

5th October 2025

**Minister for Planning and Public Spaces
Department of Planning, Housing and Infrastructure**

ATTN: Renah Givney
Submission lodged via the NSW Planning Portal

Re: Petition Opposing SSD-69773460 – 372–374 Mann Street & 35–37 Dwyer Street, North Gosford

Dear Ms Givney,

Please find enclosed a petition signed by 65 households immediately north of the proposed development site. The petition was conducted over the weekend of 27–28 September 2025 and reflects the overwhelming opposition of directly affected residents to the excessive scale of the proposal (see **Appendix A, pp. 4–14**). A map illustrating the canvassed area is also included in **Appendix A (p. 14)**.

Many residents reported that they were not at all aware of the pending development proposal, highlighting shortcomings in the community notification process. Concerns were also raised regarding the exhibited artist's impressions, which inaccurately depict built form of equal height on the eastern gateway site – despite that site being subject to a 36-metre limit, less than half the height of the proposed 72.45-metre tower. Furthermore, the illustrations show the precinct opposite as parkland rather than two-storey low-density residential, underplaying the true visual impact of the proposal (see **Appendix D, pp.29-30**).

The key concerns consistently expressed by residents were:

- excessive overall scale,
- excessive tower height,
- loss of light,
- traffic volume and road safety,
- parking, and
- disappointment that the proposal disregards the sensitivities of the locality, appearing instead to prioritise the financial interests of the applicant over sound planning outcomes.

Given the history of previous applications on this site, residents also expressed growing frustration that community objections have not been given due weight, particularly in light of the succession of similar proposals over recent years.

Planning Grounds for Objection

The petition calls for the proposal to be assessed strictly against the standard (unvaried) planning controls in the State Environmental Planning Policy (Precincts—Regional) 2021, particularly height, floor space ratio (FSR), and setbacks. The current design significantly exceeds these controls and does not satisfy the objectives for which limited discretionary variations (Clause 5.46) were intended.

A similar proposal on this site was previously refused, with the Joint Regional Planning Panel finding that development of this intensity was inconsistent with the locality's sensitivities and the strategic vision for this gateway precinct. Community sentiment has not changed since that time as demonstrated by this petition.

Urban Design Principles – “Bell Curve” Transition

Sound planning principles dictate that the highest densities should be concentrated in Gosford’s city core and along the waterfront, where transport, services, and amenities can adequately support them. From there, building heights and densities should transition outward in a “bell curve” pattern, gradually reducing at the city’s edges to respect established low-rise residential areas.

This site is strategically designated as a gateway into Gosford city centre. A gateway should signal arrival, establish a sense of place, and provide a graduated and respectful transition into the urban core. The proposed 72.45-metre tower does not achieve these objectives. Instead, by overwhelming its context and disregarding the low-rise residential precinct directly opposite, it produces an abrupt and disproportionate “cliff face” at the city’s entrance. This outcome undermines the intended role of the gateway as a point of integration and identity, and risks setting a damaging precedent for urban form at one of Gosford’s most critical thresholds.

Traffic and Parking Impacts

When undertaking the survey, residents consistently raised concerns about traffic and parking, noting that the exhibited documentation does not reflect the realities of North Gosford’s constrained road network. This proposal would exacerbate congestion and parking stress in a precinct already under pressure, without providing commensurate solutions to address these impacts.

Consistency of Community Sentiment

This opposition is not new. Attached to this petition are previous petitions lodged against earlier applications on the same site, including:

- 55 signatories (48 households) – 1 May 2016 (**Appendix B, pp. 15-21**)
- 66 signatories (57 households) – 31 March 2018 (**Appendix C, pp. 22-28**)

Both previous petitions voiced strong objections to the imposing high-rise scale and poor urban integration of earlier proposals. The fact that the proponent now seeks approval for only one of the two gateway sites (despite owning both), while still pursuing the same excessive scale, does not resolve these concerns.

A similar application was previously refused, with the Joint Regional Planning Panel determining that developments of this intensity are inconsistent with both the sensitivities of the site locality and the broader strategic vision for this precinct. The fundamental planning issues identified in that process remain unaddressed. The circumstances and the community’s opposition – have not changed.

Conclusion

The undersigned members of the community urge the Department of Planning, Housing and Infrastructure, together with other relevant planning bodies including Central Coast Council, to enforce the unvaried SEPP (Precincts—Regional) 2021 controls identified for this site.

