

NSW Planning Industry and Environment

Minister for Planning and Public Spaces or IPC

ref: SSD 10321

89 John Whiteway Drive Gosford NSW

Lot 100 DP 1075037

Lot 1 DP 45551

Saturday 24th April, 2021

Letter with Objection to the proposed design and development at 89 – 91 John Whiteway Drive Gosford, SSD 10321, plus Comments, concerns and suggestions raised.

Introduction

As with all construction and development, when creating new building/s upon bare soil and land, there will always be major impacts to the environment, native wildlife and flora and for residents. The problem with this new proposal of blocks of units is they impose upon the community already living in private homes in John Whiteway Drive before this idea was even given credence. Additional high rise units will '*build-up*' the existing environment confining people into an overdeveloped area, where there should be more careful planning and council management of developer contributions and design schemes.

No matter what a councils 'objectives' are for an area, the greater Central Coast community in John Whiteway Drive and surrounding precinct will be impacted upon by noise, shadowing and blocking of light upon residents homes, increased parking problems and traffic congestion, damage to nature reserves managed under council's objectives in rule to protect and provide a nurturing environment for local native wildlife and birds. Free walking rights for pedestrians will be dissolved into the ether during the building with restricted areas and safety concerns raised; as poor conditions arise with incoming heavy traffic and trucks etc to do the work, it places people in a terrible mess and conditions; there is no more room for this type or as many buildings as proposed in this design and council and state planning should be aware of those conditions. A major project as proposed will impact greatly upon the community within the confines of the immediate area.

Developers and a duty of care to the community; and

Green Open Spaces, flora and trees for community hubs (focusing on health, exercise and natural environment appreciation through conservation)

Developers have a duty of care for the wider community, which in this instance is not observed to the full meaning of *community*; *the process of construction and building goes against any predetermined ideas of a community*. A community can exist without additional high rise buildings and in fact the area deserves a charming appeal in housing and in giving people within that community pretty open spaces filled with parks and greener open spaces. The area has already been foreseen and designed to town planning commitments and space for people; so why ruin those designs now with overdeveloping it? Now is the opportunity for expanding greener spaces to incorporate these into the local community.

*"...A community is a **social unit** (a group of living things) with commonality such as **norms**, **religion**, **values**, **customs**, or **identity**. Communities may share a sense of **place** situated in a given geographical area e.g. a country, village, town, or neighbourhood (or in virtual space through communication platforms). Durable relations that extend beyond immediate genealogical ties also define a sense of community, important to their identity, practice, and roles in social **institutions** such as family, home, work, government, society, or humanity at large..."*

with ref. <https://en.wikipedia.org/wiki/Community>

The area would look much better with parks and greener open spaces with trees and native flora to encourage people to want to live here. That would complement the existing planning and infrastructure of the streets.

Imagine small park areas dotted throughout the streets and community, for exercise, walks, open green spaces, trees and flora, ponds that give home to local ducks and wetland birds; Much better health options for the wider community. Physical health, emotional and mental health should be viewed as part of the objectives in a happy, productive and healthier community under the present government. **The one park available near John Whiteway Drive is small in comparison to the amount of homes and high-rises; there should be more greener open spaces. Mr Rob Stokes Minister for Public open spaces would be aware of how much this is needed.** Given the many objections to the current proposal as it is, there are many others who feel the same way about their space and environment, and their vote to object to this plan should count when determining the application for this proposal.

There should be extensive surveys done to ensure fire safety as more buildings equal reduced time in leaving streets, confining residents into congested traffic areas and reduced escape emergency routes within the hub.

I am certain without having read the entire local council regional plan, that the majority of the community lean toward objection to it, yet these objections tend to be 'overshadowed' or 'under-stated' by new development designs in the proposal. These are 'fish out of water' concepts where local people are concerned not taking into

consideration that the three dimensional plan in reality for a living community is very different to a concept on paper.

As one of the other submissions suggests, '**...there are many other areas that would be suitable for development and construction...**' (where the impact to the environment and people - local nature reserves and residents - would be either non-existent or low).

Shadowing and Morning light blocked; Excess car fumes and noise and Eco-sustainable designed housing and environments

Shadowing and blocking morning or afternoon sunlight, excess car fumes, congested traffic, reduced green open spaces, and stress from industry level noise IS NOT in line with responsible planning of an area. If we had more eco-sustainable development plans and those who can understand, design and apply those projects that consider natural environments they would win hands down, no doubt. Long-term congested problems come with high rise buildings and additional traffic concerns in small confined community hubs.

