



David Shoebridge MLC
Member of the NSW Legislative Council

**The Greens NSW
Submission
1 August 2014**

RE: DA42661/12 Avoca Beach Picture Theatre

Chief Executive Officer
Gosford City Council
P.O. Box 21
Gosford NSW 2250
gocity@gosford.nsw.gov.au

Thank you for the opportunity to respond to the proposed voluntary planning agreement in relation to the Avoca Beach Picture Theatre.

The Avoca Beach Picture Theatre is a cherished local landmark, which is very highly valued by locals and visitors to Avoca alike. Rather than being overwhelmed by an inappropriately over-sized development, the Picture Theatre should be being protected as a listed local heritage item under the Council's LEP.

At the outset I note my strong concerns and opposition to the proposed redevelopment. My office has received correspondence from a number of local residents raising their substantial, and in my opinion justified, concerns about the proposal and its impact on their local area.

The proposed development will see an unjustifiably large increase in the development footprint on the site. If approved, it will increase the permissible development on the site to allow a cinema megaplex, restaurant, gallery and multi-unit housing. I further understand that, if it was approved, Council would be required under the voluntary agreement to undertake substantial work in Hunter Park, including the removal of 9 habitat trees over 10m each in this coastal urban fringe area.

We also understand that the DA doesn't increase the number of available parking spots available, something that seems unrealistic with the increased capacity of the site. There are already issues with parking in the area, particularly during the summer months when visitors and local residents flock to the beachside area.

I understand that the developer, Hunters, in its submission of the VPA in relation to this development claims that the changes to Hunter Park will have "no impost on the community." This statement is simply unsupportable given the scope of the proposed changes including the entry courtyard for the development which will impinge on the public open space of the park and the loss of valued and mature trees.

The lack of setback from Hunter Park and the unprecedented height of four storeys proposed for the new building is well in excess of the current height restrictions.

As a whole the height and bulk of this proposal represents a substantial assault to the unique and valued streetscape of Avoca Beach. It would place an out-of scale modernist box at the south end of the beach. This which be a dangerous precedent leading to the almost inevitable overdevelopment of the entire beach frontage. This would lead to associated view loss and



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amenity loss for surrounding landowners and cause ongoing disputes and rancour in the community.

Finally, the impact of the proposed development on Avoca's prized heritage Picture Theatre would be utterly unacceptable and would overwhelm its cherished built form and historical scale.

For the reasons set out above I would urge the council to reject this application.

Regards,

A handwritten signature in black ink, appearing to read 'D. Shoebridge', written in a cursive style.

David Shoebridge
Greens NSW MP