Any future proposal should be scaled down to:

- comply with the unvaried SEPP (Precincts—Regional) 2021 controls,
- respect the sensitive low-density North Gosford precinct opposite, and
- support a balanced, sustainable growth pattern that strengthens Gosford’s identity rather than undermining it.

It is important to emphasise that residents support balanced development in this locality. A design brought forward within the unvaried SEPP (Precincts—Regional) 2021 guidelines would reflect a positive outcome for all stakeholders — delivering growth for Gosford while protecting community amenity, local character, and sound planning principles.

Thank you for taking the time to review this submission. Should you require any further information or clarification, please do not hesitate to contact me at sandradignam@gmail.com or on (02) 9653 2034 / 0414 903 443.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Dignam', is written over a horizontal line.

Sandra Dignam
Coordinator, Petitioning Residents

Appendix A – Current Petition (65 households, 27–28 September 2025) and Survey Area Map

Petition to Downscale Proposed Development RE Application No: SSD-6977 3460

Location:	372–374 Mann Street and 35–37 Dwyer Street, North Gosford NSW 2250 (Lots 4–5 DP 15954, Lot 2A DP 407164, and Lot 31 DP 553523)
Petition Summary:	We, the undersigned residents and community members, oppose the proposed development (Application No: SSD-6977 3460) for 249 residential units and 213 m ² of ground floor commercial premises at the above location.
Action Petitioned For:	We respectfully urge the Minister for Planning and Public Spaces, the Independent Planning Commission, the Department of Planning, Housing and Infrastructure, and Central Coast Council to apply the standard (unvaried) planning controls for Gosford City Centre set out under the State Environmental Planning Policy (Precincts – Regional) 2021 to this site, particularly in relation to height, floor space ratio (FSR), and setback controls: 372–374 Mann Street (Site A) • Maximum permitted building height: 36 m • Proposed maximum building height: 72.45 m (101.25% variation – more than double) 35–37 Dwyer Street (Site B) • Maximum permitted building height: 18 m • Proposed maximum building height: 25.69 m (42.72% variation) Other Controls Exceeded • Floor Space Ratio (FSR) density • Setbacks
Grounds for Downscaling this Proposal:	We acknowledge that the consent authority has the discretion to approve variations to planning controls. However, the current design is not justifiable and does not meet the objectives for which such allowances are intended. Under the relevant provisions of the State Environmental Planning Policy (Precincts—Regional) 2021, development consent may be granted to a building that exceeds the maximum height shown on the Height of Buildings Map, or the floor space ratio shown on the Floor Space Ratio Map, if the consent authority is satisfied (among other considerations) that: • adequate floor space will be provided for commercial purposes, and • the site area of the development is at least 5,600 m². In this case, the proposal relies on the combined site area of 372–374 Mann Street (Site A) and 35–37 Dwyer Street (Site B) to

Petition RE State Significant Development SSD-69773460 – 372–374 Mann Street & 35–37 Dwyer Street, North Gosford NSW 2250

qualify, while concentrating the bulk and excessive height almost entirely on Site A. This is a distortion of the intent of the provisions. Furthermore, the inclusion of only 213 m² of commercial floor space is plainly insufficient to justify the extent of variations and a building of this magnitude. No reasonable consent authority could conclude that such a minor commercial component warrants the doubling of height and excessive density proposed. The fact that Site A cannot in itself meet the planning controls once the bulk from the combined site area is transferred onto it reinforces that the proposed building is too large for its position and fails to achieve an integrated outcome.

The scale of this proposal is not in the public interest:

- It **significantly exceeds planning controls** for height, density, and setbacks set out under the State Environmental Planning Policy (Precincts – Regional) and is inconsistent with the intended outcomes of the Gosford Local Environmental Plan 2014.
- It **fails to achieve fundamental design criteria**, particularly in relation to:
 - design excellence and built form (bulk, height, setbacks, articulation),
 - environmental amenity (overshadowing, visual privacy, liveability),
 - traffic and accessibility (cumulative impacts on a constrained road network),
 - social impact (disproportionate density without public benefit), and
 - gateway corridor visual impact, undermining the identity of Gosford's city entrance.
- It **will have a detrimental impact on**:
 - the local community and residential amenity,
 - the future character of North Gosford, particularly along the gateway corridor, and
 - the liveability and lifestyle of existing residents.
- The proposal **creates an abrupt height transition ('cliff face') at the city gateway**, contrary to sound planning principles which require a gradual scale transition that respects the sensitivities of the site locality and surrounding controls — particularly the low-density North Gosford residential precinct, where an 8.5 m height limit applies directly opposite the site.

