



# **CENTRAL COAST QUARTER 26-30 MANN STREET, GOSFORD**

State Significant Development Application  
Engagement Outcomes Report

Prepared for  
**UPG WATERFRONT PTY LTD**  
18 February 2026



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## Acknowledgement of Country

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

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

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

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

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

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# ABBREVIATIONS

Table 1 Abbreviations

<b>Abbreviation</b>	<b>Definition</b>
DPHI	Department of Planning, Housing and Infrastructure
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
DP	Deposited Plan
ADES	Alternative Design Excellence Strategy
CHP	Community Housing Provider
CoGDAP	City of Gosford Design Advisory Panel
CTMP	Construction Traffic Management Plan
DA	Development Application
DCP	Development Control Plan
DRP	Design Review Panel
ESD	Ecologically Sustainable Development
FSR	Floor Space Ratio
GA NSW	Government Architect New South Wales
HDA	Housing Delivery Authority
NDIS	National Disability Insurance Scheme
RL	Reduced Level
SIA	Social Impact Assessment
SEPP	State Environmental Planning Policy
SIDRA	Signalised and Unsignalised Intersection Design and Research Aid (traffic modelling software)

<b>Abbreviation</b>	<b>Definition</b>
TfNSW	Transport for New South Wales
UPG	PG Waterfront Pty Ltd

# 1. INTRODUCTION

This Engagement Outcomes Report has been prepared on behalf of UPG Waterfront Pty Ltd (UPG) (the Applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26-30 Mann Street, Gosford, also known as 'Central Coast Quarter' (the site). The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The Stage 2 site is legally described as Lots 3 and 4 in Deposited Plan 1319239.

This report has been prepared with reference to DPHI's *Undertaking Engagement Guide: Guidance for State Significant Projects* and the Engagement Institute (formerly International Association of Public Participation or IAP2) Public Participation Spectrum.

## 2. LEGISLATIVE CONTEXT

In NSW, the preparation and evaluation of environmental assessments for State Significant Developments (SSD) is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The project specific Secretary’s Environmental Assessment Requirements (SEARs) issued for this project
- DPHI’s *Undertaking Engagement Guidelines for State Significant Projects* (March 2024)
- DPHI’s *Community Participation Plan* (April 2024)
- The Engagement Institute (formerly International Association of Public Participation or IAP2) Public Participation Spectrum.

### 2.1. RESPONSE TO SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

The engagement activities and outcomes detailed within this report address the project specific SEARs, as issued by DPHI. Under SEARs (EP&A Regulation), the applicant for an SSD project may – with the agreement of the consent authority – amend or vary an application at any time before it is determined. This applies to development applications (DA) for consent as well as applications seeking to modify a development consent.

The SEARs require a demonstration of how the engagement to be undertaken for this project is consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*.

Table 2 provides the project specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 2 Response to SEARs – SSD-90960208

SEARs item	Project response
<b>4. Engagement</b>	
<p>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> <li>▪ the relevant Department assessment team,</li> <li>▪ any relevant local councils.</li> <li>▪ any relevant agencies.</li> <li>▪ the community.</li> <li>▪ the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another EP Act to be applied consistently by s 4.42 of the EP&amp;A Act,</li> </ul>	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project. This will be captured in the:</p> <ul style="list-style-type: none"> <li>• Engagement Outcomes Report</li> <li>• EIS.</li> </ul>

SEARs item	Project response
the agency relevant to that approval or authorisation.	

## 2.2. ALIGNMENT WITH *UNDERTAKING ENGAGEMENT GUIDELINES FOR STATE SIGNIFICANT PROJECTS*

This engagement outcomes report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW.

The guidelines provide a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community Participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	Community and key stakeholders are detailed in Section 5.
2	Use appropriate engagement techniques. This includes: <ul style="list-style-type: none"> <li>▪ considering the accessibility of how information is delivered</li> <li>▪ the avoidance of technical language and jargon so information can be easily interpreted by the audience</li> <li>▪ the adoption of non-written forms of engagement, where needed.</li> </ul> <p><i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i></p>	For an overview of engagement activities, see Section 6.
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities, see Section 6.
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 5.
5	Be innovative in their engagement approach and tailor engagement activities to suit the: <ul style="list-style-type: none"> <li>▪ context (e.g. sensitivity of the site and surrounds)</li> <li>▪ scale and nature of the project and its impacts</li> <li>▪ level of interest in the project.</li> </ul>	For an overview of the project context, see Section 3.

	<b>Objective</b>	<b>Where has this been addressed</b>
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	See Section 3 for a clear description of the project specifics.
7	Clearly outline how and when the community can be involved in the process.	See Section 6 for details of how community members will be invited to participate in the planning process.
8	Make it easy for the community to access information and provide feedback.	
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities, see Section 6.
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	Community and stakeholder views are summarised in Section 7.
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	See Section 3.2. for an overview on the site and locality.

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

### 3. PROJECT DETAILS

This section provides an overview of the project details, including the project site, context, and a detailed description of the proposed development.

#### 3.1. PROJECT SITE

The site is located at 26-30 Mann Street, Gosford within the Central Coast Local Government Area (LGA).

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

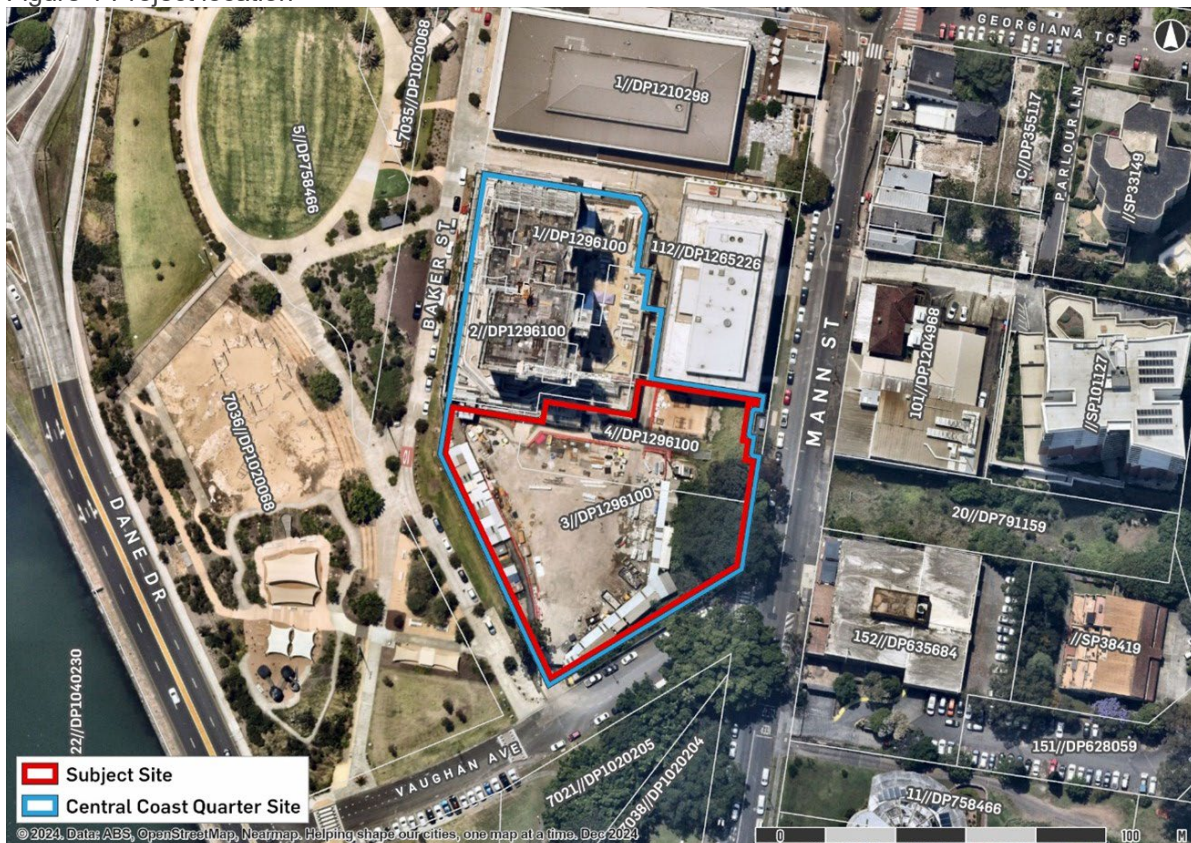
The site consists of two key areas: the 'Northern Tower' construction site, called Stage 1, and the Stage 2 site, which is currently vacant.

