

26 April 2021.

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Address: 19/117 John Whiteway Drive Gosford, NSW, 2250

Objections to proposed residential development @ 89 John Whiteway Drive, Gosford, NSW, 2250 – (SSD-10321)

Height of the largest building.

The height of the largest building, whilst reduced to 9 storeys from 12, is still too high. It is obvious that Gosford City Council's (now referred to as Central Coast Council), policy that high buildings should not be built on top of hills but rather in valleys, has been ignored.

Removal of trees.

Whilst there are a limited number of trees to be removed from the site of 89 John Whiteway Drive, it doesn't take into account some extremely large trees, which pose a risk of falling thus damaging the complex known as Rumbalara Apartments, 117 John Whiteway Drive Gosford – SP53908. More trees should be removed.

Impact on adjacent properties.

Of concern is the threat of shearing rocks from the cliff face to all adjacent property owners below the proposed development. I am unaware of any investigation or evaluation being carried out to determine personal safety and damage to infrastructure below, but believe it to be imperative.

Insurance by Developer.

I object to the fact that there is no mention that the Developer will take out insurance to cover them in the event of fallen trees and shearing rocks damaging the property KA Rumbalara Apartments, 117 John Whiteway Drive.

Traffic.

The access site for traffic ingressing and egressing 89 John Whiteway Drive, should be to the east of the property thus alleviating traffic congestion during peak times on John Whiteway Drive and its neighbours. The roadway in front of 117 John Whiteway Drive is extremely narrow, particularly at the south-western end of 117 John Whiteway Drive to Georgiana Terrace. Thus, this proposed development, with its potential for increased traffic volumes, should not be approved until such time as the CBD network can accommodate the extra volume.

Given that Central Coast Council are currently in the hands of Administrator and millions of dollars in debt, it is doubtful they can be requested to widen the very narrow and dangerous road at the south-western end of 117 John Whiteway Drive to Georgiana Terrace.

Visual Impact Assessment.

The fact that the developer continues to reference other proposed developments, (whose application processes are not yet concluded), as examples of how these developments will impact the visual amenity in order to validate their own contravening the controls, is objected to.