A similar application on this site was previously refused, recognising that large-scale developments of this intensity are inconsistent with both the sensitivities of the site locality and the broader strategic vision for this precinct. The fact that the proponent now seeks approval for only one of the two gateway sites—while still pursuing the same excessive scale—does not address the fundamental planning concerns already demonstrated and upheld by the Joint Regional Planning Panel following an extensive assessment process. The circumstances and public sentiment remain unchanged.

Any future proposal should be scaled down to comply with the standard (unvaried) planning controls set out under the State Environmental Planning Policy (Precincts—Regional) 2021, without reliance on discretionary variations such as Clause 5.46, and should respect local sensitivities (such as the low-density residential precinct opposite) while supporting a balanced, sustainable approach to growth — rather than prioritising overdevelopment.

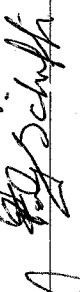
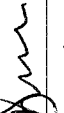
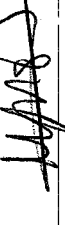
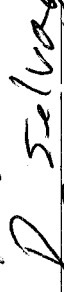
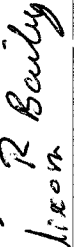
Petition to Downscale Proposed Development RE Application No: SSD-69773460

Location:	372-374 Mann Street and 35-37 Dwyer Street, North Gosford NSW 2250 (Lots 4-5 DP 15954, Lot 2A DP 407164, and Lot 31 DP 553523)
Petition Summary:	We, the undersigned residents and community members, oppose the proposed development (Application No: SSD-69773460) for 249 residential units and 213 m ² of ground floor commercial premises at the above location.
Action Petitioned For:	We respectfully urge the Minister for Planning and Public Spaces, the Independent Planning Commission, the Department of Planning, Housing and Infrastructure, and Central Coast Council to apply the standard (unvaried) planning controls for Gosford City Centre set out under the State Environmental Planning Policy (Precincts – Regional) 2021 to this site.

Printed Name	Street Address	Email Address	Signature	Date
Jennifer Jones	32 Dwyer St Nth Gosford	jenn.jones@live.com.au	J. Jones	27-9-25
Chethan Kumar	34 Dwyer St North Gosford	Chethan612@gmail.com	Chethan	27-9-25
[Signature]	36 Dwyer St North Gosford		[Signature]	27-9-25
Brenda Harige	2 Campbell St Nth Gosford	larrick.harige@gmail.com	B. Harige	27-9-25
Dean Wallace	38 Dwyer St Nth Gosford	dean.wallace@septs.net.com.au	Dean Wallace	27-9-25
FAOUZI HARIGE	2, Campbell St N Gosford	pharige@gmail.com	[Signature]	27-9-25
Emmakelly	6 Campbell St N. Gosford	emma.kelly@hotmail.com	[Signature]	27-9-25
Noa Kelly	6 Campbell St N. Gosford	noa.oku@gmail.com	[Signature]	27-9-25
Barbara Delagade	10 Campbell St Nth Gosford	delagade.barbara.72@gmail.com	[Signature]	27-9-25
EVAN PROCTOR	10 Campbell St Nth Gosford		[Signature]	27-9-25

Petition to Downscale Proposed Development RE Application No: SSD-69773460

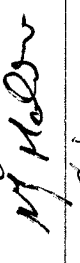
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Printed Name	Street Address	Email Address	Signature	Date
PAUL SCHIPP	14 Campbell St. North Gosford	paul.schipp@hotmail.com		27/9/25
FRANCE/SCHIPP	14 Campbell St North Gosford	"		27/9/25
PAUL KUNDRA	16 Campbell St North Gosford	PaulKundra@gmail.com		27/9/25
MELANIE VISET	18 Campbell St North Gosford	melenie_viset@hotmail.com		27/9/25
Fritz Destacamento	18a Campbell St, North Gosford	fritzdestacamento@gmail.com		27/9/25
Mary Destacamento	18a Campbell St. North Gosford	belandregioan@gmail.com		27/09/25
DA SELVAGE	20 Campbell St	"		27/9/25
Rebecca Bailey	25 Campbell St, North Gosford	rebecca.louise_enn@hotmail.com		27/9/25
RUB VEGIERO	414 Mann St + Gosford	"		27/9/25
Agnes Bugnis	420 Mann St. North Gosford	agnes.bugnis@gmail.com		27/9/25

Petition RE: State Significant Development SSD-69773460 - 372-374 Mann Street & 35-37 Dwyer Street, North Gosford NSW 2250

