

Appendix D: Community Engagement Table

Category	Issues Raised / Feedback Received	Stakeholders	Method of Engagement	Project Response / EIS Reference
Statutory Context & Planning				
SSD Declaration & Pathway	Confirmation of the project's eligibility for the Housing Delivery Authority (HDA) pathway and formal declaration as a State Significant Development (SSD).	NSW Department of Planning, Housing and Infrastructure; Housing Delivery Authority	Scoping meetings, EOI lodgement, and online Planning Portal correspondence.	The project was declared SSD by the Minister's Order No. 3, 2025. SEARs were issued on 7 May 2025 to guide the preparation of the EIS.
Planning Standards Interaction	Clarification requested on the interaction between SEPP (Housing) 2021 non-discretionary standards (such as FSR 2.2:1) and the Port Stephens LEP 2013 standards (3:1).	Port Stephens Council	Planning technical briefing and email correspondence.	The project team consulted with Port Stephens Council and verified prevailing standards to ensure statutory compliance and the necessity of specific variation reports.
Zone Objectives (E1 Zone)	Council was concerned that minimal commercial floor area did not satisfy E1 zone objectives; recommended an increase in commercial space.-	Port Stephens Council	Pre-DA Meeting (Sept 2024).	Design Refinement: Independent commercial uses were removed. The office and wellness space were re-characterised as ancillary and subordinate to the residential use per Planning Circular PS 21-008. It is clarified that a development is not required to progress all zone objectives and is demonstrated to be consistent with the objectives of the relevant zones to a suitable extent.
BUILT FORM, HEIGHT & SCALE				
Height Variation	Concern regarding height exceedance on Level 8 for private use; recommendation that exceedances should only deliver a clear communal or public benefit.	Port Stephens Council; Port Stephens Council Design Review Panel	Pre-DA Meeting and formal Design Review Panel (March 2025).	Project Response: The height exceedance is restricted to rooftop communal amenities and essential services. These are defined so as to encourage social interaction and communal benefit outcomes.

Lot Isolation (3 & 3A Church St)	Concern that the development would isolate 3 and 3A Church Street; recommendation to either amalgamate or provide ADG-compliant setbacks to retain their future potential.,	Port Stephens Council; Port Stephens Council Design Review Panel	Pre-DA Meeting and Design Review Panel Briefing.	Project Response: Amalgamation was found not to be "reasonably feasible" as the owners declined a documented good-faith offer. The EIS provides a schematic building envelope for 3 & 3A to prove they retain orderly and economic development potential per the <i>Karavellas</i> principle.
Building Separation & Setbacks	Identified inadequate building separation to the North and East, potentially compromising privacy for future neighbors.,	Port Stephens Council Design Review Panel	Formal Design Review Panel assessment.	Design Refinement: Setbacks were increased, and residential density was reduced from 57 units to 56 units to improve separation and ADG compliance
Floor-to-Floor Heights	DRP recommendation to increase typical floor heights from 3.0m to 3.2m to ensure a 2.7m ceiling height is maintained after services/construction.	Port Stephens Council Design Review Panel	Design Review Meeting (March 2025).	Project Response: Floor-to-floor heights were adjusted to 3.2m for typical levels, with the penthouse level remaining at 3.2m to support high-quality internal proportions
Plant and Equipment Screening	Requirement to resolve conflict between plans and 3D renders regarding plant screening; document heights and materials for street visibility.	Port Stephens Council Design Review Panel	Design Review Meeting (March 2025).	Project Response: Final plans and 3D perspectives were synchronized. Rooftop plant and essential services are centrally located, visually recessed, and imperceptible from the public domain.
DESIGN QUALITY & AMENITY				
"Tunnel" Bedroom Amenity	DRP concern regarding "tunnel" or "snorkel" bedroom designs on Level 4+ where windows are recessed behind corridors.,	Port Stephens Council Design Review Panel	Design Review Meeting and floor plan evaluation.	Project Response: Plans were adjusted to remove built-in robes from the "tunnels," indenting windows to maximise glazing width and remove the "snorkel" effect.
Corridor Light & Ventilation	Requests for improved natural light in circulation corridors and increased cross-ventilation (targeting 60%).	Port Stephens Council Design Review Panel	Design Review Meeting.	Project Response: The final design achieves 71% cross-ventilation, exceeding the 60% ADG benchmark

