

Independent Planning Commission Submission – Magenta Shores Integrated Tourist Facility MOD 5 – 12 December 2018

Thank you for the opportunity to address the Commission on behalf of the Magenta Shores Community Association. I have been a member of the Executive since its inception about 10 years ago and am currently the Secretary.

As a Town Planner I am very familiar with the planning process and its challenges ...particularly when throwing Community Titles Legislation into the mix with the EP&A Act. In the beginning with the original 2004 Masterplan approval in place, it was intended that the whole site would be designed and constructed by Mirvac and be completed well before now.

This has not happened and we have lurched from development certainty under Mirvac to a very rocky and uncertain development future as the developer seeks to increase densities and height across the site with scant regard to the approved Masterplan. This was evident in the previously approved Modification 4 which is currently under construction.

Modification 5 sought to replicate Modification 4 which included a 40% increase in the number of lots, reduction in green space and golf course linkages as well as a straightening of the roads. Following a site visit from departmental officers (which I don't believe happened for the previous modifications) the Dept has recommended significant changes to the current application which include a reduction in the number of lots, the addition of a pocket park and the re-instatement of links to the golf course. The CA generally supports these amendments although we would have preferred the addition of another pocket park.

However, the continuance of this ad-hoc approach to the development without a new Master Plan, not only provides uncertainty but places substantial risk to the overall theme and quality of the development.

Our main concerns which remain unresolved are:

The potential for further, ad-hoc, modifications to the Masterplan rather than a requirement that a new Masterplan be prepared if any more increases in density or major changes are proposed.

The potential for the developer to sell off individual lots in this and any future stage without the appropriate design guidelines in place. This happened in a previous stage and resulted in delays, frustration and considerable additional expense to applicants and the Community Association.

Whilst we have been attempting to negotiate with the developer's representative to adopt a new set of Architectural and Landscape Guidelines for many years (and have made some progress recently) we still feel very exposed, to inappropriate development being permitted, which is not in keeping with the existing scale and theme of development at Magenta.

To provide certainty that the existing scale, amenity and theme will be maintained in future stages we request the following:

- If any increases in density are proposed in the next stage, this should trigger a requirement that a new Masterplan be prepared for the remainder of the site;
- Indicative designs should be included as part of any application to subdivide;
- If lots in any future stage are to be sold off individually, detailed design guidelines should be prepared and included in the Architectural and Landscape Guidelines for the Estate.
- The Central Coast Council should require applicants to provide evidence that they have received approval from their Neighbourhood Association and the Community Association prior to lodging the application with Council. This is a requirement of the Magenta Shores Community Management Statement under the Community Titles Legislation.

We are very lucky to live, or own property in such a beautiful place and we would like it to remain so for future generations to enjoy.