The Stage 2 site is currently being used for construction storage, car parking, and the site office compound associated with the Stage 1 works. UPG is seeking consent to amend the approved Concept SSD (SSD 10114) for the area contains Stage 2.

The site is within convenient walking distance (600m) of Gosford Train Station which provides rail connections to Newcastle and Sydney. It also benefits from access to local bus services along Mann Street and Donnison Street and is well connected to the regional road network via the Pacific Highway and Central Coast Highway.

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

Figure 1 Project location



## 3.2. THE SURROUNDING LOCALITY

Gosford is a rapidly growing city. It is well-connected from Gosford Station, which offers frequent train services to Sydney and Newcastle. New bus routes, road infrastructure improvements like the planned Gosford Bypass, and over 18,000 apartment approvals, reflect the rapid urban growth. These investments aim to enhance Gosford's accessibility and support its role as a key hub on the Central Coast.

Central Coast Quarter is located 900 meters from Gosford station and is situated near Gosford's vibrant community centre where schools, restaurants, hospitals and outdoor recreation spaces are all in close proximity to each other. With a population projected to reach 430,000 by 2041 and over 30% of residents commuting to Sydney for work, Gosford is evolving into a key urban hub, making Central Coast Quarter an ideal location for both lifestyle and convenience.

## 3.3. PROJECT CONTEXT

The NSW Government recognises the need to build more homes for the State's growing population, boosting housing supply and improving housing affordability. Gosford is experiencing increased housing density, with plans for 5,850 new homes over the next 15 years, including apartments and affordable housing.

Central Coast Quarter project reflects this context by:

- Being a 'key site' for urban renewal in Gosford City Centre. The proposal will attract locals and visitors to the site and its surrounds (the waterfront and refurbished Leagues Club Field)
- Delivering a significant amount of affordable housing dwellings (indicatively 100 apartments, equating to approx. 20% of the overall residential gross floor area (GFA) to help meet NSW Government targets, in conjunction with a registered CHP (to be selected through a tender process)
- Enlivening the precinct through investment in a high-quality ground-plane (activation of Baker Street edge and delivery of through site links), which will improve accessibility and pedestrian permeability from the City Centre to the waterfront
- Providing a compatible mix of land uses to support local employment generation and stimulate activation at the site. The retail uses adjoining the Leagues Club Field will provide a place catering for pre and post events at nearby venues and will contribute to the late-night economy of Gosford
- Ensuring the proposed building envelopes can deliver a high level of amenity for future occupants (capitalising on locational amenity, views); and that the proposal maintains a positive contribution to the streetscape and surrounding built environment.

## 3.4. PROJECT DESCRIPTION

A State Significant Development Application (SSDA) has been prepared to support a mixed-use development at 26-30 Mann Street, Gosford.

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

- Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:
  - Retail, residential and hotel gross floor area (GFA).
  - 394 apartments, comprising the following mix:
    - 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 hotel keys (eastern tower).
- Five parking levels, with vehicular access from Vaughan Avenue.
- Storage areas and services.

- Communal open space and deep soil planting (including retention of the Port Jackson Fig).
- Publicly accessible through site links, including stairs, walkways public art and landscaping.
- Provision of utilities and services infrastructure, as required.

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

# 4. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between January to September 2025 to raise community and stakeholder awareness of, and invite feedback on, the proposal.

This engagement methodology and its outcomes have been informed and are consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*.

## 4.1. ENGAGEMENT OBJECTIVE AND APPROACH

The engagement objectives and approach were informed by the Engagement Institute’s *Public Participation spectrum*, (Figure 1) and DPHI’s *Community Participation Plan*.

Prior to UPG’s purchase of the site, former owners St Hilliers engaged with the Gosford community, as well as the wider community and stakeholders, in 2019 to seek input and feedback on its plans for the SSDA application. The outcomes of this consultation were submitted to DPHI as part of the original SSDA.

Drawing on the outcomes of this initial engagement, the engagement objective for UPG’s proposal has been to **inform** and **consult** with stakeholders and the community.

Figure 1 Engagement Institute Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: *Engagement Institute*

Figure 2 DPHI *Community Participation Plan* Objectives

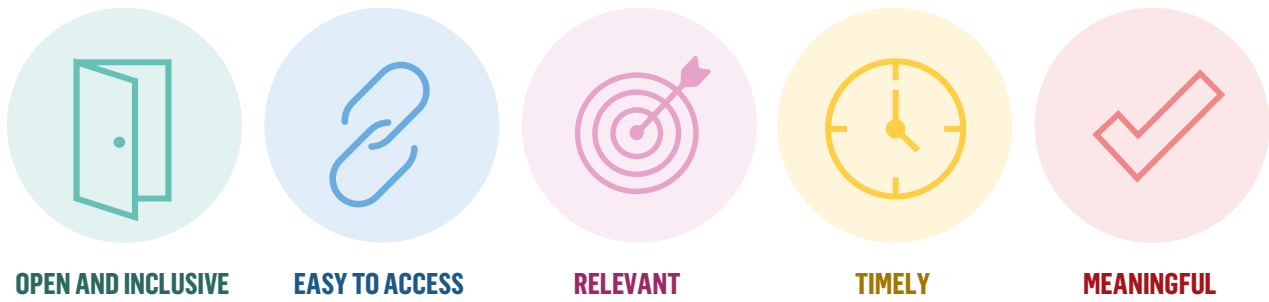


Table 4 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.	
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation.	
Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.	
Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.	
Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.	
Managing expectations by closing the feedback loop and sharing how stakeholder and community views have been considered by the project team.	

