

**OBJECTIONS TO THE APPROVAL OF THE AMENDED DEVELOPMENT
APPLICATION EXHIBITED IN APRIL 2021 AS SSD-10321 AND DESIGNATED AS
89 JOHN WHITEWAY DRIVE, GOSFORD**

HEIGHT RESTRICTIONS OF GOSFORD CITY CENTRE SEPP 2018 (GCC SEPP)

GCC SEPP 2018 has specific AHD Heights for the site ranging from 73.0m (South Section) to 80m (NW Section).

The existing DA on the site exceeded these heights by approximately 3m on the basis that those heights were within the tree canopy and the forested ridge line would not be desecrated.

The proposed building heights of SSD-10321 are a breach of the GCC SEPP and have NO merit.

The Applicant stretches credulity by claiming that the GCC SEPP heights produce an inferior planning outcome. The GCC SEPP provisions are sound planning which have been in place for many years and have been applied to all existing developments.

FLOOR SPACE RATIO

The proposed development is an excessive use of the buildable area and will result in a low level of amenity for its residents.

The FSR should exclude the non-buildable area as addressed in the GCC SEPP.

LAND TITLE RESTRICTIONS

The Title restrictions are compatible with the GCC SEPP and the GCC DCP, and accordingly are clearly enforceable. The proposed development is in breach of those restrictions.

EXCAVATION VIBRATION DANGERS

It is excavation WITHIN THE BUILDABLE AREA that is addressed VERY SPECIFICALLY in the Special Area provisions for the John Whiteway Drive Precinct.

The reports supporting the application do not show that dangers have been assessed by trialing excavation methods and measuring the vibration impact on the adjacent cliffs and shale banks.

SSD Assessors are requested to enforce a proper evaluation of risks.

ON SITE PARKING

The over development of the site coupled with a high Precinct vehicle ownership level that planning does not address, will elevate the present street parking load to a level where the whole Precinct becomes unlivable.

F T LONG

908/97-99 John Whiteway Drive, GOSFORD