The community already exists and a major project will impact upon people and their lifestyles; this 'plan' does not try to encompass any of these points and is beyond any reasonable measures for planning consent where living communities are concerned.

I would like to offer that the state planning authority find a developer who will encompass what already exists and within a moderate budget, design the current area as it is now with new sketches of public accessible greener open spaces with trees and at least two additional large native-plant parks/small reserves added to the area and view how this looks on paper. Colourful, beautiful and pleasant, and suitable for built up communities. It encourages people to walk to work, eat lunch outdoors and the community becomes healthier, happier. This is paramount in good business etiquette no matter what that business is. Development is still a business and it directly involves the local community.

More towering and light obstructing buildings will do more damage blocking light to existing green spaces and change the landscape in the immediate zone; damage and destroy habitats for native animals. (this point alone demonstrates that the overall planned design does not encompass these greener open spaces for the local community with great enthusiasm. Legislation for the protection of local wildlife is in place for that very reason, to safeguard against habitat loss and loss of natural green open environment spaces. Native wildlife habitats need to be conserved and to flourish as part of any community.

Aboriginal heritage sites and artefacts in Brisbane water catchment? And Local Council objectives and commonplace values

The inhabitants prior to modern infrastructure includes the Guringai community in the Brisbane Water catchment (and the Darkinjung community inhabiting the hinterland).

There are very probably aboriginal heritage sites and artefacts dotted throughout the lands in Gosford. The Guringai communities would have congregated around water for food and fishing; and may have burial sites in shore. The whole catchment of Brisbane Water estuary and shores may contain valuable sites and Gosford being one of those sites. Careful studies need to be done to protect what remains anywhere near those sites. The existing wildlife and heritage and culture of the area needs to be conserved before any further development ideas are even accepted into the community or on behalf of the community. These are the responsibilities that local council and the state and commonwealth bare.

The nature reserve near John Whiteway Drive also warrants special care and attention and the local council uphold these common values and planning objectives on behalf of the local community within these laws for conservation of natural environments; State planning authorities need to consider the burden being placed on councils with already busy schedules; the addition of more buildings places burden on services within the community.

Affordable Housing and devaluation of property by over-development (in confined spaces) and Open Green spaces and trees recreating fresh breathable air and strain upon Local Services.

The need for affordable housing should be looked at for housing developments as well as appreciating what the current buildings in the street have to offer residents in the community; New developments are not going to be '*affordable*' for many people. Local individuals have invested financially in the form of private homes, rates, gardens and amenities suitable for their lifestyle as it is in the present design without further development. This includes each individuals efforts, time and money poured into buying a home in that street, and in maintaining their private homes as part of the community and their lifestyle needs. Extra people and cars will modify and place a load upon current service needs.

Devaluation of property would also come into effect by overdeveloping an area. More development pushes prices up for buyers to acquire a new unit, and drives down value for existing properties through over-development and probably will increase certain levies. Certainly unfair practice for retirees or people with disabilities who might need to consider moving house to avoid the *expansion*. More buildings may place strain upon

water, power and telecommunications maintenance and increase levies for water and council rates for additional services, another issue that existing residents are faced with.

Environmental impacts will affect people as they will local fauna, which is why these design plans generate disapproval. Some lifestyle change is good. Major lifestyle change where lifestyle is 'impeached' is not. Development such as this imposes major change.

Retaining and expanding open green spaces that help to 'clean' the air and keep people happy within their local communities wherever they exist in the world is an important part of design concepts more so today and more so in areas where much development exists already. No person should be *squashed up* in an area by over-development. That can create ill-managed buildings and towns which can lead to degradation over time; that is not a responsible development concept for a local community; that can be devaluing to people's homes and lifestyles. If anything the community area within the John Whiteway Drive should reflect spacious planning and open green spaces with trees and gardens for community participation and congregation as part of the overall regional concept of a 'community'.

Funding for the creation of additional native bush derived Parks and green open spaces

Creating parks and more open spaces (*eg. like Sydney's plan to create green parks and the planting of 5,000, 000 trees*) is a sensible approach for cities and towns; A place to sit quietly, especially for people who need to live in a unit and work in a town or city. Over-development in this situation does not provide adequate space for these communities; for which these valid points are made with submissions, along with comments and objections to this development plan idea for John Whiteway Drive in Gosford.