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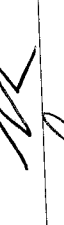
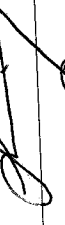
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Printed Name	Street Address	Email Address	Signature	Date
Tyler Marks	427 Mann St	tymarks17@gmail.com		27/9/25
Joshua McLeod	425 Mann St North Gosford	mcleodjoshua191@gmail.com		27/9/25
Joelle Wright	421 Mann St North Gosford	folcflores@gmail.com		27/9/25
Greg Holden	415 " " "	PARWORK@iprimus		27/9/25
MATTHEW "	" " " "	" "		" "
Heather Drake	409 MANN ST GOSFORD			27/9/25
Catherine Watts	403 Mann St, North Gosford			27/9/25
Abigail Kelly	426 Dwyer St North Gosford	ajkelly73@hotmail.com		27/09/25
Paul Dess	86 Hills St, North Gosford	pauldess175@gdrive.com.au		27/9/25
Mark Nolasco	94 Hills St, North Gosford	epic-marcus@live.com		27/9/25

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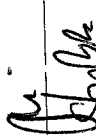
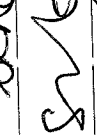
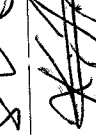
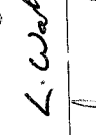
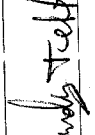
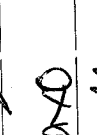
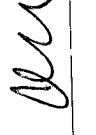
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Printed Name	Street Address	Email Address	Signature	Date
Gail Wood	102 Hills St	✓		27.9.25
Greg McBride	106 Hills St	-		27.9.25
Ellie Frances	413 Hills St	-		27/9/25
Cassandra Bessant	04107-111 Hills St	-		27.9.25
Ali Tekas	1/105 Hills St	-		27.9.25
Alan D. Mellow	103 Hills St North Gosford	-		27.9.25
Janet Vairy	97 Hills St North Gosford	-		27.9.25
Chetan Gill	93 Hills ST North Gosford	-		27.9.25
Paul Bryan	87 Hills ST North Gosford	-		27.9.25
Brooke Wilkin	83 Hills ST North Gosford	-		27/9/25

Petition RE State Significant Development SSD-69773460 - 372-374 Mann Street & 35-37 Dwyer Street, North Gosford NSW 2250

Petition to Downscale Proposed Development RE Application No: SSD-69773460

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Printed Name	Street Address	Email Address	Signature	Date
Kristal Capinlan	Unit 6 79 Hill Street	Kristal.Capinlan@gmail.com		28/9/25
Deepak Gantam	230 Gertrude Street	Deepakgantam50@gmail.com		28/9/25
Michelle Gaudio	230 Gertrude St	Chelleg74@gmail.com		28/9/25
SARAH NEALE	234 GERTRUDE ST	Sarahneale25@outlook.com		28/9/25
Shirley Hart	236 Gertrude ST	shirleyhart2015@hotmail.com		28/9/25
Kalani Svesse	238 Gertrude St	Kalani.Svesse98@gmail.com		28/9/25
Lee Walker	252 Gertrude st			28/9/25
Sandy Terbutt	224 Gertrude St	Catherine.Jean.Young@gmail.com		28/9/25
Catherine Young	224 Gertrude St	"		28/9/25
Quis Polanco	18 Lindsey Str	QuisPolanco@gmail.com		28/9/25

Petition RE State Significant Development SSD-69773460 - 372-374 Mann Street & 35-37 Dwyer Street, North Gosford NSW 2250

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Printed Name	Street Address	Email Address	Signature	Date
R. Hyde	3/63 Hills St Nth Gosford		R. Hyde	28.9.25
S. Horst	"		S. Horst	28.9.25
R. Delabre	12/63 Hills St Gosford		R. Delabre	28.9.25
Thomas Ball	1/65-67 Hills St, Gosford		Thomas Ball	28/09/25
Wayne Gardner	32 Dwyer St Nth Gosford		Wayne Gardner	28/9/25
KARANDARA	12 CAMPBELL ST, Nth Gosford		Karandara	28/09/25
Afroza Mehjabeen	12 CAMPBELL ST, Nth Gosford		Afroza Mehjabeen	28/09/25
Desslene Naidu	22 Campbell St, North Gosford		Desslene Naidu	28/09/25
Brooke Grant	408 Mann St, North Gosford		Brooke Grant	28/9/25
Jenna Hansen	408 Mann St, North Gosford		Jenna Hansen	28/9/25

