

17 December 2021

**Summary of Public Submissions for DA 21/14808 (PAN-161892)**

**51-57 & 59 Masons Parade, Point Fredrick**

SUB-917 (22/11/21) - In Support

Long Jetty NSW

This will be an excellent addition of a very attractive looking building to Masons Parade and enhance the general look of the Gosford water front. In addition, it will provide more affordable, modern and attractive accommodation for over 55's and for the Veteran Beneficiaries of this highly respected Central Coast charity (Brisbane Water (NSW) Legacy).

SUB-929 (24/11/21) – In Support

Wyoming NSW

What a great project to have accommodation right in Gosford. Not only does the design promote Gosford's development but it also offers affordable accommodation to low income beneficiaries.

SUB-935 (25/11/21) – In Support

West Gosford NSW

The site of this proposed development is perfect for the elderly war widows who currently reside there, and for future residents. Legacy provides a wonderful service to the community, and i understand with no government funding. The sub division makes sense, as the current buildings are no longer suitable for elderly residents, and the fact that it is a retirement village, means that the building and grounds will be well looked after for the long term.

I support this proposal as a life long resident of the area, and see how this will continue to improve and revitalise the Gosford waterfront area.

SUB-964 (29/11/21) – In Support

East Gosford NSW

Clearly a wonderful decision to redevelop this site. A site, which, for as long as I can remember, has remained the very beating heart of a uniquely Australian Organisation. An Organisation which genuinely demonstrates its commitment to both meet the millennium head on and affirm its place approaching a second century of devoted care to the families of our Veterans. The solace provided by Legacy is unequalled nurture. Within a most accessible and beautiful location, I applaud Legacy's decision to further enhance its dependants lives and their site on the Central Coast.

SUB-965 (29/11/21) – In Support

Point Fredrick NSW

I completely support this application.

SUB-966 (29/11/21) – In Support

Wyoming NSW

Great application.

SUB-974 (30/11/21) – In Support

Wyoming

The Legacy Village provides accommodation to those less fortunate within our community, by providing affordable and safe housing. The redevelopment will be able to provide this type of accommodation for the future, in updated, modern facilities. It will stand strong and be an ideal redevelopment for those who require the most support.

SUB-1008 (10/12/21) – Objection

Point Fredrick NSW

I object to the Legacy redevelopment as it will block my view of the large beautiful trees and sky, which are the only nice things I view from my western facing living room windows.

SUB-1011 (14/12/21) – Objection

Point Fredrick NSW

The DA for the Legacy Seniors Village in it's current form has not addressed the following matters:

1. The Proposed Subdivision - Creates site isolation to three sides of the development Lot:7 DP:218157, Lot: 4 DP: 327014 and Lot: 5 DP:218157. The proposed subdivision allotment shapes do not provide a satisfactory relationship to current and future adjoining developments.
2. The non-compliance of Height and FSR are adverse and not compatible with the scenic character of the streetscape and neighbourhood - The building is out of scale and bulky. The excessive height is detrimental to the current adjoining properties and any future developments amenity in terms of visual privacy, views, solar access, noise and other amenity design matters. It is not in line with the desired character.

3. The proposals sun diagrams indicate that more than 50% of the resulting subdivision allotment 2 and adjoining Lot: 4 DP: 327014 site areas will be affected by the proposed legacy's building overshadowing in winter. The resulting allotment 2 (and future development on that land) and further adjoining properties to the south will not receive at least 3 hours of sun. Additionally the street and park area where many families come to have lunch and BBQs will be affected and be in constant shadow.
4. There should be an even softer landscape approach to streetscape. This design in conjunction with the newly built Ravello apartments create an extremely hard edge to the street level as opposed to what the current Legacy Village provides at present - open space and parklike setting.
5. The proposals out of scale building creates additional traffic generation and exasperates street congestion for a small street with a cul-de-sac and dangerous street intersections to a state classified road. The recently built Ravello apartments on Masons Parade plus the Legacy proposal and proposed future subdivision (and future developments) plus the visitors to the locality are creating dangerous levels of traffic and street parking conditions.
6. The proposal is in a sensitive flood affected area and the oversized building structure will further exasperate conditions.
7. Overall the proposals subdivision and site design has not taken into consideration and does not resolve many aspects of current and future development of adjoining sites and desired streetscape and neighbourhood character. The proposal should consider looking into a site design that opens up more to Masons Parade (shift landscaping to the front) and put the building further back to ameliorate the traffic/road noise for the senior residents and maintain the current openness to the street and corridor views.

The proposals height, bulk and scale is not a good outcome for the future senior residents, neighbours or visitors to the waterfront area.