview will take a semi-structured approach. We welcome the opportunity to gather your feedback about the proposed development and have provided some guiding questions on page 3 as a starting point.
- We typically identify the organisations represented by key stakeholders in our reporting but do not identify individual interviewees.
- Key themes will report answers to the questions. Please let us know if you would prefer not to have your organisation named in our report.

INTERVIEW QUESTIONS

Social and site context

- What are the key characteristics of the Gosford suburb and North Sydney LGA communities?
- Has the community's profile changed over the past five to ten years?
- How do you anticipate the community profile will change in the future? (e.g. population growth, ageing population, local worker population)
- Are there any vulnerable people or groups that may be impacted by the proposal and should be considered as part of the assessment?
- In what ways does the proposed development align with the Council's strategic vision for the Central Coast Local Government Area (LGA)?

Housing and infrastructure needs

- Is there a need for additional community infrastructure, sport and recreation facilities and/or open space within the local area? If so, what is needed?
- Is there a need for additional housing within the local area? If so, what housing typologies, locations and population groups are most in need?

Potential social impacts

- Do you expect the proposal to have positive impacts, and if so, what are they?
 - How could these positive impacts be further enhanced?
- Do you expect any negative impacts associated with the proposal, and if so, what are they?
 - How could these negative impacts be avoided or reduced?



- Are you aware of any cumulative impacts resulting from other significant development projects in the vicinity of the site?

Other

- Do you have any additional comments on the proposal or feedback to share with the SIA?

C Appendix C: SIA Survey Questions

NOTE: The community survey captured stakeholder feedback on the previous design scheme at the site. Nonetheless, the community sentiment captured in the responses has informed this assessment. For a detailed explanation of engagement undertaken to support the proposal, refer to Chapter 4.

Social Impact Assessment (SIA) Survey – Central Coast Quarter

Urban Property Group (Urban) engaged Urbis to prepare a Social Impact Assessment (SIA) to accompany an Amending Concept State Significant Development Application (SSDA) at 26–30 Mann Street, Gosford, also known as ‘Central Coast Quarter’ (the site).

About the proposal

Urban is seeking approval from Department of Planning, Housing and Infrastructure (DPHI) to amend the SSSDA for a mixed-use development. Central Coast Quarter will offer a combination of hotel accommodation, commercial, retail, food and beverage options and residential apartments in an integrated precinct across three towers. Building is underway on the Northern tower (Stage 1) with the proposed amendment to the Southern and Eastern towers (Stage 2).

This proposal seeks to modify the Eastern and Southern towers, while keeping the Northern tower unchanged.

- The Southern tower will gain additional residential units
- The Eastern tower will replace some standard units with affordable housing, raising the affordable housing to approximately 15%
- The Eastern tower will gain additional hotel room
- Both the Southern and Eastern will increase commercial ground floor space.

What is a Social Impact Assessment

A Social Impact Assessment (SIA) is an objective, independent study undertaken to identify and assess a proposed development’s potential positive and negative social impacts. Social impacts can be understood as the consequences people (individuals, households, groups, communities and organisations) experience when a new development brings change.

An SIA considers social impacts concerning people’s way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems. When completing this survey, please consider how these elements may impact people or their community.

The NSW Department of Planning, Housing and Infrastructure’s Social Impact Assessment Guideline (2023) guides the SIA process. The guideline provides additional information on each social impact category.

About this survey

This survey aims to gather insights on how the proposed development may impact you or your community, either positively or negatively. Your response will feed into the preparation of this site’s SIA. Survey responses will help identify mitigation or enhancement measures that could be implemented to reduce negative impacts and enhance positive impacts and inform the SIA report to support the development application.

Positive or negative impacts may concern:

- How you live, work, play and interact with others
- How your community looks and functions
- How you access services and facilities
- How you express your beliefs and customs (including First Nations Connection to Country)
- Your health and wellbeing (physical and mental)
- Your access, use and impact on the natural and built environment
- Your work or your capacity to sustain yourself through employment or business

- Your ability to have a say in decisions that affect your life

The survey should take approximately 5 – 10 minutes to complete, and all responses will be kept anonymous.

It will close on 4 April at 5 p.m.

Thank you in advance for your contribution.

Survey

1. Which of the following best describes you? *Please select all that apply*

- Local resident of Gosford
- Local resident of suburbs around Gosford (please specify below)
- Worker or business owner in Gosford
- Worker or business owner in the local area
- Regular visitor to the area
- Other (please specify): _____

2. In a few words, what do you value most about your local community, environment and way of life?

[insert box]

3. What are the most significant challenges for the area?

[insert box]

4. In what way do you anticipate the mixed-use proposal would impact the community?

- Positively
- Negatively
- Both positively and negatively
- Neither positively nor negatively
- Unsure

5. What specific groups or community members would be particularly impacted (positively or negatively) by the proposal?

[insert box]


6. Please describe any positive impacts you anticipate will be generated by the mixed-use proposal and how these might be further enhanced.