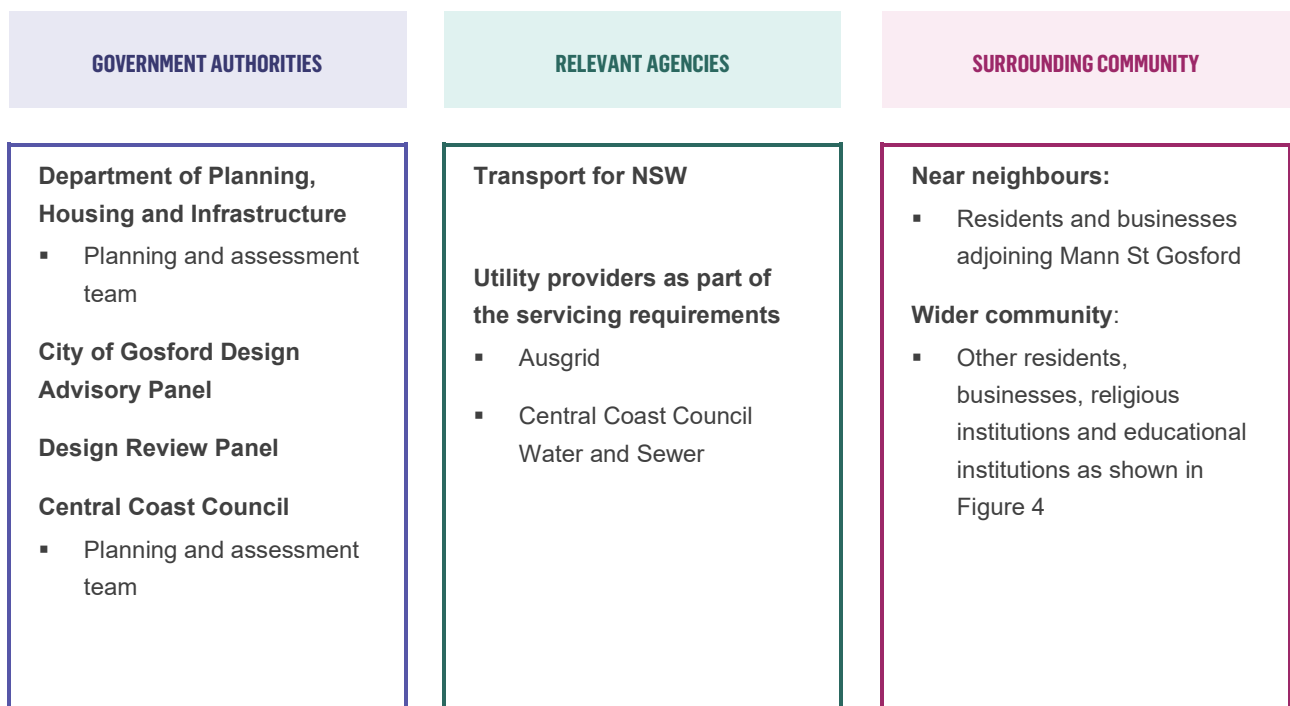
# 5. COMMUNITY AND STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. As described in DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

## 5.1. STAKEHOLDER CATEGORIES

Within this context, the stakeholders for this project were categorised by group, as shown below. The community stakeholders were identified due to their proximity to the site, potential concerns about the project impacts, and general interest in the project.

Figure 3 Stakeholder Categories



### 5.1.1. Surrounding community

The community catchment has been established based on proximity to the site and/or the likely impact or interest stakeholders in this area may have during construction and operation. This area has been identified as it reflects those who could be impacted by view or visual aspects, traffic or commercial viability. It also reflects the community who were directly engaged with during the initial SSDA process.

Figure 4 Surrounding community catchment



	The site
	Near neighbours
	Surrounding community

## 5.2. STAKEHOLDER MATRIX

Table 5 outlines the key stakeholders who were involved throughout the engagement process. The proposed engagement activities were informed by the principles of the Engagement Institute's Public Participation Spectrum, as outlined in Section 4.1.

Table 5 Stakeholder matrix

Stakeholder	Engagement lead	Forms of engagement
<b>Government authorities</b>		
NSW Department of Planning, Housing and Infrastructure Planning and assessment team	UPG and Urbis Planning	Ongoing correspondence relevant to the SSDA
Central Coast Council Planning and assessment team	UPG and Urbis Planning	Key stakeholder briefings (as required)
City of Gosford Design Advisory Panel	UPG and Urbis Planning	Key stakeholder briefings (as required)
Design Review Panel	UPG and Urbis Planning	Key stakeholder briefings (as required)
<b>Relevant agencies</b>		
Transport for NSW	Relevant technical consultants	Key stakeholder briefings (as required)
Ausgrid	Relevant technical consultants	Key stakeholder briefings (as required)
Central Coast Council (relevant water and sewer utility)	Relevant technical consultants	Key stakeholder briefings (as required)
<b>Surrounding community</b>		
Near neighbours (residential) (as identified in Figure 4):	UPG and Urbis Engagement	Project newsletter Body corporate briefing
Neighbouring Body Corporates: <ul style="list-style-type: none"> <li>– 107-115 Henry Parry Drive, Gosford</li> <li>– 25 Mann St, Gosford</li> <li>– 127-129 Georgiana Terrace, Gosford</li> </ul>	UPG and Urbis Engagement	Project newsletter Stakeholder letter Body corporate briefings
Wider community (as identified in Figure 4):	UPG and Urbis Engagement	Project newsletter

Stakeholder	Engagement lead	Forms of engagement
<p>Local community groups and organisations:</p> <ul style="list-style-type: none"> <li>- Central Coast Leagues Club</li> <li>- Central Coast Stadium (through Central Coast Council)</li> <li>- Gosford Sailing Club</li> <li>- Concerned Residents of Gosford</li> <li>- Gosford Waterfront Community Alliance</li> <li>- TAFE NSW (Gosford)</li> <li>- Gosford Police Station</li> <li>- Anglican Parish of Gosford</li> </ul>	UPG and Urbis Engagement	Project newsletter

## 6. ENGAGEMENT ACTIVITIES

This section outlines the engagement activities that were implemented during the consultation process.

The consultation process was structured in stages to reflect the way the proposal evolved through 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 a clear overview of the scheme, explained the planning process, and outlined how feedback could be submitted.




Following acceptance by the HDA and pathway approval, a second stage of consultation was delivered in August–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.

Figure 5 Engagement activities



Table 6 Engagement activities

Engagement activity		Target stakeholder(s)	Details
	Project newsletter	Surrounding community	Project newsletter distributed to the surrounding community within 500m radius of the site.
	Body Corporate briefings	Near neighbours	<p>Invitations were issued to three neighbouring apartment blocks for one-on-one project briefings on two separate occasions, in March 2025 and August 2025. Three briefings were held as follows:</p> <ul style="list-style-type: none"> <li>Friday, 21 March 2025, 11:00 am – 12:00 pm: In-person briefing on site with one Body Corporate.</li> <li>Tuesday, 26 August 2025, 6:00 pm – 7:00 pm: Online briefing via Zoom with one Body Corporate.</li> </ul>

Engagement activity	Target stakeholder(s)	Target stakeholder(s)	Details
			<ul style="list-style-type: none"> <li>Monday, 01 September 2025, 6:00 pm – 7:00 pm: Online briefing via Zoom with one Body Corporate.</li> </ul>
	Key stakeholder briefings	Community members and key stakeholders	Key stakeholders from DPHI, The City of Gosford Advisory Panel and Central Coast Council were invited to participate in a briefing / interview for the project.
	Enquiry lines	Surrounding community	A project 1800 number and email address were made available throughout the consultation period, enabling the surrounding community and key stakeholders to ask questions and provide feedback.
	Community Survey	Surrounding community	A survey to support the SIA for the amended proposal that asked for community perspectives on the project, with 12 responses received.

