



planning consultants

APPENDIX D

Community Engagement Table

SSD-69773460

Mixed Use Development

35-37 Dwyer Street and 372-374 Mann Street, North Gosford

Prepared for: Stockbridge Properties Pty Ltd
July 2025

1 Community Engagement Issues Table

Summary of Community Engagement Issues and Responses		
Theme/Issue Raised	Response	EIS Reference
Relevant Statutory Issues		
Transport (Community / Central Coast Council)	The impact on transport infrastructure is considered in detail within the Transport Impact Assessment prepared by Ason Group (Appendix Q) and Section 6.8 of this EIS (EIS). The project provides compliant parking on-site and will upgrade Mann Street and Dwyer Street fronting the project site (half-road) in accordance with the Central Coast Council Street Design Guidelines. Traffic impacts to the Mann Street and Dwyer Street intersection are found to be either manageable or generally acceptable and confined to peak periods.	Appendix Q Section 6.8
Statutory Legislation (Central Coast Council)	The statutory considerations relevant to the State Significant Development Application are addressed in Appendix C and Section 4 of the EIS.	Appendix C Section 4
Need for Consultation (Community)	The SSDA will be publicly exhibited providing further opportunity for community consultation.	Section 5.5
Biodiversity (Community)	An ecological field survey was undertaken as part of the BDAR Waiver Request prepared by Biosis (Appendix R). The BDAR Waiver found that the project site comprises mostly cleared land or exotic vegetation with small clusters of urban native or exotic vegetation offering minimal ecological values.	Appendix R Section 6.6.1
Design of the Project		
Visual Impact (Community / City of Gosford Design Advisory Panel)	Visual impact of the proposed height is addressed in the Design Report prepared by Curzon & Partners (Appendix H) with the findings of the visual analysis contained in Section 6.4 of the EIS.	Appendix H Section 6.4
Design Excellence (City of Gosford Design Advisory Panel)	The outstanding design excellence issues raised by the City of Gosford Design Advisory Panel (CoGDAP) are addressed in Section 6.1 and Table 12 of the EIS. Additional visual analysis, additional deep soil, additional pedestrian wind analysis and additional water sensitive design has been incorporated into the design.	Section 6.1 / Table 12
New Private Road (Central Coast Council)	The new private road is not proposed to be dedicated to Central Coast Council in accordance with the feedback from Central Coast Council. The new private road is proposed to be contained within a right of carriageway for public access as detailed within Section 3.2.10 and Section 3.2.17 of the EIS.	Section 3.2.10 Section 3.2.17
Building Separation (Central Coast Council)	The building separation to the site south of Site A has been increased from 4.5m to 6.0m in accordance with Central Coast Council feedback and to the satisfaction of the CoGDAP.	Appendix B
Deep Soil (Central Coast Council)	The deep soil has been increased as detailed in Architectural Drawings prepared by Curzon & Partners (Appendix B , Drawing No. DA141) as detailed in Section 3.1 of the EIS.	Appendix B Section 3.1
Visual Privacy (Community)	The project affords satisfactory visual privacy to adjoining properties (south and west) which are currently commercial and are envisaged to be high density residential development as part of the redevelopment of Gosford City Centre. The project site is adjacent to low density residential properties to the north but is separated the existing Dwyer Street road reserve. The road reserve provides building separation in excess of Apartment Design Guide requirements which provide guidance on minimum separation distances when at a zone interface.	Appendix B Appendix H Section 6.3.1

Summary of Community Engagement Issues and Responses		
Theme/Issue Raised	Response	EIS Reference
	It is noted that residential flat buildings are permissible with consent under the <i>Central Coast Local Environmental Plan 2022</i> (albeit with height and FSR controls less than that permitted on the project site). In any event, the project provides for visual privacy in accordance with the minimum requirements.	
Solar Access (Community)	Shadow diagrams have been prepared by Curzon & Partners to assess solar access impacts internal and external to the project (Appendix B and Appendix H) and discussed in Section 6.3.2 of the EIS. Given the existing lower density residential development is located to the north, the project will not overshadow existing residential dwelling houses on Dwyer Street. The solar analysis factors in future redevelopment and determines that the project will receive compliant solar access, while allowing adjoining future developments to remain capable of achieving compliant solar access.	Appendix B Appendix H Section 6.3.2
Flooding (Community)	Flooding has been considered in the Flood Risk Management Report prepared by Smart Structures (Appendix W) and Section 6.11.2 of this EIS. The assessment has considered the overland flow path and the effect of the proposed development on other properties. The proposed private road will convey the flood water through the site and ensures that the proposed development does not reduce flood storage capacity or alter flow, velocity, or flood levels on adjacent properties during a 1% AEP flood event mitigating the potential flooding issues.	Appendix W Section 6.11.2
Wind Impacts (Community)	Wind impacts have been considered in the Qualitative Wind Assessment prepared by CPP (Appendix L) and Section 6.3.4 of the EIS. The assessment concludes the project will not exceed comfort or safety criteria relative to the function of the spaces being assessed.	Appendix L Section 6.3.4
Construction Impacts		
Noise	Construction impacts including noise and vibration have been assessed in the Noise and Vibration Impact Assessment prepared by Renzo Tonin & Associates (Appendix S) as outlined in Section 6.9 of the EIS. Detailed construction noise and vibration management plans will be required to be prepared and forms a mitigation measure (Appendix E). Dust control will form a required construction management control measure with preliminary dust control measures detailed in the Civil Engineering Plans prepared by Smart Structures (Appendix V).	Appendix E Appendix S Appendix V Section 6.9
Vibration		
Dust		