[insert box]

7. Please describe any negative impacts you anticipate will be generated by the mixed-use proposal and how these could be mitigated (reduced).

[insert box]

D Appendix D: Engagement Materials



URBAN PROPERTY **Q** CENTRAL COAST QUARTER

An update on 26-30 Mann Street, Gosford Central Coast Quarter

March 2025

Urban Property Group (Urban) is seeking approval from Department of Planning, Housing and Infrastructure (DPHI) to amend the State Significant Development Application (SSDA) for a mixed-use development at 26-30 Mann Street, Gosford.

As a key site for urban renewal in the Gosford City Centre, the Central Coast Quarter's Amending Concept proposal will support adequate housing by boosting supply and aiming to improve housing affordability in the Gosford area.

Central Coast Quarter aims to play a key role in reinvigorating the Gosford CBD into a vibrant, more liveable hub, attracting businesses, jobs, services, recreation and art into the Central Coast region.

About Central Coast Quarter

Central Coast Quarter will activate the southern end of Mann Street, which runs directly through the centre of Gosford CBD to form an important connection between the waterfront, stadium precinct, public parks, train station and the Gosford Central Business District.

This vibrant mixed-use precinct will foster a lively and appealing area, attracting new businesses, employment opportunities, services, and cultural activities.

Central Coast Quarter will offer a combination of hotel accommodation, commercial, retail, food and beverage options and residential apartments in an integrated precinct across three towers. Building is underway on the Northern tower (Stage 1) with the proposed amendment to be made to the Southern and Eastern towers (Stage 2).

What is being proposed?

This proposal seeks to modify the Eastern and Southern towers at 26-30 Mann Street, Gosford, while keeping the Northern tower unchanged.

- The Southern tower will gain additional residential units
- The Eastern tower will replace some standard units with affordable housing, raising the affordable housing share to approximately 15%
- The Eastern tower will gain additional hotel rooms
- Both the Southern and Eastern towers will increase commercial ground floor space



Managing potential impacts

Urban Property Group is preparing an Environmental Impact Statement (EIS) which forms part of the SSDA and will be submitted to the DHPI to assess the potential impacts of the development. The EIS will examine the outcomes and provide mitigation measures. The EIS will assess the impact of construction, visual amenity, solar access, privacy and shadowing. These plans will require DPHI approval prior to receiving a construction certificate.

Planning pathway

Urban Property Group are seeking approval for an Amending Concept for their Central Coast Quarter project. This approval is sought from DPHI through the SSDA planning pathway.

- **22nd January 2025**
Urban Property will request Secretary's Environmental Assessment Requirements (SEARs) which will identify what will have to be included in their State Significant Development Application which is provided by DPHI and is called the SEARS.
- **January to April 2025**
Urban Property will prepare an EIS to assess potential environmental impacts, and as part of this process is seeking community feedback on the proposal.
- **March 2025**
Community Feedback will be collated into an Engagement Outcomes report which forms part of the EIS.
- **Early to mid-April**
The SSDA will be lodged. DPHI will publicly exhibit the proposal, at this point the community can provide further feedback on the proposal.

Urban Property Group is expecting a determination on the SSDA within 9 months of lodging.

About Urban Property

Urban Property is an integrated developer and builder with nearly 40 years of experience. They are highly experienced in developing homes throughout NSW and manage the entire project lifecycle with a quality-first approach.

Provide your feedback

Urban Property Group has commissioned Urbis Engagement to provide further information on the proposal and collect your feedback.

Prior to lodging the amendment to the SSDA, Urbis Engagement will collate feedback from the community into an Engagement Outcomes Report to inform DPHI's assessment of the proposal.

To contact the Urbis Engagement team, please:

- ✉ engagement@urbis.com.au
- ☎ 1800 244 863

Social Impact Assessment

Urbis is preparing a Social Impact Assessment (SIA) to best understand how the proposed development might impact the community.

You are invited to inform the SIA by completing a survey that will assist our team to better understand the needs of the local area, identify the proposed development's potential positive or negative social impacts, and get suggestions on how these impacts can be managed.

We encourage you to take a few minutes to share your thoughts and complete the survey. Your feedback could help us maximize the positive outcomes of the proposed development.

Please note that the survey will be open until **27 March 2025**.



