

For the attention of the General Manager / Planning Manager / Planning Department

Application MP 09_0121 MOD 1

Address 218-220 Memorial Avenue, 47-50 The Esplanade, Ettalong Beach, NSW

Description Memorial Avenue Ettalong Beach - Stage 1 of the approved Project
Application is to be modified including fourteen (14) additional apartments (increasing from 45 to 59 apartments). The total GFA increases by 271.64m² and the FSR increases from 2.5:1 to 2.63:1. The proposed height is reduced in height by 1.1m to 22.4m. The external and internal design of the mixed use building has been amended accordingly.

Name of commenter Jack Lloyd

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Comment

As a regular visitor and shopper at Ettalong, I am concerned that this application will create an over-development situation, spoil the amenity of the beachfront area and further compound problems which already exist with insufficient car parking. In terms of over development, the modification expands the floor space ratio to nearly three times the standard set in the Gosford LEP 2014. A further problem relates to building height at 22.4 metres compared with the LEP restriction to 11.5 metres. The Mantra development dominates the landscape and shows how inappropriate further high buildings would be at this time. The Stage 1 development may create significant overshadowing in The Esplanade area. For these reasons, I oppose the proposal.

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