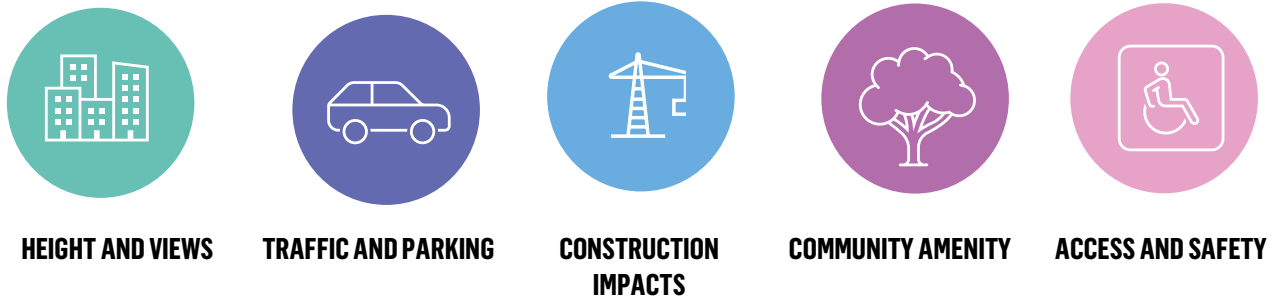
## 7. WHAT WE HEARD

This section provides a detailed summary of issues raised by community members and key stakeholders throughout the engagement process, and the project response to this feedback.

### 7.1. STAKEHOLDER FEEDBACK

The key themes that arose from engagement with community are shown in Figure 6 below.

Figure 6 Key themes of stakeholder feedback



Community feedback identified the proposed increase in tower heights and associated potential impacts as a key point of discussion. Other topics raised included community amenity, access, and safety.

Some respondents noted the potential for the Central Coast Quarter to contribute to the revitalisation of Gosford, while others raised considerations such as view impacts, construction effects, and changes to traffic and parking.

A detailed summary of the issues raised can be found below in Table 6.

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*“With a larger residential population, we will have improved support for local businesses plus more choices in our shopping and service options.”*

*“Positive impacts for entertainment, if the proposed buildings provide suitable venues, Negative impact from high number of new residents using already strained local streets, inadequate transport and community facilities, large increase in traffic flow.”*

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## 8. DETAILED SUMMARY OF ISSUES RAISED

The following table outlines the issues raised by key stakeholders, and the project response.

Table 7 Key stakeholders: Issues raised and project response

Stakeholder	How this group was consulted	Feedback received	Project response
<b>Government authorities</b>			
<p>NSW Department of Planning, Housing and Infrastructure</p> <ul style="list-style-type: none"> <li>– Planning and assessment team</li> <li>– Housing Delivery Authority</li> </ul>	<p>A preliminary meeting between Urban Property Group and the Department’s assessment team on 24 May 2024. A subsequent meeting was arranged on 23 September 2024.</p> <p>Following the site’s selection by the HDA in June 2025 as a priority location for selected housing delivery, the project team met with the Department of Planning (HDA team and Regional Assessments team) on Thursday, 26 June 2025.</p> <p>A meeting with DPHI Regional Assessments Team on 11 November 2025 was conducted to provide an update on the application and discuss pre-lodgement steps.</p>	<p>DPHI provided initial feedback on the planning assessment requirements and key considerations for the pre-lodgement process.</p> <p>Following the June 2025 engagement, DPHI confirmed the applicable planning approval pathway (The HDA proposal is proceeding with a concurrent SEPP Amendment proposing amendments to the base height and FSR controls, together with the surrender of the existing concept plan).</p> <p>At the meeting, the design changes (following the site’s selection by the HDA in June 2025 as a priority location for selected housing delivery) were discussed, together with the process to lodgement (including the intended design review pathway).</p> <p>Following the HDA call in, DPHI confirmed that the City of Gosford Design Advisory Panel would have no further role on the project. Instead, UPG was directed to follow the HDA design review panel / exemption process.</p>	<p>The HDA scheme incorporated additional floor space beyond the scheme reviewed between July and October 2024.</p> <p>The project team adjusted the planning pathway to align with DPHI’s requirements, including surrender of the Concept SSD, transfer of the through-site link to the subject SSD, and modification of the Early Works SSD consent.</p> <p>UPG liaised with Government Architect NSW on the Alternative Design Excellence Strategy following DPHI’s confirmation on 18 August 2025 that additional design review was required under GA NSW’s Design Excellence Competition Exemption Pathway.</p> <p>The project team prepared an Alternative Design Excellence Strategy (ADES), proposing a proponent-led Design Review Panel (DRP).</p> <p>The project team continued to progress the DRP process and prepared to lodge following DRP 2.</p> <p>As the responsible assessing authority, DPHI will continue to be consulted with through the assessment phase of the EIS.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>On 18 August 20225, DPHI confirmed that the project would require additional design review under the Government Architect NSW's Design Excellence Competition Exemption Pathway for residential state significant development.</p> <p>DPHI confirmed support for continuing with the planned Design Review Panel (DRP) pathway. Lodgement following DRP 2 was identified as an appropriate next step, with further review to occur through the SSD assessment process as required.</p>	
City of Gosford Design Advisory Panel	<p>The proposal was presented to the City of Gosford Design Advisory Panel on the following occasions:</p> <ul style="list-style-type: none"> <li>▪ 4 July 2024: Introductory meeting the panel</li> <li>▪ 7 August 2024: Presentation on urban design analysis and principles and consideration of bulk, scale and height options</li> <li>▪ 11 September 2024: Presentation of preferred massing approach</li> <li>▪ 30 October 2024: Presentation to the full Panel, including Panel Chair.</li> </ul>	<p>On 13 November 2024, the City of Gosford Design Advisory Panel confirmed the scheme is appropriate for lodgement, subject to addressing the comments of the Panel.</p> <p>The Panel supported the revised design of the scheme and raised concerns regarding overshadowing of Memorial Park between 9am and 3pm during the Winter Solstice.</p>	<p>UPG has submitted an 'Alternative Design Excellence Strategy' to the Government Architect NSW. This strategy proposed a 'proponent-led' Panel, rather than an SDRP process.</p> <p>Engagement on this matter is currently ongoing.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
Design Review Panel (DRP)	<p>Following the endorsement of the Alternative Design Excellence Strategy, UPG undertook a series of DRP consultations over a six-week period, including:</p> <ul style="list-style-type: none"> <li>▪ DRP Session 1 (10 October 2025): The preliminary HDA scheme was presented, including building envelopes, tower locations, site layout, and key design objectives such as public domain integration and overshadowing considerations.</li> <li>▪ Interim DRP Session (28 October 2025): Testing of alternative masterplan options and updated overshadowing analysis were presented, with particular focus on sensitive areas including Gosford Memorial Park and the cenotaph.</li> <li>▪ DRP Session 2 (18 November 2025): A refined HDA scheme was presented, incorporating the ground floor layout, retail pavilion, façade articulation, tower design, and public domain integration.</li> </ul>	<p>The DRP requested further testing of masterplan options, massing, overshadowing, wind impacts, and alternative tower configurations.</p> <p>The DRP acknowledged the current scheme's planning benefits and noted potential overshadowing impacts. Further height and massing refinement was requested.</p> <p>The DRP noted strong progress in architectural expression, built form, and public domain integration. Further analysis was requested on potential overshadowing, wind, visual impacts, and pavilion roof detailing.</p>	<p>The project team refined the scheme iteratively between sessions, testing masterplan and massing options, updating overshadowing and wind analysis, and refining urban design elements.</p> <p>All panel feedback has been incorporated to support lodgement following DRP Session 2.</p>
Central Coast Council – Planning and assessment team	<p>The project team met with senior Central Coast Council staff on 25 September 2024 to provide a briefing on the proposal, including:</p> <p>Introduction as new site owners</p> <p>Project objectives</p> <p>Broad discussion of urban design scheme</p> <p>Planning process.</p>	<p>The council session on this date was primarily a briefing, with no significant feedback provided.</p>	<p>Central Coast Council will continue to be consulted with through the assessment phase of the EIS.</p> <p>Notably, Council will be able to appoint a member to the 'proponent-led' design review panel process.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
<b>Relevant agencies</b>			
Transport for NSW	Engagement with Transport for NSW (TfNSW) was undertaken during preparation of the amending Concept SSDA.	TfNSW provided comments on the Concept SSDA, which were incorporated into the amendments.	<p>Comments from TfNSW were addressed and incorporated into the amending Concept SSDA. No subsequent engagement with TfNSW has occurred.</p> <p>TfNSW will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period.</p>
Ausgrid	Consultation with Ausgrid was undertaken to inform the Utilities and Infrastructure Report, to determine network capacities.	Feedback from Ausgrid on capacity and infrastructure requirements was provided through the report development process.	<p>The project team considered Ausgrid's feedback in the Utilities and Infrastructure Report, prepared as part of this EIS.</p> <p>UPG will continue to consult with Ausgrid as plans progress and are available to discuss the application as required.</p>
Central Coast Council – Water and Sewer	Central Coast Council, as the public water authority, was consulted regarding the relocation of an existing sewer main that intersects the site.	Council provided guidance on the requirements and approval process for relocating the sewer main.	Should the proposal be approved, UPG will continue to engage with Central Coast Council as required.
<b>Surrounding community</b>			
Near neighbours (residential) (as identified in Figure 4):	A community newsletter was distributed on 13 March 2025 to 1978 residents and businesses in the area surrounding the site. The newsletter provided information about the proposal, and invited feedback via the SIA	Nine visual impact assessments were scheduled and completed on Tuesday, 18 February. In relation to these assessments, the engagement team received eight phone calls and four emails.	Comprehensive studies, including a Visual Impact Assessment and solar access and overshadowing studies have been conducted to ensure the development minimises overshadowing on neighbouring properties and