You can provide your feedback by filling out a short online survey. Scan the QR code with your phone or access the survey via <https://urbis.questionpro.com.au/t/ARokgZR1eP>

E Appendix E: CCLHD Feedback

Central Coast Local Health District



Folder No: CF25/672-13
Our Reference No: CD25/77802
Document No: CD25/79428
3 October 2025

Attention: Ms Lara Ball
Urbis
Email: lball@urbis.com.au

Re: Central Coast Quarter

Dear Ms Ball

Thank you for the opportunity to provide feedback on the Social Impact Assessment for the Central Coast Quarter development, which was circulated to our Health Promotion Service, Healthcare Improvement Unit (Health Services Planning team) and Public Health Unit for comment.

The Central Coast Local Health District's Health Promotion Service supports the unique and evolving needs of our local community by advocating for healthy public policy and built environments that protect and promote health and wellbeing. This includes, but is not limited to, measures that mitigate negative impacts of higher density living, cumulative social impacts, and alcohol related harm, including health harms, accidental and non-accidental injuries, domestic, family and interpersonal violence and road traffic accidents.

Health service planning specifically aims to improve 'the health status of a given population while safeguarding equity and fairness of access as well as responsiveness of the health system to the perceived needs of the community'.

Please find below the contribution from the Health Promotion Service and Health Services Planning in response to the relevant questions outlined in the Central Coast Quarter Social Impact Assessment (SIA) Discussion Guide; Central Coast Local Health District.

We appreciate the opportunity to engage with the development of the Social Impact Assessment for this stage of the Central Coast Quarter, noting the development includes hotel accommodation, commercial, retail, and food and beverage options and residential apartments in an integrated precinct across three towers.

Should you wish to discuss this matter further, please contact CCLHD-Mail@health.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Scott McLachlan'.

Scott McLachlan
Chief Executive

Central Coast Quarter – Social Impact Assessment

Submission: Healthcare Improvement Unit and Health Promotion Service

Social, site and health context

- What is the current capacity and health service provision at Gosford Hospital?

Gosford Hospital is a tertiary referral hospital, operating at role delineation level 5. The hospital provides a comprehensive range of tertiary level services including emergency, medical, cancer, surgical, intensive care, maternity, special care nursery, paediatric, aged, diagnostic and mental health services across inpatient and ambulatory settings. Gosford Hospital is designated as a Regional Trauma Centre.

It is noted that the cumulative impact of population growth from multiple developments in the Gosford area will impact healthcare demand. It cannot be assumed that the Central Coast Local Health District (CCLHD) has the capacity to cater for this increase in demand.

In 2023 Gosford Hospital had the following built capacity:

- Emergency: 52 treatment spaces within the emergency department.
- Inpatient beds:
 - 417 adult acute beds
 - 105 Women’s and Children’s beds (maternity beds, birthing rooms, paediatric beds and special care nursery)
 - 16 Emergency Department Short Stay Unit (EDSSU) beds available
 - sub-acute beds: 14 beds total
 - mental health: 36 beds total.

Source: [Clinical Services Plan 2023-2028](#)

- What do you see as the key health characteristics of the Gosford suburb and Central Coast LGA communities?

As per information available in the ABS Census, the population of the Central Coast region experience poor health outcomes across a wide spectrum of health areas compared to the rest of NSW. There is a higher burden of disease, disability, and an increased prevalence of lifestyle risk factors. There are high mortality rates and rates of potentially preventable hospitalisations.

The population on the Central Coast experience higher levels of socioeconomic disadvantage and have lower levels of education.

Across the region there is growth in the population and an increasing aging population with increasingly complex health and social needs. Additionally, the Central Coast region is home to a large Aboriginal and Torres Strait Islander population.

The community of Gosford, and the Central Coast LGA faces disproportionately high levels of alcohol-related social and health harm, which continues to adversely affect the health and well-being of the local community. This persistent impact underscores the need for proactive harm reduction strategies in response to both current and anticipated increases in alcohol accessibility and availability.

Alcohol-related social harm

The rate of alcohol-related assault for Gosford is almost six times the NSW rate, with 1213.7 incidents per 100,000 population, compared to 203.4 per 100,000 in NSW (from July 2024 until June 2025). The rate of these alcohol-related assaults occurring on Hospital premises is significantly higher for Gosford compared to the NSW rate, with the Bureau of Crime Statistics and Research reporting 17 alcohol-related assaults occurring on hospital premises in Gosford in the past 5 years.¹ According to ARHCM data,⁸ alcohol-related costs for the Central Coast averaged over \$376.56M per annum in the five years until 2020–2021. This included alcohol-attributable premature mortality, hospital and health care costs and medical related crime costs.