Petition RE State Significant Development SSD-69773460 – 372-374 Mann Street & 35-37 Dwyer Street, North Gosford NSW 2250

Petition to Downscale Proposed Development RE Application No: SSD-69773460

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Petition Summary:	We, the undersigned residents and community members, oppose the proposed development (Application No: SSD-69773460) for 243 residential units and 213 m ² of ground floor commercial premises at the above location.
Action Petitioned For:	We respectfully urge the Minister for Planning and Public Spaces, the Independent Planning Commission, the Department of Planning, Housing and Infrastructure, and Central Coast Council to apply the standard (unvaried) planning controls for Gosford City Centre set out under the State Environmental Planning Policy (Precincts – Regional) 2021 to this site.

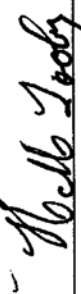
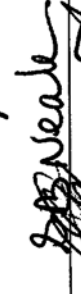
Printed Name	Street Address	Email Address	Signature	Date
Nick Calabiano	411 Mann St, North Gosford	nick.calabiano@gmail.com	<i>[Signature]</i>	28.9.25
Peta Bartlett	8 Campbell St 8 Campbell St	peta.bartlett1978@gmail.com	<i>[Signature]</i>	28.9.25
Graham Stacey	8 Campbell St, N. Gosford	grahamstacey72@gmail.com	<i>[Signature]</i>	28/9/25
Sandra Dignam	400, 402, 404 Mann St N. Gosford	sandra.dignam@gmail.com	<i>[Signature]</i>	29/9/25
Sandra Dignam	40 Dwyer St N. Gosford	sandra.dignam@gmail.com	<i>[Signature]</i>	29/9/25



Appendix B – Previous Petition (55 signatories, 48 households – 1 May 2016)

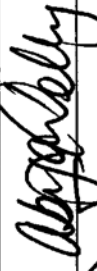
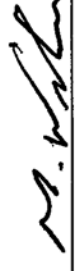
Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001)

Petition Summary	Petition to STOP the proposed development for the construction of three hundred and ninety one (391) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001).
Action petitioned for	We, the undersigned, are concerned residents and / or community members who urge our leaders, Gosford City Council and the Joint Regional Planning Panel (JRP) to act now and STOP approval of this development. It is our firm and resolute belief that the proposed development (which significantly exceeds the development controls set out in the Gosford Land & Environment Plan 2014), does NOT meet the Design Quality Principles set out by the NSW State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and will have a vastly detrimental impact on the community, our lifestyles and the future characteristics of the area.

Printed Name	Signature	Street Address	Email Address	Date
Janet Vairy		97 HILLS ST GOSFORD	plwst.ips@yahoo.com.au	1/5/16
Michael Johnston		87 Hills St Gosford	johnstanm12@hotmail.com	1/5/16
Jodie Campbell		85 Hills St Gosford	jodie.nidorl@gmail.com	1/5/16
MICHAEL PATERSON		Unit 5 79/81 Hill St Gosford	patersons@live.com.au	1/5/16
Helen Loeby		42 Dwyer St Gosford North		
Terry Jarvis		230 Gertrude St	terry.jarvis21@ldnet.au	1/5
DANIEL KEYS		232 Gertrude St		7/5/16
SARAH NEALE		234 GERTRUDE ST	sarahneale81@outlook	1/5/16
A STEWART		238 GERTRUDE ST		1/5/16
J Watt		242 Gertrude St	Jake.W73@YAHOO.COM.AU	

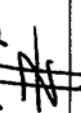
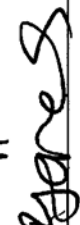
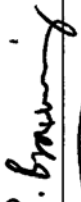
Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001)

Petition Summary	Petition to STOP the proposed development for the construction of three hundred and ninety one (391) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001).
Action petitioned for	We, the undersigned, are concerned residents and / or community members who urge our leaders, Gosford City Council and the Joint Regional Planning Panel (JRPP) to act now and STOP approval of this development. It is our firm and resolute belief that the proposed development (which significantly exceeds the development controls set out in the Gosford Land & Environment Plan 2014), does NOT meet the Design Quality Principles set out by the NSW State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and will have a vastly detrimental impact on the community, our lifestyles and the future characteristics of the area.