Stakeholder	How this group was consulted	Feedback received	Project response
	<p>survey, 1800 number or enquiry email address. A copy of the newsletter is included in Appendix A of this report.</p> <p>Inspection of views to inform the Visual Impact Assessment from three neighbouring apartment blocks were requested via a letterbox drop. Interested neighbours contacted Urbis Engagement via email or phone to book an appointment.</p>	<p>No general enquiries were received via the engagement inbox or the 1800 number outside of this context.</p>	<p>complies with the NSW Government's Apartment Design Guide (ADG).</p> <p>These studies also consider the cumulative effects of both approved and proposed developments in the area, providing a holistic assessment of potential impacts.</p> <p>These studies are part of the EIS and will be available for community review during the Public Exhibition of the proposal and will help inform DPHI's assessment of the proposal.</p>
<p>Neighbouring Body Corporates of:</p> <ul style="list-style-type: none"> <li>– 107-115 Henry Parry Drive, Gosford</li> <li>– 25 Mann St, Gosford</li> <li>– 127-129 Georgiana Terrace, Gosford</li> </ul>	<p>In March 2025, neighbouring body corporates were emailed an invitation to attend a briefing with UPG and Urbis.</p> <p>These body corporates also received the community newsletter, distributed on 13 March 2025.</p> <p>The Body Corporate of 127-129 Georgiana Terrace, Gosford requested a briefing, which was held on 21 March 2025. The briefing was attended by UPG and Urbis Engagement representatives and four members of the Body Corporate.</p> <p>On 18 August 2025, a second letter was issued via email to the neighbouring body corporates. The letter included:</p>	<p><b>General comments</b></p> <p>Stakeholders thanked UPG for engaging with them, noting other nearby developments have not reached out.</p> <p>There was optimism around potential for urban renewal of the area and this having a positive impact on property values.</p> <p>Stakeholders provided comments that Gosford doesn't always feel safe, particularly for women and that the proposal may help improve this.</p> <p>Interested in understanding the demographics of who is buying apartments.</p> <p><b>Construction</b></p> <p>Questions were raised about construction activity in the surrounding area. It was noted</p>	<p><b>Surrounding community</b></p> <p>Should the proposal be approved, UPG will continue to engage with the surrounding community as required.</p> <p><b>Construction</b></p> <p>UPG acknowledged the out of hours work complaints received in regard to contractor</p>

Stakeholder	How this group was consulted	Feedback received	Project response
	<p>Information about the updated proposal  Invitation to attend an online briefing  Project 1800 number and email address.</p> <p>Two body corporates requested a briefing. Briefings were held via Zoom and attended by representatives from the UPG, Urbis Engagement and Urbis Design teams to provide an overview of the project and invite questions and address questions from the Body Corporate representative.</p> <p>Briefings were held:</p> <ul style="list-style-type: none"> <li>▪ On 26 August 2025, with a representative of the Body Corporate at 107–115 Henry Parry Drive</li> <li>▪ On 1 September 2025, with a representative of the Body Corporate at 127-129 Georgiana Terrace.</li> </ul>	<p>that out-of-hours work had occurred on the Northern Tower of the Central Coast Quarter, including use of the construction lift in the early hours of a Sunday morning for crane-raising activities, which had led to resident complaints. Observations were shared about unsafe practices by contractors in the broader area, noting that none have occurred at Central Coast Quarter. The community members noted that these works were not part of the current proposal.</p> <p>Comments were made regarding the impacts of construction, including noise, out-of-hours work, truck movements, and parking.</p> <p>It was also noted that construction can be disruptive during the early stages of building, while traffic management for developments in the area has generally been managed effectively.</p>	<p>crane being raised and noted that they have taken steps to ensure this does not occur in the future.</p> <p>All complaints received will be recorded in complaints register, which will be updated on a monthly basis. A dedicated complaints management system will be implemented for the duration of construction to effectively manage ongoing community feedback. UPG will work closely with Council to ensure that any communications with residents align with the broader community communication strategy. Should the amended proposal be approved, UPG will also develop and implement a Construction Management Plan, detailing how construction activities will be managed and outlining measures to minimise potential impacts on neighbouring properties.</p> <p>This will be achieved through using best practice mitigation measures including the use of dust and noise screening, considered construction hours and minimising construction traffic impacts on local roads.</p> <p>Prior to receiving a construction certificate, the Construction Management Plan and any associated plans will require DPHI approval.</p>
		<b>Building height and views</b>	<b>Building height and views</b>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>Body Corporate members raised questions regarding the height of the proposed buildings and the potential impact on views.</p> <p>It was noted that the amended design results in both the Eastern and Southern towers being taller than the Northern Tower, which could affect “sky views” from existing apartments.</p> <p>One committee representative observed, however, that the additional height is unlikely to significantly alter views, given the presence of existing surrounding buildings.</p>	<p>UPG understands the community's concerns about overdevelopment and its impact on light, views, and the streetscape.</p> <p>The increased height accommodates affordable housing. The accepted HDA proposal sets aside 20% of the total residential GFA to affordable housing.</p> <p>The proposed height allocation has been carefully considered to minimise visual and solar access impacts.</p> <p>Comprehensive studies, including a Visual Impact Assessment and solar access and overshadowing studies have been conducted to ensure the development minimises overshadowing on neighbouring properties and complies with the NSW Government's Apartment Design Guide (ADG).</p> <p>These studies also consider the cumulative effects of both approved and proposed developments in the area, providing a holistic assessment of potential impacts.</p> <p>Initial visual impact assessments indicate that the proposal is unlikely to overshadow the adjoining properties to the east of the site. Any additional overshadowing of public open spaces, including the Memorial Park, will comply</p>