Local council would be amenable to residents' rights, concerns and conditions. It is important for that trust to be upheld and developed foremost in **community to council and state planning to community needs**, opposed to **developer to state planning to council to community needs**. The act of having multiple associations that make decisions miles away from the local area and residents, is that those decisions are made by looking at statistics, design drafts and concepts on paper and computer. All too easy in two dimensional drawings, but very different when you live among it.

Tall canopy trees are important in creating pretty and welcoming spaces that individuals enjoy, and trees and flora filter pollution and recreate fresh breathable air; Tall trees support under-story flora, local wildlife and birds and help to restore community enjoyment, values and trust in their local council who will listen to the needs of the individuals who live within local communities.

Noise caused by construction

Residents will incur offensive noise levels for which is an undesirable noise level.

Construction (development and any form of major construction) should now be carefully rethought by the local Town Planning Authorities and the Building and Construction Industry Association to look at ways of:

1/ sustaining developments as part of local plans for communities (to include larger areas of greener open spaces, parks and trees as part of the town planning and developing process for communities); and

2/ containing building and construction sites and materials **within a frame of buffering soundproofed fencing materials** (eg. Such as plastic soundproofed building blocks (like large interlocking lego blocks) built around the entire site and/or padded soundproofed tents. Soundproofing will solve a large percentage of problems for community, council and developers. Everyone wins.

[Soundproofing helps to greatly reduce and buffer offensive noise to nearby residents and private business proprietors; and there should be better soundproofed garments and head gear for trade workers in the industry. This increases safety for all, safeguarding residents, tradespeople and the environment. It is a safer work practice and should be considered as a 'standard' in O H & S practices within the industry. It just makes sense to ensure everyone's safety and health, including mental health, emotional health, aural health and lowering noise pollution levels to barely audible noise levels. If developers are going to build then they should be responsible for their fellow-people in that community and the trade workers and the industry should be accountable to greater safeguard processes and those costs outlined in their proposals before development proposals are accepted or considered by local council or state planning authorities.]

In Summary

If people are objecting to proposed development at John Whiteway Drive Gosford then this is a sign that there is valid reason for it; Noting that almost always, objections outweigh support in major projects. People see their communities in their entirety in real-life situations not just as *paper drafts*.

The Central Coast Council and State Planning Authority should not consider or accept any proposal for development if the community's needs are ones of objection to this proposal; this implies good reasoning and judgement *straight from the horse's mouth* because.. how many staff from state planning authorities and local council live in the local community? Please send me the number of people that are the developers, local council and state planning staff members that live in John Whiteway Drive and nearby streets?

Overshadowing and height problems exist with new high rise units. There should be more open green spaces and support from local council to create new bush-like parks (small reserves with tall tree canopies and native shrubs; this will return the birdlife in greater numbers) and open green spaces that are easily accessible for local residents and

communities. **Wildlife and birds should be protected** and their areas expanded by parkland, to complete the scenic and coastal relaxed lifestyle that comes with living in coastal and seaside towns. **Providing spaces for exercise and community participation groups and walks** and pleasant surrounds encourages people to live a healthier lifestyle, take part in outdoor activities and this is economically sound nationally, for all and for the health system in Australia.

I therefore object to the concept and observe that the overall plan is not adequate for this area, being that it will align with over-development and be an 'eyesore' rather than a carefully designed area for a sensible number of residents and open green spaces and parks, not forgetting local native wildlife that also live in the community. Eco-designed sustainable lifestyles are becoming more and more in tune than ever before with the environment and people, in which we can live in harmony with all living things.

Given the choice I would rather NOT look at more cement, bricks and cars; breathe in more car polluted air and hear the sound of construction; And would prefer to have access to walk in open spaces, view trees and creeks, parks and ponds and the sounds of birds outside my unit.

I am certain that State Planning Authorities and Local Councils are privy to what these lifestyles offer people, actual lives with actual needs; if we cramp ourselves into tighter and smaller communities the need for greener spaces and forests, parks and reserves is now needed more than ever. Please seriously consider what this means in terms of real lives and how in the long term over-development can lead to socioeconomic issues and health problems. It just seems we are deliberately plunging valuable resources and finance in to developing areas with buildings in ways that cannot exist anymore and most people do not want to live in built up areas. Natural open spaces are always lost in the building process and these are difficult to reclaim once lost.