Printed Name	Signature	Street Address	Email Address	Date
Wee Liu		74 Hills St	bwsliu@gmail.com	1/5/16
Roy McCormack		3/399 Mann St Nth Gosford	roy.mccormack@bigpond.com	1/5/16
ABBY KELLY		80 HILLS STREET NTH GOSFORD	ajkelly73@hotmail.com	01.05.16
ROBYN FRENCH		86 Hills St Nth Gosford	sallyandrobinfothmail	
COURT ARNOTT		100 HILLS STREET NTH GOSFORD	CARNOTTA@GMAIL.COM	
THOMAS JAMES		102 Hills St Nth Gosford		
Julianne Hayes		108 Hills St Nth Gosford	hayeseventmanagement@gmail.com	1.5.16
Michael Homer		4291 Mann St Gosford		1/5/16
GARY ARNOTT		4/107-111 Hills St Nth Gosford		1/5/16
JULIE HARRIS		161 Hills St Nth Gosford	julieharris@gmail.com	1/5/16

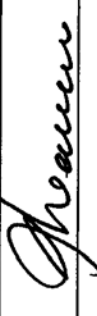
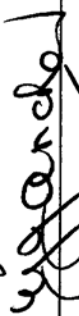
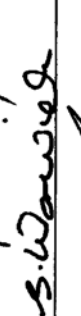
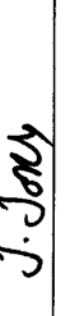
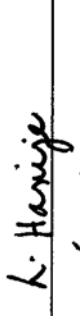
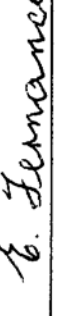
Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001)

Petition Summary	Petition to STOP the proposed development for the construction of three hundred and ninety one (391) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001).
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Printed Name	Signature	Street Address	Email Address	Date
PAUL SCHIPP		14 Campbell St	paul.schipp@hotmail.com	1/5/16
GAI SCHIPP		" "	"	"
Zina Harige		2 Campbell St	zinaharige@gmail.com	1/5/16
Rena Jones		17 Campbell St	Renae.jones@hotmail.com	1/5/16
CHRIS JONES		17 Campbell St	"	1.5.16
JOY GALLARD		422 Mann St	jeffgallard@hotmail.com	1/5/16
JEFF GALLARD		" " "	" " "	1/5/16
PETER BROWNING		147 Mann Street	peter-27884@hotmail.com	1/5/16
ADAM SMITH		Faunce St West	adz-17485@live.com	1/5/16
vincent grey		5 Faunce St West	myon eg 300@gmail.com	1/5/16

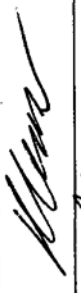
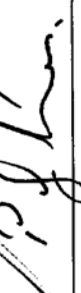
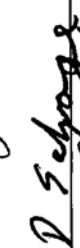
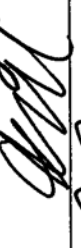
Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001)

Petition Summary	Petition to STOP the proposed development for the construction of three hundred and ninety one (391) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001).
Action petitioned for	We, the undersigned, are concerned residents and / or community members who urge our leaders, Gosford City Council and the Joint Regional Planning Panel (JRPP) to act now and STOP approval of this development. It is our firm and resolute belief that the proposed development (which significantly exceeds the development controls set out in the Gosford Land & Environment Plan 2014), does NOT meet the Design Quality Principles set out by the NSW State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and will have a vastly detrimental impact on the community, our lifestyles and the future characteristics of the area.

Printed Name	Signature	Street Address	Email Address	Date
C. Warrace		38 Dwyer St Nth Gosford	Limit 6 STORES	1/5/16
C. Secner		36 Dwyer St Nth Gosford	Gail.wendy@icloud.com	01.05.16
Graham HARRIS		36 Dwyer St Nth Gosford	archergraham@hotmail.com	01.05.16
KD CHALKER		3/31 Dwyer St Nth Gosford		01.05.16
M.R. INSLLEY		3/31 Dwyer St Nth Gosford	N/A	1/5/216
Sharon		34 Dwyer St Nth Gosford	fordette26@yahoo.com	1/5/216
Wayne Gardiner		32 Dwyer St Nth Gosford	Waynegardner@live.com.au	1/5/16
Jennifer Jones		32 Dwyer St Nth Gosford	jenn.jones@live.com.au	1/5/16
Karnida Harris		2 Campbell St Nth Gosford	hanije@gmail.com	1/5/16
Ethel Fernandez		12 Campbell St		1/5/16

Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001)