Stakeholder	How this group was consulted	Feedback received	Project response
			<p>with the requirements of the <i>Gosford City Centre DCP 2018</i>, and will provide more than the DCP's minimum standard, ensuring that at least 50% of the open space receives a minimum of four hours of sunlight between 9 am and 3 pm on 21 June.</p> <p>These findings are included in the EIS</p>
		<p><b>Hotel</b></p> <p>Questions were raised regarding the proposed hotel. Comments noted that it may be too expensive for travellers to Gosford and that there could be limited demand. Interest was also expressed in understanding who would operate the hotel.</p> <p>Clarification was sought on the rationale for including a hotel, given the presence of 5-star hotel nearby (voco Gosford by IHG) and limited events or attractions in the area.</p> <p>Questions were also raised about whether hotel and childcare facilities are included in the proposal.</p>	<p><b>Hotel</b></p> <p>UPG acknowledged the points raised and clarified that the hotel will be operated by a hotel chain tenant. The development has attracted interest from multiple operators, and the proposed hotel is designed to serve a variety of markets, including hospital visitors, local workers, and those visiting family, rather than focusing solely on events or a single segment.</p> <p>The previous concept by St. Hilliers included a childcare centre. Following discussions with DPHI, and a review of current demand and land use priorities, this component has been removed. In its place, the revised proposal provides additional residential dwellings.</p>
		<p><b>Accessibility</b></p> <p>Clarification was sought regarding access through the development to the waterfront, including whether the thoroughfare would be retained and if step-free access would be provided via a ramp or lift.</p>	<p><b>Accessibility</b></p> <p>The site features a significant level change between Mann Street and Baker Street. The proposal includes a pedestrian-only through-link, beginning near the kiosk area, which will gradually taper to the appropriate level (RL),</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>Questions were raised about how access from Mann Street would be achieved given the existing built form, and whether this would be pedestrian-only or allow vehicle access. Comments were also made that the proposed pedestrian through-link may not appear as “open and grassy” as described.</p>	<p>providing safe and accessible connections between the two streets.</p> <p>UPG confirmed that the through-link will be maintained, fully lit at night, and equipped with a lift to ensure accessibility down to the waterfront.</p> <p>A comprehensive Social Impact Assessment has been prepared as part of the EIS to evaluate potential social and environmental effects.</p>
		<p><b>Environmental impact</b></p> <p>Observations were made regarding potential environmental effects, including the removal of fig trees that provide habitat for bats.</p> <p>It was noted that most existing trees on the site would be removed aside from one fig tree, with suggestions that additional established trees could be retained.</p>	<p><b>Environmental impact</b></p> <p>UPG confirmed that while some trees will be removed as part of the development, a number of existing trees will be retained. A previous consent for the Concept Masterplan approved the removal of certain trees located on Mann Street. Notably, the large Moreton Bay Fig Tree at the corner of Vaughan Avenue and Mann Street will be preserved.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p><b>Infrastructure demand</b></p> <p>Comments were made regarding the potential impact on energy infrastructure, including whether increased energy use from the development could contribute to power supply issues.</p>	<p><b>Infrastructure demand</b></p> <p>UPG advised that anticipated maximum electrical demand for the proposed development has been assessed, confirming that the existing power grid can accommodate this demand. To further support the network, a new substation will be constructed on-site. In addition, UPG is investigating opportunities to implement more environmentally friendly and sustainable ESD measures and has committed to achieving Net Zero for the development.</p>
		<p><b>Traffic and parking</b></p> <p>Suggestions were made to improve traffic flow, including making Mann Street pedestrian-only.</p> <p>Feedback was provided regarding the level of parking to be supplied by Central Coast Quarter, noting that nearby development, The Grand, is selling one-bedroom apartments without dedicated parking.</p> <p>Observations were made about existing congestion in Gosford CBD and how upcoming developments may contribute to increased traffic.</p> <p>Enquiries were also made about responsibility for traffic planning and the measures proposed to manage these impacts.</p>	<p><b>Traffic and parking</b></p> <p>UPG is mindful of the cumulative effects on traffic and has commissioned detailed traffic modelling, including a Signalised and Unsignalised Intersection Design and Research Aid (SIDRA) analysis.</p> <p>The modelling process begins with a base case scenario (no development) and then layers in the proposed development.</p> <p>Appropriate growth rates have been applied and refined to provide a clearer understanding of the implications for key intersections. This analysis will establish a strong evidence base to inform future discussions and solutions.</p> <p>For our Stage 2 works, a detailed Construction Traffic Management Plan (CTMP) has been prepared by accredited traffic engineers and</p>

Stakeholder	How this group was consulted	Feedback received	Project response
			<p>approved through the regulatory process. This plan sets out how vehicle movements will be managed during construction to minimise impacts.</p> <p>The development has been designed so that traffic and parking are managed within the site itself. A basement car park will provide parking for residents and visitors, meaning there is no reliance on surrounding street parking. Loading and servicing docks will be provided as part of Stage 1, accommodating Council waste and service vehicles. Direct access will also be provided from the Stage 1 loading bay into the Stage 2 site.</p> <p>Importantly, the site is in a highly accessible location within walking distance of Gosford Station and a number of frequent bus services. This means residents and visitors will have strong public transport options available, helping to reduce reliance on private cars.</p>
		<p><b>Community amenity</b></p> <p>It was noted that the sale of the land was intended to provide community benefit; however, aside from the park, the remainder of the land has been sold for profit.</p>	<p><b>Community amenity</b></p> <p>UPG acknowledged the points raised. A detailed Social Impact Assessment, addressing potential social and environmental effects, has been submitted as part of the EIS. UPG also confirmed that the HDA scheme provides a greater area of privately owned, publicly accessible spaces than what was approved under the Stage 1 Concept Masterplan. Greater</p>

