

Appendix D – Community Engagement Table

SSD-83538214 – Shop top housing with in-fill affordable housing, 43-45 Beane Street and 2 Keevers Lane, Gosford

Category	View	Stakeholders	EIS Section / Comment
Traffic, access and parking	Increased traffic congestion as a result of proposal. Increased traffic delays at intersection with Mann Street.	Community, local businesses, Council	A Transport Impact Assessment has been prepared by Genius Traffic and is provided at Appendix P . Further discussion is provided at Section 7.7 of the Environmental Impact & Rezoning Statement (Report).
Height, bulk and scale	Concerns from adjoining property owners about privacy impacts to property (inside and balconies). Height out of character for the area.	Community, Council	The proposed building massing is designed as two (2) distinct volumes. The publicly accessible plaza adjoins the 26 storey tower (Building A), and a one (1) storey podium which connects to the 5 storey building (Building B) on the corner of Keevers Lane. This massing provides a transition from nearby high-rise towers to the finer grain of local streets, ensuring compliant building separation, slender tower proportions, and suitable apartment depths. On balance, the composition of the building mass of Building A and positioning of building height creates an improved interface to the surrounding boundaries, especially the boundary adjacent Building A at 295 Keavers Lane to the east and Building B at 287 Watt Street to the east. In this respect, the building height of Building A has been carefully positioned to enable the provision of the public plaza which will improve the overall site amenity and ground floor streetscape activation. Further detail is provided at Section 7.1 of the Environmental Impact & Rezoning Statement (Report). In relation to privacy impacts, the proposal incorporates several design measures to protect visual privacy and residential amenity. Privacy screens are provided along the Beane Street interface, while Building B avoids direct outlooks to 26 Watt Street by locating corridors and services along the eastern elevation, with canopy cover providing further screening to the rooftop



terrace. In Building A, services are consolidated along the eastern façade to minimise impacts, with any potential overlooking addressed through balcony orientation and detailed screening. An Architectural Design Report has been prepared by Tony Owen Partners and is provided at **Appendix G**. Further discussion is provided at **Section 7.1** of the Report.

Acoustic Impacts	Impact of construction noise on those who work shift work	Council	A Noise and Vibration Impact Assessment has been prepared by Koikas Acoustics Pty Ltd and is provided at Appendix CC , as well as a Construction Management Plan prepared by Elephants Foot Consulting at Appendix FF , which confirms that construction will not occur outside of regular construction hours.
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