Petition Summary	Petition to STOP the proposed development for the construction of three hundred and ninety one (391) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001).
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Printed Name	Signature	Street Address	Email Address	Date
Hill / Lower		10 Campbell Street	west.gower@ymail.com.au	1.5.16
PAUL TOOMEY		16 CAMDEN ST N th GOSFORD	PAUL@PAULTOOMEY.NET	
PHIL MONE		18 " "		1.5.16
D Selva		20 " "		1.5.16
Sam Creech		24 Campbell St, North Gosford	catandson@optusnet.com.au	1.5.16
Rebecca Bailey		15 Campbell St, North Gosford	25 Campbell St rebecca@rebecca@optusnet.com.au	1.5.16
Domenic Karazimov		25a Campbell St, North Gosford	domenic_k@hotmail.com	1.5.16
MARGARET HOOLE		419 Mann St North Gosford	margiehoole@hotmail.com	1.5.16
NICOLE DAVIS		401 MANN ST, GOSFORD		1.5.16

Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001)

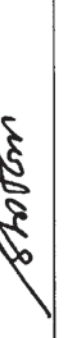
Petition Summary	Petition to STOP the proposed development for the construction of three hundred and ninety one (391) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565.001).
Action petitioned for	We, the undersigned, are concerned residents and / or community members who urge our leaders, Gosford City Council and the Joint Regional Planning Panel (JRPP) to act now and STOP approval of this development. It is our firm and resolute belief that the proposed development (which significantly exceeds the development controls set out in the Gosford Land & Environment Plan 2014), does NOT meet the Design Quality Principles set out by the NSW State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and will have a vastly detrimental impact on the community, our lifestyles and the future characteristics of the area.

Printed Name	Signature	Street Address	Email Address	Date
JOAN HEXTALL	<i>J. Hextall</i>	244 GERTRUDE ST. NTH. GOSFORD.		
ALAN BLANKMAN	<i>Alan Blankman</i>	246 GERTRUDE ST NTH GOSFORD.		1/5/16.
Lee Walker	<i>Lee Walker</i>	252 Gertrude st NTH GOSFORD		1/5/16
Doreen Firmy	<i>D. Firmy</i>	418 MANN ST Gosford		1/5/16
SANDRA DIGNAH	<i>S. Dignah</i>	400 MANN ST NTH GOSFORD		1/5/16
GEORGEY DIGNAH	<i>Georgey Dignah</i>	400 MANN ST NTH GOSFORD		1/5/16.

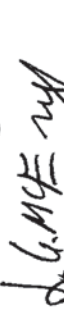
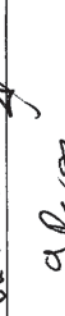
Appendix C – Previous Petition (66 signatories, 57 households – 31 March 2018)

Petition to STOP the Proposed Development on Dwyer / Mann / Hills Street Gosford NSW 2250 (Council DA Ref: 49565/2016 – 2018 Amended Plans)

Petition Summary	Petition to STOP the proposed development for the construction of four hundred (400) residential units and town-houses and commercial / retail spaces at 35-37, 41a Dwyer Street, 372-374, 393-397 Mann Street and 76 Hills Street, Gosford NSW 2250 (Council DA Ref: 011.2016.00049565/2016).
Action petitioned for	We, the undersigned, are concerned residents and / or community members who urge our leaders, Gosford City Council and the Joint Regional Planning Panel (JRPP) to act now and STOP approval of this development. It is our firm and resolute belief that the proposed development (which significantly exceeds the development controls set out in the Gosford Land & Environment Plan 2014), does NOT meet the Design Quality Principles set out by the NSW State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and will have a vastly detrimental impact on the community, our lifestyles and the future characteristics of the area.

Printed Name	Signature	Street Address	Email Address	Date
GG ARCHER		36 DWEY	prahm archer @ hotmail . com	31.3.218
S. Warwick		34 Dwyer St	fordette26@yahoo.com	31.3.18
K Wuth		31 Dwyer		31.3.18
A. Andrews		31 Dwyer St	secretary@fiveoplus	31.3.18
ANTHONY COOPER		6 CAMPBELL ST	coopsmande@gmail.com	31/3/18
A. Daly		6 CAMPBELL ST	mollygalah@hotmail.com	31/3/18
PAUL TOOLEY		6 CAMPBELL ST	Paul@PaulTooley.net	31.3.18
Tom Franklin		67 Alder St	LLGom1111	31.3.18
Ray Dye		75 Hills St Nth Gosford	Raydye@live.com.au	31-3-18
NATHAN SR		77 Hills St Nth Gosford	NATHAN.SR10NZ @gmail.com	31.3.18