Stakeholder	How this group was consulted	Feedback received	Project response
			<p>consideration has been given to activating these spaces through high-quality retail frontages and laneways, as well as the provision of a site-through link providing direct access from Mann Street to Baker Street and the Waterfront Park.</p>
		<p><b>Cumulative impact</b></p> <p>Interest was expressed in the number of buildings currently under construction in the Gosford area, and the potential cumulative impacts on residents.</p> <p>Questions were raised regarding whether the forthcoming development of the telco building (11 storeys) and other nearby projects have been factored into cumulative impact assessments.</p>	<p><b>Cumulative impact</b></p> <p>UPG is aware of the proposed DAs nearby. To manage cumulative impacts, this proposal is being prepared as a State Significant Development Application (SSDA).</p> <p>This process includes detailed studies on traffic, noise, construction, and other environmental factors. If approved, a Construction Management Plan will also be required to minimise disruption.</p>
		<p><b>Affordable housing</b></p> <p>Clarification was sought regarding the nature of affordable housing, including whether it is provided as part of government housing programs.</p> <p>Questions focused on how affordable housing differs from other housing options, who it is intended to serve, and how it is managed and allocated.</p> <p>Observations were made that current apartment prices are high relative to</p>	<p><b>Affordable housing</b></p> <p>Affordable housing differs from public or social housing, providing homes rented at below-market rates, typically for key workers such as nurses, teachers, and police officers. These dwellings are professionally managed by a registered Community Housing Provider (CHP).</p> <p>The site's inclusion into the HDA scheme and the provision of 20% of the residential GFA as affordable housing will ensure the site provides 98 affordable housing units.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>affordability for essential workers, highlighting the potential benefits of below-market-rate housing.</p> <p>Interest was also expressed in whether there would be sufficient demand to absorb additional apartments, with reference to nearby developments such as Archibald and the Central Coast Council Chambers.</p> <p><b>Retail ownership</b></p> <p>Enquiries were made regarding the management of the retail pavilion, including whether it would be operated by a Westfield-size operator.</p> <p>Comments were also made on the need for additional retail in the area, particularly in light of the anticipated increase in local residents. Questions were raised about whether the development would deliver additional retail space or maintain a similar amount.</p> <p>Observations were noted that a number of retail businesses in Gosford have recently closed, including long-standing operators.</p>	<p>The proposal includes a diverse mix of one, two, three and four bedroom apartments to meet a wide range of needs. The east tower also incorporates NDIS-compliant and adaptable apartments, supporting accessibility and inclusivity within the residential offering.</p> <p><b>Retail ownership</b></p> <p>UPG will retain ownership and ongoing management of the ground-floor retail to ensure it actively contributes to precinct activation, with a focus on securing a high-quality food and beverage partner.</p> <p>As a long-term stakeholder across retail, hotel, and affordable housing, UPG is committed to continued investment in the precinct's success. Early, long-term leases up to ten years are being negotiated with operators to support a flexible retail offering that encourages an '18-hour economy', activating the precinct throughout the day and evening.</p>
		<p><b>Flooding</b></p> <p>Reference was made to the potential for basement flooding due to the nearby river, citing experiences from the Grand development.</p>	<p><b>Flooding</b></p> <p>UPG is aware that the site is located near a watercourse and has a naturally high-water table. Geotechnical investigations have been undertaken to inform the design.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
			<p>UPG is currently undertaking extensive groundwater seepage analysis and site hydrology assessment to determine the groundwater conditions of the site and ensure any basement design will minimise water ingress.</p>
		<p><b>Community consultation</b>            Acknowledgement was made that the project team has undertaken community consultation, noting a contrast with the approach taken by nearby developments. The project team was also recognised as professional and responsive, with positive reference made to the swift management of a crane incident.</p>	<p>Noted. UPG will continue to inform the sites near neighbours as the project progresses</p>
<p>Wider community (as identified in Figure 4):</p>	<p>A community newsletter was distributed on 13 March 2025 to 1978 residents and businesses in the area surrounding the site (as identified in Appendix B). The newsletter provided information about the proposal, and invited feedback via the SIA survey, 1800 number or enquiry email. A copy of the newsletter is included in Appendix A of this report.</p>	<p>No community calls or email enquiries were received to the engagement inbox or 1800 number from the wider community.</p>	<p>UPG will continue to inform the community as the project progresses</p>

Stakeholder	How this group was consulted	Feedback received	Project response
<p>Local community groups and organisations:</p> <ul style="list-style-type: none"> <li>– Central Coast Leagues Club</li> <li>– Central Coast Stadium (through Central Coast Council)</li> <li>– Gosford Sailing Club</li> <li>– Concerned Residents of Gosford</li> <li>– Gosford Waterfront Community Alliance</li> <li>– TAFE NSW (Gosford)</li> <li>– Gosford Police Station</li> <li>– Anglican Parish of Gosford</li> </ul>	<p>A community newsletter was distributed on 13 March 2025 to 1978, residents and businesses in the area surrounding the site (as identified in Appendix B). The newsletter provided information about the proposal, and invited feedback via the SIA survey, 1800 number or enquiry email. A copy of the newsletter is included in Appendix A of this report.</p>	<p>No community calls or email enquiries were received to the engagement inbox or 1800 number.</p>	<p>UPG will continue to inform the community as the project progresses</p>

## 9. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

UPG will continue to keep stakeholders and the community informed of the approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process.
- Enabling the community to seek clarification about the project through two-way communication channels.

## APPENDIX A

## COMMUNITY NEWSLETTER



# 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 29 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 an additional 144 hotel rooms
- Both the Southern and Eastern towers will increase commercial ground floor space



Image: The site, 26-30 Mann Street, Gosford

### 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 DPHI 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](mailto: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.

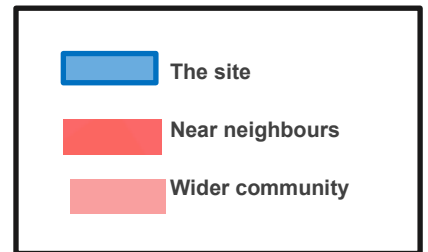
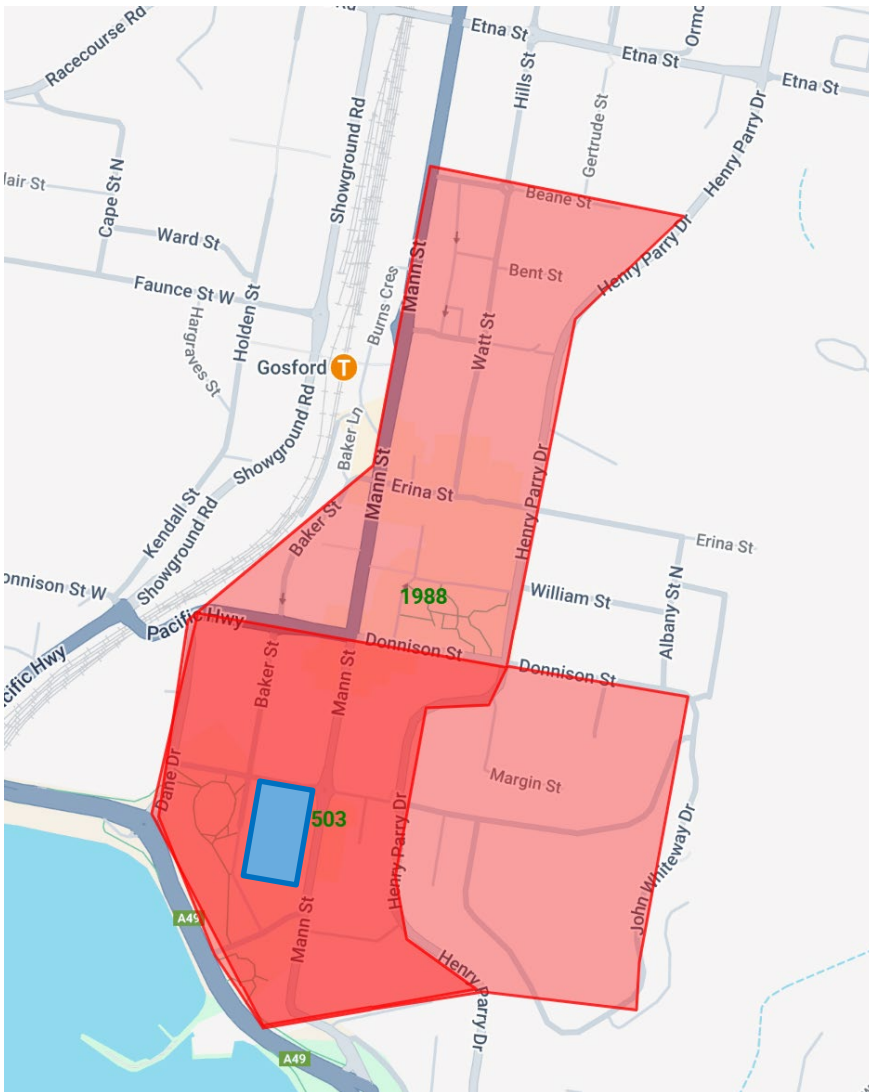
Please note that the survey will be open until 27 March 2025.



