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,

Sandra Dignam

Coordinator, Petitioning Residents

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

(Lots 4–5 DP 15954, Lot 2A DP 407164, and Lot 31 DP 553523) We, the undersigned residents and community member s, oppose the proposed development (Application No: S:3D-69773460) for 249 residential units and 213 m² of ground floor comme cial premises at the above location. We respectfully urge the Minister for Planning and Public Spaces, the Independent Planning Commission, the D partment of Planning, Housing and Infrastructure, and Central Coas: 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: 72.45 m (101.25% variation – more than double)
unity members, oppose the proposed development (Application No: S:3D-69773460) for I floor commercial premises at the above location. If loor commercial premises at the above location. In gent and Public Spaces, the Independent Planning Commission, the Department of Central Coast Council to apply the standard (unvaried) planning controls for Gosford City and Planning Policy (Precincts – Regional) 2021 to this site, particularly in relation to the controls: 36 m t: 72.45 m (101.25% variation – more than double)
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Dwyer Street (Site B) Maximum permitted building height: 18 m Proposed maximum building height: 25.69 m (42.72% variation)
We acknowledge that the consent authority has the discretion to approve variations to planning controls. Howev at, 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.
t: 25.69 m (42.72% variation) y has the discretion to approve va the objectives for which such allo Environmental Planning Policy (Pr naximum height shown on the Hei authority is satisfied (among other ed for commercial purposes, and at least 5,600 m².

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

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

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 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 qualify, while concentrating the bulk and excessive height almost entirely on Site A. This is a distortion of the intent of the position and fails to achieve an integrated outcome.

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

- Planning Policy (Precincts ∵ Regional) and is inconsistent with the intended outcom ₃s of the Gosford Local Environmental It significantly exceeds planning controls for height, density, and setbacks set out under the State Environmental
- It fails to achieve fundamental design criteria, particularly in relation to:
 - design excellence and tuilt form (bulk, height, setbacks, articulation),
 - environmental amenity (overshadowing, visual privacy, liveability),
- traffic and accessibility (cumulative impacts on a constrained road network),
 - social impact (dispropor ionate 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 lifesty e of existing residents.
- The proposal creates an abrupt height transition ('cliff face') at the city gateway, contrary to sound planning principles particularly the low-density North Gosford residential precinct, where an 8.5 m height limit applies directly opposite the site. which require a gradual scale transition that respects the sensitivities of the site locality and surrounding controls

with both the sensitivities of the site locality and the broader strategic vision for this precine. The fact that the proponent now seeks A similar application on this site was previously refused, recognising that large-scale developments of this intensity are inconsistent approval for only one of the two geteway sites—while still pursuing the same excessive scele—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

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 Any future proposal should be scaled down to comply with the standard (unvaried) planning controls set out under the State approach to growth - rather than prioritising overdevelopment.

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

272–374 Mann Str set and 35–37 Dwyer Street, North Gosford NSW 2250 (Lots 4–5 DP 159£4, Lot 2A DP 407164, and Lot 31 DP 553523) We, the undersign 3d residents and community members, oppose the propt sed development (Application No: SSD-69773460) for 249 residential uni s and 213 m² of ground floor commercial premises at the above location. We respectfully un je 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.

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

We, the undersigned residents and community members, oppose the proposed development (Application No. 249 residential units and 213 m² of ground floor commercial premises at the above location. We respectfully urge the Minister for Planning and Public Spaces, the Independent Planning Commission, the Planning, Housing and Infrastructure, and Central Coast Council to apply the standard (unvaried) planning of Centre set out under the State Environmental Planning Precincts – Regional) 2021 to this site.	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)
ned For	Petition Summary:	We, the undersigned residents and community memters, oppose the proposed development (Application No. SSD-69773460) for 249 residential units and 213 m² of ground floor commercial premises at the above location.
	Action Petitioned For	We respectfully urge the Minister for Planning and Pt blic 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 Plannir g-Policy (Precincts – Regional) 2021 to this site.

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Appendix A

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

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

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



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

Petitioh 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.

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Petition Summark	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
4	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.
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Printed Name	JOAN HEXTALL	ALLAN ELAHAMA	المعالما ععا	CACCALT WARRY	SANDER DIGNAR	GEOPPHEN DIGNAMA		

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.

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

Photomontage

Note that the height of the building form should reflect the 36m height limit, which is less than half of the 72.45 meter building height proposed on Site A)

Parkland / public open space under representing the low density residential precinct opposite

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

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Photomontage

CURZON + PARTNERS

View 2



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