

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Magenta Shores Development DA 32-01-2003 MOD 5
Date: Thursday, 13 December 2018 2:07:35 PM

As long-term property owner at Magenta Shores Estate I are extremely concerned about the development of 51 lots at 19 Whitehaven Avenue Magenta. Magenta is a high quality golf course estate.

In Particular:

- 1) The development is high density, low cost housing, which is totally out of character with all existing development at Magenta Shores.
- 2) The Department of Planning and Environment has approved 51 lots as opposed to the approved Mirvac Master Plan of 36 lots
- 3) The application was judged “deferred development” by Wyong Council on the grounds density must be reduced from 51 to 45 lots, plus make a number of other changes in regard to building heights etc.
- 4) The cost per dwelling is significantly less than existing dwellings at Magenta Shores.
- 5) Insufficient, improper space has been allowed between buildings. Already it looks like a “wall of ugly building” visible as you drive into magenta Shores.
- 6) Insufficient space has been made for parking, which will result in excessive on street parking.
- 7) No allowance has been made for proper streetscaping or any open green space like the rest of Magenta. The development is already sticking out like a sore thumb.

The development does not fit with the amenity of the residential estate and is totally out of character with existing development. It does not meet the objectives of the approved local environment plan for the precinct. The approved Mirvac Master Plan allowed for 36 lots not 51 lots for this subdivision.

I welcome further development at Magenta that will enhance and diversify the community. However the standard of development and construction must fit within the Magenta Shores milieu.

I do not welcome low cost, high-density inappropriate development into this very special place which current owners bought into.

I totally disagree with findings of the Department that this development will

not affect our property prices. How such a conclusion could have been reached is beyond belief.

A major mistake has been made in approving this development by the Department of Planning and Environment.

Inappropriate development like this must never again be approved at Magenta.

Yours faithfully,
Stephen Morris