The rate of alcohol-related domestic assault occurring in Gosford is three times higher than for NSW, with a rate of 322.4 per 100,000 population. The use of alcohol by perpetrators of violence is known to increase the frequency and severity of family violence, leading to higher rates of physical violence and injury.¹⁰ Exposure to family violence is considered a main adverse childhood experience (ACE) with people who experience multiple ACEs as children being at greater risk of developing eating disorders, substance use disorders, mental ill-health, respiratory and cardiovascular diseases and cancer, and dying earlier in adulthood.¹¹

Alcohol-related health harm

Alcohol consumption is a major risk factor for alcohol use disorders, various types of cancer, chronic liver disease, and injury from road traffic accidents, suicide and self-inflicted injuries.⁹ CCLHD continues to experience high levels of alcohol-related health harm including the highest rate of alcohol-related hospitalisations in NSW. CCLHD also has the second highest rates of risky alcohol consumption in NSW.¹²

1.

2. NSW Health Indicator	3. CCLHD	4. NSW
5. Alcohol-related hospitalisations 2022-23 ¹³	6. 1743.4 per 100,000 population	7. 1192.8 per 100,000 population
8. Alcohol-related risk of harm - exceeding the Australian alcohol guideline for adults 2024 ¹⁴	9. 37.3% of Central Coast adults	10. 31.0% of NSW adults
11. Alcohol-related presentations to emergency departments 2022-23 ¹⁵	12. 299.4 per 100,000 population	13. 258.5 per 100,000 population
14. Alcohol attributable deaths 2020-2021 ¹⁶	15. 22.1 per 100,000 population	16. 18.8 per 100,000 population

Increased density of alcohol outlets has been shown to increase rates of violence and poorer health outcomes.¹⁷ This underpins the need to ensure alcohol harm minimisation is embedded within strategies to address the social impact of developments that include licenced offerings.

- Have the health needs or trends in the Gosford community changed over the past five to ten years?

Historical trends in healthcare delivered by CCLHD indicate increasing volumes of emergency department presentations, hospital admissions, and non-admitted healthcare activity. Into the

future, this is expected to continue, particularly for Gosford Hospital. The increasing aging population have increasingly complex health and social needs.

- From the Central Coast Local Health District's perspective, how do you expect the local community health needs to change?

As the population increases and grows older, it is expected that the Central Coast community will continue to have increased healthcare needs, particularly in the older population. This is due to the higher burden of disease and increased prevalence of lifestyle risk factors, and increasingly complex health and social needs of the community. There will be increasing demand for services of a complex nature. The recent closure of the private hospital maternity service has and will impact CCLHD maternity services, as Gosford Hospital will be the only maternity service in the area.

- Do you anticipate any impacts on Gosford Hospital because of the proposal?

Developments across the Central Coast will likely result in increases in the population on the Central Coast. Developments, including the proposal, may attract younger families, older people and more adults. At some point the "additional" population will require health care. This healthcare is often delivered by CCLHD, although not exclusively. The health care sought may include for maternity, for children, for aged care, for specific illnesses, such as cancer, or emergency department services.

As described above, there are cumulative impacts on housing developments on the population. It should not be assumed that CCLHD has the capacity to cater for the increase in population's health care needs.

The proposal includes reference to increasing the height of the buildings. The impact on helicopter flight paths to the hospital should be considered as part of development and any risks and mitigation strategies would need to be raised with CCLHD.

- Are there any vulnerable people or groups that the proposal may impact?

Nil comments.

Housing and health needs

- Is there a need for additional health services and/or associated infrastructure within the local area? If so, what is needed?

It is noted that the Central Coast population is expected to grow over time, and in time CCLHD may require additional or different health infrastructure. The format of this infrastructure may include community health hubs or hospitals.

- Is there a need for additional housing to support vulnerable groups with specific health and accessibility requirements within the local area?

Nil comment. The Department of Community and Justice (Homes NSW) may be better placed to provide a response.

Impact assessment

- Do you expect there to be positive impacts associated with the proposal – and if so, what are they? How could these positive impacts be further enhanced?

An increase (from 16.5% to 20%) in the provision of affordable housing within the development should be of benefit to future residents. A further increase in provision of affordable housing could enhance the proposed development, Gosford and the Central Coast. To meet the needs of likely future residents, including families with children we recommend, and refer the developer to, Western Sydney Local Health District's [Healthy Higher Density Living for Families with Children: An Advocacy, Planning and Design Guide](#).

