



The Broadwater

127-129 Georgiana Terrace, Gosford NSW

Strata Plan 33149

From:

Members of the Executive Committee of **The Broadwater** Owners' Corporation 1
27-129 Georgian Tce
GOSFORD NSW 2250

Name of Applicant:

SH Gosford Residential Pty Ltd. SSD-23588910

We have the following objections to the City Quarter (stage 1) proposal:

1. The proposal offers no benefit to the existing Gosford community.
2. The footprint of the buildings is too large for the site, with buildings will be crammed too close together with little space between them.
3. The huge scale is totally at odds with the buildings in the vicinity.
4. It reduces the amount of open public space residents previously enjoyed.
5. This pressure on the decreased amount of public space left available will be extreme, given the number of units and new residents proposed. This will result in reduced a quality of living for residents in the vicinity.
6. The large amount of residential accommodation will place increased demand on community infrastructure and services.
7. The proposed tower is too high. Its height is totally at odds with the buildings in the vicinity and unsuitable for the Waterfront site.
8. Stage one includes the first of three towers which, together with other proposed towers in nearby streets will produce walls of tall buildings, which together will prevent the ingress of sunlight and the flow of ocean breezes to buildings already situated to the East of the proposed development. This is of major concern to residents of **The Broadwater**.

9. Also of concern to Broadwater residents is the lack of consideration given to view sharing in the proposal. **The Broadwater** building backs against Henry Parry Drive and the views it once enjoyed over Brisbane Water are already being 80% blocked by developments immediately adjacent to it. The Central Coast Quarter will block the remaining 20%.
10. Table 2 (p33) rates residential sensitivity as high, while splitting other viewers into a large number of different low/moderate categories: this creates a misleading contrast. Also, other users are all passers-by who will view the towers fleetingly, while residents will see, and have their sunlight blocked, 100% of the time. The Central Coast Quarter as proposed would be the final closure of the natural view, sunlight and fresh air previously available to **Broadwater** residents.
11. The *Sydney Morning Herald* (26/09/2021) and the Coast Community News (05/03/2021) both reported on the proposed **Design and Place SEPP** which is being developed in response to the major challenges of COVID-19 and climate change. Adequate provision of communal space, fresh air and areas of planted trees has become more important than ever.

We declare that no political donations have been made by any of us during the last two years.

Yours faithfully,

Dr Gillian Perrett (Unit 26, Hon Secretary)

Prof Christine Duffield (Unit 27)

Mrs Lorre Brown (Unit 36)

Ms Deborah Spenser (Unit 16)

Ms Kay Bayliss (Unit 34)

*Members of the Executive Committee of **The Broadwater** Owners' Corporation*