

Gosford City Council
91/99 Mann St,
Gosford NSW 2250

Dear Planning Department,

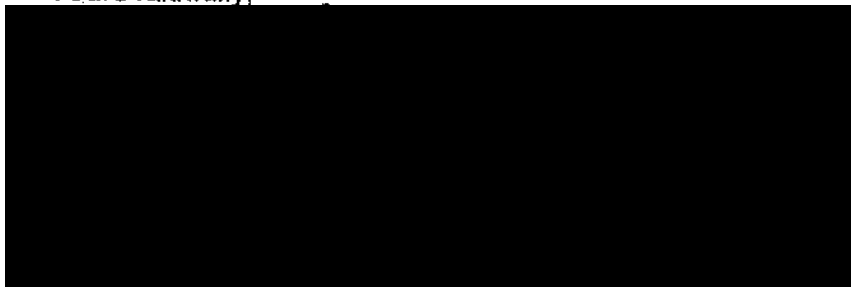
Re: Development Application Lot A DP339787 166 Booker Bay Rd at Booker Bay

The proposed Alterations and Additions to the Existing Dwelling including New Studio and Cabana will have a detrimental impact on my property and my lifestyle. The following points address this issue.

1. The set back in the plans extends by more than double the existing width of the current balconies. It will impede on my current water views and will negatively impact on my privacy as my 3 bedrooms are located adjacent to the boundary and the occupants' noise will carry through to my bedrooms. My lounge & TV room is only 5 metres from the middle balcony. The floor space extension exceeds the Gosford Council Local Environmental Plan 2022: Clause 4.4 and the extension at the front (waterside) is where the main extension is and is also the area that I have concern about. Can this be reduced to comply with Gosford Council floor space ratio (FSR)? Is a third balcony allowable? On reading the proposal there appears to be several points raised that do not comply with the Local Environment Plan 2022 such as FSR and maximum height plan.
2. The three new balconies on three separate levels increase the floor space by 9%, roughly an extra 35 sq metres, all 3 will potential deprive me of privacy and a quiet environment which I current enjoy. I am an elderly citizen and feel the potential extra noise and impact will have a deleterious effect on my health and wellbeing.

I respectfully request that you take my concerns and objections seriously.

Yours faithfully,



21 March 2023

Central Coast Council
91/99 Mann St,
Gosford NSW 2250

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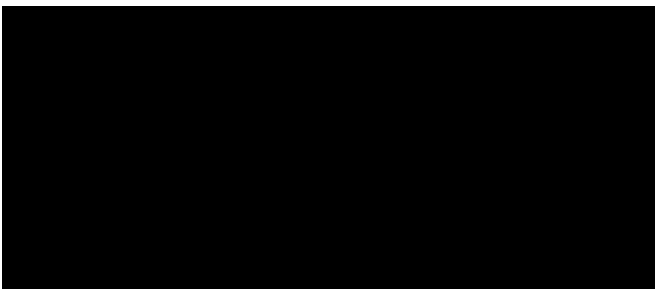
Re: Development Application Lot A DP339787 166 Booker Bay Rd at Booker Bay

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1. The set back in the plans extends by more than double the existing width of the current balconies. It will impede on my current water views and will negatively impact on my privacy as my 3 bedrooms are located adjacent to the boundary and the occupants' noise will carry through to my bedrooms. My lounge & TV room is only 5 metres from the middle balcony. The floor space extension exceeds the Gosford Council Local Environmental Plan 2022: Clause 4.4 and the extension at the front (waterside) is where the main extension is and is also the area that I have concern about. Can this be reduced to comply with Gosford Council floor space ratio (FSR)? Is a third balcony allowable? On reading the proposal there appears to be several points raised that do not comply with the Local Environment Plan 2022 such as FSR and maximum height plan.
2. The three new balconies on three separate levels increase the floor space by 9%, roughly an extra 35 sq metres, all 3 will potential deprive me of privacy and a quiet environment which I current enjoy. I am an elderly citizen and feel the potential extra noise and impact will have a deleterious effect on my health and wellbeing.
3. I would like the current plan to have a maximum of 2 balconies with the proposed top balcony not to be considered and with the other 2 balconies to have a reduced floor space.

I respectfully request that you take my concerns and objections seriously.

Yours faithfully,



21 March 2023