

Chief Executive Officer,  
Central Coast Council  
PO Box 21  
Gosford NSW 2250

Dear Sir,

**RE: Development Application 59543/2020  
26 Russell Street, East Gosford.**

[REDACTED] hereby submit an objection to the proposed development on the grounds that we believe it contravenes Gosford LEP 2014 as follows:

- 1. Part 4 Principal Development Standards –  
4.3 Height of Buildings, (1) The Objective of this clause is  
© “To ensure that all buildings continue to receive satisfactory  
exposure to the sky & sunlight.”**

[REDACTED]

[REDACTED]

- (b) This proposal also increases the height of the roof line from the present 11.12m to 14.02m.** [REDACTED]

[REDACTED]

We respectfully request the application be rejected.

- 2. Part 4.4 Floor Space Ratio (1) (b) “The objective of this clause is to control the building density & bulk in relation to site area in order to achieve the desired character of the area.”**

The proposal shows no regard to this objective & is illustrated by the surrounding properties:

	<b>Land Area Sqm</b>	<b>No Units</b>	<b>Area Land/Unit</b>
<b>20 Russell St</b>	1006	4	250
<b>22 Russell St</b>	759	4	189
<b>24 Russell St</b>	759	3	253
<b>26 Russell St</b>	<b>758.87</b>	<b>8</b>	<b>95</b>

We respectfully request the application be rejected.

**(1) Car Parking**

The Objective of this “clause is to ensure development approval is NOT granted for developments that increases the existing gross floor area or the number of units without increasing the number of car spaces for each extra unit.”

**Gosford LEP 2014 7.1 Car Parking**

**7.1.3.2 Schedule of Regulations**

**A. Multi Dwelling Residential Flat Building**

**(1) Assigned Parking Numbers**

**“Minimum 1.5 Car Spaces/Dwelling must be provided On Site”**

The existing house has two Car Spaces On-Site. The proposal is providing four (4) On Site Car Spaces but the code is stating 12 On Site car Spaces should be provided.

In comparison

20 Russell St	with 4 units	has 4 lockup garages	+ three visitor spaces	on site
22 Russell St	4	4	“ “	+ one “ “ “
24 Russell St	3	3	“ “	+ one “ “ “
<b>26 Russell St</b>	<b>8</b>	<b>0</b>	<b>“ “</b>	<b>&amp; four Visitor Car Spaces.</b>

We respectfully submit the application be rejected.

The whole area of East Gosford between the Victoria Street shops & Hylton Moore Park has been planned, zoned & developed to provide a quiet, pleasant ambience for residents approaching retirement & more advanced peaceful living. This proposal appears to have been planned with an almost total disregard for the character of the existing development that surrounds the proposal.

We thank you for your consideration & look forward to a favourable decision soon.