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/ARokqZRTeP>

# APPENDIX B

# COMMUNITY NEWSLETTER DISTRIBUTION AREA



**urbis.com.au**

Angel Place, Level 8, 123 Pitt Street  
Sydney NSW 2000 Australia (Gadigal Country)  
Urbis Ltd  
ABN 50 105 256 228



18 August 2025  
Strata committee  
107-115 Henry Parry Drive  
Gosford NSW 2250

Dear Strata committee of 107-115 Henry Parry Drive

## Central Coast Quarter precinct: updated Stage 2 proposal

As a close neighbour, we are writing on behalf of Urban Property Group (Urban) to update you on the proposal for the new mixed-use development at The Central Coast Quarter precinct, located at 26-30 Mann Street, Gosford.

In June 2025, the Housing Delivery Authority (HDA) selected the Central Coast Quarter Stage 2 site as a priority location for additional housing delivery. This means the proposed development can now make a greater contribution to addressing housing demand while still delivering a vibrant, connected precinct.

As a result, Urban will now lodge a concurrent Planning Proposal and detailed State Significant Development Application (SSDA) to the NSW Department of Planning, Housing and Infrastructure (DPHI) for Stage 2 (the Southern and Eastern towers), in late September 2025.

### Features of the updated proposal now include:

- An extension in height for both the Eastern and Southern towers, with each now proposed to be up to 39-storeys
- More affordable housing for key workers including teachers, police and hospital staff
- Two additional basement levels providing approximately 500 parking spaces
- Activation of the southern end of Mann Street with retail spaces
- Improved pedestrian access with a link to the nearby waterfront and publicly accessible open space.

### Invitation || Online briefing

Before lodging its proposal, Urban Property is inviting its closest neighbours to attend a project briefing to provide information about the updated plans, meet with the project team and seek feedback.

Hosted via Zoom, the session will provide an overview of the proposal, followed by an opportunity to ask questions.

1

**Briefings are currently available at the following dates / times.**

- Tuesday, 26 August 2025, 6:00pm to 7:00pm
- Thursday, 4 September 2025, 6:00pm to 7:00pm

To schedule a briefing or if these dates are not suitable for you, please contact Urbis using the details below.

**If you are unable to attend a briefing**

You are welcome to send through your questions and the project team will provide you with a response.

**Contact the Urbis team**

**Phone:** 1800 244 863

**Email:** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

[urbis.com.au](http://urbis.com.au)

Angel Place, Level 8, 123 Pitt Street  
Sydney NSW 2000 Australia (Gadigal Country)  
Urbis Ltd  
ABN 50 105 256 228



18 August 2025  
Strata committee  
127-129 Georgiana Terrace  
Gosford NSW 2250

Dear Strata committee of 127-129 Georgiana Terrace,

## Central Coast Quarter precinct: updated Stage 2 proposal

As a close neighbour, we are writing on behalf of Urban Property Group (Urban) to update you on the proposal for the new mixed-use development at The Central Coast Quarter precinct, located at 26-30 Mann Street, Gosford.

In June 2025, the Housing Delivery Authority (HDA) selected the Central Coast Quarter Stage 2 site as a priority location for additional housing delivery. This means the proposed development can now make a greater contribution to addressing housing demand while still delivering a vibrant, connected precinct.

As a result, Urban will now lodge a concurrent Planning Proposal and detailed State Significant Development Application (SSDA) to the NSW Department of Planning, Housing and Infrastructure (DPHI) for Stage 2 (the Southern and Eastern towers), in late September 2025.

### Features of the updated proposal now include:

- An extension in height for both the Eastern and Southern towers, with each now proposed to be up to 39-storeys
- More affordable housing for key workers including teachers, police and hospital staff
- Two additional basement levels providing approximately 500 parking spaces
- Activation of the southern end of Mann Street with retail spaces
- Improved pedestrian access with a link to the nearby waterfront and publicly accessible open space.

### Invitation || Online briefing

Before lodging its proposal, Urban Property is inviting its closest neighbours to attend a project briefing to provide information about the updated plans, meet with the project team and seek feedback.

Hosted via Zoom, the session will provide an overview of the proposal, followed by an opportunity to ask questions.

1

**Briefings are currently available at the following dates / times.**

- Monday, 25 August 2025, 6:00pm to 7:00pm
- Monday 1 September 2025, 6:00pm to 7:00pm
- Wednesday, 3 September 2025, 6:00pm to 7:00pm

To schedule a briefing or if these dates are not suitable for you, please contact Urbis using the details below.

**If you are unable to attend a briefing**

You are welcome to send through your questions and the project team will provide you with a response.

**Contact the Urbis team**

**Phone:** 1800 244 863

**Email:** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

**APPENDIX E**

**BODY CORPORATE LETTER: 25 MANN STREET**

**urbis.com.au**

Angel Place, Level 8, 123 Pitt Street  
Sydney NSW 2000 Australia (Gadigal Country)

Urbis Ltd  
ABN 50 105 256 228



18 August 2025  
Strata committee  
25 Mann Street  
Gosford NSW 2250

Dear Strata committee of 25 Mann Street,

## Central Coast Quarter precinct: updated Stage 2 proposal

As a close neighbour, we are writing on behalf of Urban Property Group (Urban) to update you on the proposal for the new mixed-use development at The Central Coast Quarter precinct, located at 26-30 Mann Street, Gosford.

In June 2025, the Housing Delivery Authority (HDA) selected the Central Coast Quarter Stage 2 site as a priority location for additional housing delivery. This means the proposed development can now make a greater contribution to addressing housing demand while still delivering a vibrant, connected precinct.

As a result, Urban will now lodge a concurrent Planning Proposal and detailed State Significant Development Application (SSDA) to the NSW Department of Planning, Housing and Infrastructure (DPHI) for Stage 2 (the Southern and Eastern towers), in late September 2025.

### Features of the updated proposal now include:

- An extension in height for both the Eastern and Southern towers, with each now proposed to be up to 39-storeys
- More affordable housing for key workers including teachers, police and hospital staff
- Two additional basement levels providing approximately 500 parking spaces
- Activation of the southern end of Mann Street with retail spaces
- Improved pedestrian access with a link to the nearby waterfront and publicly accessible open space.

### Invitation || Online briefing

Before lodging its proposal, Urban Property is inviting its closest neighbours to attend a project briefing to provide information about the updated plans, meet with the project team and seek feedback.

Hosted via Zoom, the session will provide an overview of the proposal, followed by an opportunity to ask questions.

1

**Briefings are currently available at the following dates / times.**

- Wednesday, 27 August 2025, 6:00pm to 7:00pm
- Tuesday, 2 September, 6:00pm to 7:00pm

To schedule a briefing or if these dates are not suitable for you, please contact Urbis using the details below.

**If you are unable to attend a briefing**

You are welcome to send through your questions and the project team will provide you with a response.

**Contact the Urbis team**

**Phone:** 1800 244 863

**Email:** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

## 10. DISCLAIMER

This report is dated 18 February 2026 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 UPG WATERFRONT PTY LTD (**Instructing Party**) for the purpose of Engagement Outcomes Report (**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).

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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.

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