Commercial Entry Wayfinding	DRP feedback that the office entry (via a meandering path behind bike racks) did not relate clearly to the street, making wayfinding difficult.	Port Stephens Council Design Review Panel	Design Review Meeting (March 2025).	Project Response: The ground level was refined to ensure the main lobby and office entry are legible and accessible via level pathways from Donald Street.
TRANSPORT, TRAFFIC & PARKING				
Intersection Performance	Request for intersection performance modelling for Church St / Donald St and the upstream intersection of Donald St / Stockton St.	Transport for NSW	Formal pre-lodgement written advice (Nov 2025).	Technical Action: A revised Traffic Impact Assessment (Revision E) was prepared including the requested intersection modelling based on Dec 2025 counts.
Seasonal Traffic Data	The TIA must account for summer holiday peaks, which amplify impacts on the coastal road network in Nelson Bay.	Transport for NSW	Formal pre-lodgement written advice.	Technical Action: New traffic counts (including weekday AM/PM and Saturday peaks) were undertaken in December 2025 to capture peak seasonal data
Parking & Manoeuvring	Request for swept paths for an 11m refuse vehicle, controls for double-stacked parking, and EV charging for all bays.,,	Port Stephens Council; Port Stephens Council Design Review Panel	Pre-DA Meeting and Design Review briefing.	Project Response: The development is understood to include the provision of electrical circuitry with capacity to provide charging facilities for an electric vehicle to each car parking space, Swept path analysis and a Waste Management Plan confirm safe on-site collection via Donald St.
SOCIAL IMPACT & COMMUNITY FEEDBACK				
Housing Diversity	Strong support (82% positive impression) for modern housing that allows locals to downsize while staying in the Nelson Bay area.,,	Local Community	Project website, Instagram, site hoarding with QR code, and online survey.,,	Benefit: The Social Impact Assessment (SIA) confirms the project supports "ageing in place" by providing high-quality, accessible residences near town centre services.
Economic Activation	Feedback that permanent residents will provide a year-round financial injection into local businesses, offsetting seasonal tourism fluctuations.	Local Community	Online community engagement survey.	Benefit: The SIA identifies year-round economic support and construction-phase employment as significant positive social outcomes.

Construction Management	Concerns regarding noise, dust, and traffic, specifically for the school directly opposite the site and during peak holiday periods.	Local Community	Online community engagement survey.	Mitigation: A Construction Environmental Management Plan (CEMP) will manage site activity, including avoiding disruptive works during school pick-up/drop-off and peak holiday periods.
ENVIRONMENTAL & INFRASTRUCTURE				
Biodiversity Impact	Clarification on the requirement for a BDAR given the cleared nature of the site.,	NSW Dept. of Climate Change, Energy, the Environment and Water; DPHI	Formal BDAR waiver application and technical correspondence.,	Outcome: A BDAR waiver was formally approved in July 2025, confirming the project is unlikely to have significant biodiversity impacts.
Stormwater & Drainage	Requirement to restrict post-development flows to pre-development levels through on-site infiltration or detention.	Port Stephens Council	Pre-DA Meeting.	Technical Action: An Integrated Water Management Plan was prepared, ensuring all stormwater is managed on-site without impacting neighbours.
Utility Provision	Requirements for electrical design certification and Hunter Water Notice of Requirements (NOR).,	Ausgrid; Hunter Water Corporation	Direct consultation and Dial Before You Dig (DBYD) enquiries.,	Outcome: Electrical design was certified by Ausgrid; a Notice of Requirements was received from Hunter Water Corporation
SAFETY & CPTED				
Natural Surveillance	Potential for entrapment pockets in front setbacks due to layered vegetation limiting street views.-	Port Stephens Council Design Review Panel	Formal Design Review assessment.	Project Response: The landscape plan was refined to reduce vegetation layering, ensuring clear sightlines between street branch levels and ground cover.
Basement Security	Concerns regarding the open driveway entry allowing direct access to a concealed lift lobby.-	Port Stephens Council Design Review Panel	Formal Design Review assessment.	Project Response: CPTED principles were embedded, including secured parking gates and monitored entry points past visitor parking



ABORIGINAL CULTURAL HERITAGE				
Cultural Values	Invitation for input regarding cultural values, heritage considerations, or community perspectives related to the site.,	Worimi Local Aboriginal Land Council	Targeted email invitation (Nov 2025) and follow-up.	Outcome: No response received at time of lodgement. AHIMS searches confirmed no recorded objects on-site; an unexpected finds protocol is included.