

F T LONG FCPA FCIS,
Apt 908, Mariners View, 97-99 John Whiteway Drive, Gosford NSW 2250

SUBMISSION TO THE DEPARTMENT OF PLANNING, INDUSTRY AND
DEVELOPMENT RE SSD-10321

OBJECTIONS TO THE APPROVAL OF DEVELOPMENT APPLICATION
FOR SITE DESIGNATED 87-89 JOHN WHITEWAY DRIVE, GOSFORD (JWD)

PRIMARY SUBMISSION

1. This development application has nothing to commend it.

The application is best described colloquially as “an attempt to make a silk purse out of a pigs ear”.

To existing and future JWD Precinct residents, it will make the already congested Precinct an undesirable place to live.

1.1 It is a pathetic glossy attempt to feature communal areas, and a footpath to a lookout which links by another pathway to the north arm of John Whiteway Drive towards Gosford Town.

1.2 Please note:

- The communal areas are on a wind swept Rumbalara ridge open to the south west.
- The lookout sits next a 12 Storey building, what lookout is that !!
- The north pathway would not be the said link to Gosford Town, as it ends at a narrow part of JWD with no footpaths to anywhere – walking the JWD east frontage of the site to Donnison Street with an existing good pathway would be much more suitable.
- The footprints of the buildings appear to exceed those of the current development approval plans developed by de la Vega Architects and the quality of the now designed apartments is much lower because of back to back densities.

1.3 The applicant, architects and consultants that have put the application together should stick to writing fairy tales !!

1.4 If it appears that I am angry, well I am.

1.5 The 87-89 JWD site has an existing DA that adequately met the planning rules for The John Whiteway Drive Precinct, and the subdivision conditions on the Deposited Plan and Lot titles that set out even the desirable number of multi storey apartments to be accommodated on each Lot.

These rules and conditions were carefully crafted by the then Gosford City Council Planning staff to cater for a difficult ex quarry site that had a location that was worthy of a quality unit developments. The JWD roadway , water supply, storm water drains, and sewerage were built to cater for the planned density. The JWD roadway is already overloaded with day and night parking as two vehicles per household becomes the norm of the Precinct (many of them tradesmen's vehicles).

1.6 We have had to put up with five sets of development plans from the owner's architects ADG since July 2018, who have consistently disdained to acknowledge all the limitations of the site, including those now in SEPP 2018 and the related DCP, and how these are met by the current development approval.

1.7 Again, we commend the existing Development Approval for 178 apartments to the assessors of this SSD application.

In fact, this would not be an SSD application without the application transgressing the SEPP 2018 provisions that:

- a) preclude non-buildable areas from Floor Space Ratio calculations;
- b) severely limit building heights in order to preserve the sanctity of the bush covered ridge line of Brisbane Waters.

The SSD application is a blatant and unethical "abuse of process".

1.8 We want the SSD application REFUSED.

1.9 The applicant should proceed to build under the current development approval and the only change we foresee as possibly desirable, would be to re-classify the existing approval as an over 55s retirement village development because the non-buildable land (excluding the ridge line) would suit sympathetic adjustment for passive aged recreation in a properly improved bush environment.

1.10 In our view, the elevation of Gosford Town to a Regional City does not alter the planning wisdom of the John Whiteway Drive Precinct and the existing development approval for the site. GREED IS **NOT** GOOD.

2. SECONDARY SUBMISSIONS

2.1 Neighbours at Mariners View and other Precinct blocks have made detailed submissions on the SSD- 10321 application, including, inter alia:

- a) addressing in detail the non-compliance of the application with the SEPP 2018 Floor Space Ratio provisions, and the Height restrictions to protect the bush ridge line;
- b) objecting to an excessive twelve months of noisy and dangerous sandstone excavation;
- c) noting unsatisfactory geotechnical investigation and reporting on the dangers to neighboring cliff faces and shale banks that have manifested problems in the past, to the extent that it is questionable that the massive excavation should proceed – rather, that after trimming the building site, all building should start at the ground level;
- d) objecting to an overdevelopment of a site coupled with a high Precinct vehicle ownership level that will elevate the present street parking load to a level where the whole Precinct becomes unlivable.

Those objections are supported.

F T LONG FCPA FCIS,

Apt 908, Mariners View, 97-99 John Whiteway Drive, Gosford NSW 2250

Past Chairman of Strata Plan 64085- Mariners View, and continuing to represent the interests of the residents of the John Whiteway Drive Precinct.