

7 October 2020

Response to the DA .011.2020.00059347.001

To whom it may concern,

We are writing to respond to the DA .011.2020.00059347.001 and outline our objection to this development application lodged with the Central Coast Council for 2C Amethyst Avenue Pearl Beach.

My family has owned our property [REDACTED] for over 27 years where we have raised my family and my grandchildren and am highly upset by this particular application. It must be noted that I have not received the notification letter issued for this Development Application by Council for this application and am greatly concerned as to how this has been missed. As the owner of an adjoining property, I am most concerned about the proposed development, which in its current form has a sizable balcony which would overlook my backyard and eliminate any sense of privacy that we currently have.

The siting of this deck does not take the following into account the following:

1. People on this proposed balcony would have a direct line of sight down into our backyard and therefore removing the current levels of privacy.
2. They would also be able to see through upstairs bedroom windows and rear door of the balcony into the two of the bedrooms.
3. We too have a deck that is covered and use this for family meals and gatherings and all the elements of privacy will be removed if this DA were to be approved in its current form.
4. It concerns me greatly that this deck has unhindered views into this deck area and family areas of not just our property but all of the surrounding properties
5. Further the concern is that this deck is not enclosed in any way and there is no acoustic treatment to deal with the noises that will emanate from the property.
6. We believe that it is unacceptable in terms of the privacy to all of the adjoining owners.
7. We believe that it is unacceptable in terms of the noise levels to all of the adjoining owners as well as ourselves given the proximity of this proposed deck to the backyard and our living areas.
8. We understand from our discussions with our neighbors that this application as it currently stands exceeds the maximum allowable floor space ratio set by both the Gosford Council and Pearl Beach planning controls, can Council please confirm if that is the case.
9. The existing single storey building was compatible with the limited sized site that is below Council's required minimum 550m<sup>2</sup> lot size. However, this bulky 2-storey proposal is an overdevelopment of the site, out of proportion with its constrained site area.
10. The proposed development will have an overbearing impact on my property given its two-storey element is in close proximity to my rear yard.
11. As noted we have not been in the position to undertake a detailed review of this application and cannot understand the reasoning associated with the issue being fast tracked whilst this concerns have been raised by others and we have not had that opportunity.
12. This development is out of character within Pearl Beach, by allowing what appears to be a double story building (or buildings) to be built on an exceedingly small site.
13. This approval of this particular application would establish a dangerous precedent by allowing higher density development and overdevelopment to occur in Pearl Beach, which has so far been successful in not allowing this.

Given the short period of time to review this we believe that perhaps a realignment of the deck area and or a reorientation to the front of the property with some of the deck area and a softening of this space and acoustic treatment it may be more conducive to all parties. We are also open to a Council held forum and a mediation meeting onsite with the affected property owners , the owners and Council to discuss and resolve these matters.