The Guide has won the Planning Institute of Australia's 2025 State and National Award for Community Wellbeing and Diversity, and the 2025 National Urban Design Forum Award for Research and Advocacy. The Guide offers timely, actionable solutions at the building and neighbourhood levels to inform policy and design, and support the health of families with children, living in high-density housing. For more information and to access the Guide, please visit [Healthy housing - WSLHD](#)

- Do you expect there to be negative impacts associated with the proposal –and if so, what are they? How could these negative impacts be avoided or reduced?

The impact of alcohol on the health and well-being of the community of Gosford, and the Central Coast more broadly, remains significant. We recognise there are noted benefits to increased resident population and associated developments, with improved lighting, increased passive surveillance, social diversity and a broader range of venues understood to be key contributor to vibrancy and safety.^{xii} However, alcohol continues to have a significant impact in Gosford, and we advocate for the prioritisation of evidence-based strategies to address the social and health risks associated with any future increase in alcohol availability and accessibility.

The proposal of an extension in height for both towers of up to 39 storeys could negatively impact the surrounding area by reducing solar access to key public spaces. The Gosford City Centre Development Control Plan 2018, 4.3 Solar access to key public spaces (page 28) states "For Key Open Space 2 (Leagues Club Field), buildings must be designed to ensure at least 70% of the field receives 4 hours of direct sunlight between 9am and 3pm on the winter solstice (21 June). Note – This performance standard is contiguous hours and is cumulative between developments. Solar access exceeding the minimum provisions should be provided if it can be achieved through good design." For more information and to access the Plan, please visit [Gosford City Centre Development Control Plan 2018](#)

Reducing the height and size of the buildings would reduce the number of people living in the area, contributing to the volume of people potentially requiring healthcare at Gosford Hospital.

Other

- Do you have any other comments on the proposal or feedback to inform the SIA?

Cumulative social impacts need to be considered in respect to this proposed development in combination with past (built) and future developments that are anticipated (under construction, approved etc.) or reasonably foreseeable. Cumulative social impacts have the potential to impact the health and wellbeing of future residents of Gosford and the Central Coast.

¹ NSW Bureau of Crime Statistics and Research. Crime Map July 2024-June 2025. Available at <http://hocsar.nsw.gov.au>. Accessed 18/09/25

² Crosland P, Angeles MR, Ananthapavan J. 2022. Economic costs of alcohol-related harms in New South Wales: Development of an interactive costing tool. The University of Sydney, Sydney, Australia.

³ Curtis, A., Vandenberg, B., Mayshak, R., Coomber, K., Hyder, S., Walker, A., ... & Miller, P. G. (2019). Alcohol use in family, domestic and other violence: Findings from a cross-sectional survey of the Australian population. *Drug and alcohol review*, 38(4)

⁴ The effect of multiple adverse childhood experiences on health: a systematic review and meta-analysis Hughes, Karen et al. *The Lancet Public Health*, Volume 2, Issue 8, e356 - e366

⁵ Alcohol consumption is a major risk factor for alcohol use disorders, various types of cancer, chronic liver disease, and injury from road traffic accidents, suicide and self-inflicted injuries

⁶ NSW Health Centre for Epidemiology and Evidence. HealthStats NSW. Sydney: NSW Ministry of Health. Available at <https://www.healthstats.nsw.gov.au/>

⁷ Centre for Epidemiology and Evidence. HealthStats NSW. Sydney: NSW Ministry of Health Available at: <https://www.healthstats.nsw.gov.au/r/122543> Accessed: 31/07/2025

⁸ Centre for Epidemiology and Evidence. HealthStats NSW. Sydney: NSW Ministry of Health Available at: <https://www.healthstats.nsw.gov.au/r/122163> Accessed: 31/07/2025

⁹ Centre for Epidemiology and Evidence. HealthStats NSW. Sydney: NSW Ministry of Health Available at: <https://www.healthstats.nsw.gov.au/r/122544> Accessed: 31/07/2025

¹⁰ Centre for Epidemiology and Evidence. HealthStats NSW. Sydney: NSW Ministry of Health Available at: <https://www.healthstats.nsw.gov.au/r/122545> Accessed: 31/07/2025

¹¹ Livingston, M., Wilkinson, C., & Room, R. (2015). *Community impact of liquor licences: an Evidence Check rapid review*. Sydney, Australia: Brokered by the Sax Institute for the NSW Ministry of Health.

¹² City of Newcastle, Newcastle after dark: Night-time Economy Strategy 2018-2022. Available at: newcastle.nsw.gov.au/getattachment/Community/Health-Safety/Newcastle-After-Dark/Newcastle-After-Dark-Strategy-November-30-FINAL-WEB.pdf?lang=en-AU.



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