Printed Name	Signature	Street Address	Email Address	Date
HELEN TOBY		422 Dwyer St N. Gosford		3/13
Tracey Kerrigan		230 Gertrude N. Gosford		3/13
	STEWARTS	238 Gertrude St		3/13
Lee Clarke		240 Gertrude St W. Gosford		3/13
Jacob Watt		242 Gertrude St N. Gosford		3/13
Lee Walker		252 GERRARD ST N. Gosford		3/13
Nick Hanson		405 9107 Hills St N. Gosford		3/13
ELI TETLE		1/105 Hills St Gosford		3/13
A. Newell		2105 Hills St		3/13
Pete Gilmour		3/105 HILLS ST N. Gosford		3/13
JANET VAIRY		97 Hills St N. Gosford		3/13
Telena NGUYEN		93 Hills St N. Gosford		3/13
M. Johnston		87 Hills St N. Gosford		3/13
L. Shaw		85, Hills Street		3/13
M. Valenz		83 Hills St		3/13
ADAM DIGNAM		404 Munn St N. Gosford		3/13

Printed Name	Signature	Street Address	Email Address	Date
Katy Gleeson		2399 Mann St Lus		3/3/18
Ariana Kelly		80 Hills St, Nth Gosford	airkelly73@hotmail.com	3/3/18
Mara Morin		Hills St Nth Gosford	Margaretannmorin@gmail.com	3/3/18
Sally's Robin Farmer		86 Hills St Nth Gosford	sallyandrobinfothmail.com	3/3/18
Rose Tran		88 Hills St Nth Gosford	hongtrann@yahoo.com	
Jim McEvoy		90 Hills St Nth Gosford	jgmcevoy1@bigpond.com	
ISABEL RYAN		94 Hills St Nth Gosford		
Jaraya Bateup		425 Mann Street North Gosford		3/3/18
E. ROBERTS		421 Mann St Nth Gosford		3/3/18
Joy Holden		415 Mann St " "		3/3/18
CHRIS "		" " " "		" "
Wayne Quill		413 Mann St North Gosford		
GAYNOR MYERS		" " "		
Robyn Quill		" " "		
Cory Sanderson		3/401 Mann Street	cor-barger@hotmail.com	3/3/18
Enjeong Choi		5/79 Hills St	pedptchoi@gmail.com	3/10/18

Printed Name	Signature	Street Address	Email Address	Date
Wayne Gardner	W Gardner	32 Dwyer St Gosford Nth	Wayne.gardner@live.com.au	31/3/18
Jennifer Jones	J. Jones	32 Dwyer St Gosford Nth	jenn.jones@live.com.au	31/3/18
M. K. Carter	M. K. Carter	410 Mann St Gosford	M.K.Carter@live.com.au	31.3.18
D. Carter	D. Carter	410 Mann St Gosford	jenn41961@live.com.au	31/3/18
L. Harige	L. Harige	2 Campbell St Gosford	lharige@live.com.au	31/3/18
P. Schipp	P. Schipp	14 Campbell St Nth Gosford	paul.schipp@hotmail.com	31/3/18
F. Schipp	F. Schipp	" " "	" "	31/3/18
R. Jones	R. Jones	17 Campbell St North Gosford	" "	31/3/18
Fazila Nazeem	Fazila Nazeem	408 Mann Street	Fazila63@yahoo.com	31/3/18
Ron Fritz	Ron Fritz	352 Mann Street Gosford	N/A.	31/3/18
J. Curran	J. Curran	358 Mann St Gosford	N/A	31/3/18
W. Evans	W. Evans	38 Rosella Ct Blue Haven	whitney@hotmail.com	31/3/18
D. Buck	D. Buck	72 Hills St Gosford	clewconkane203@gmail.com	31/3/18
V. Buck	V. Buck	31 Boyce Av Wyong	V.B.Boyce@live.com.au	31/3/18
K. Healey	K. Healey	1/65 Hills St Gosford	g.healey@hotmail.com	31/3/18
L. Thompson	L. Thompson	69 Hills St Nth Gosford	l22968eoptusnet.com.au	31.3.18

[illegible]

[illegible]

Appendix D – Misleading Artist’s Impressions (comparison of exhibited imagery with actual built form context)

Photomontage

View 1



CURZON + PARTNERS

DESIGN REPORT
SSDA

PAGE
134

Source: Applicant Exhibition Documents: Appendix H - Architectural Design Report.pdf (Pages 1, 68, and 75)

Photomontage

View 2



CURZON + PARTNERS

DESIGN REPORT
SSDA

PAGE
137

Source: Applicant Exhibition Documents: Appendix H - Architectural Design Report.pdf (Page 69)