

Form: DA Submission
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Development Application: 011.2019.00056190.001
Applicant: Melb St Pty Ltd
Description: Proposed Multi Dwelling Housing Development

Comments: On reviewing the revised plans for the development at 32-26 Melbourne St., East Gosford, I have to say that I was shocked to see the increase from the original proposed 13 to 22 dwellings. Generally, I have been supportive of the recent changes to housing styles in East Gosford, but this new housing development would have to be classed as high density and out of keeping with the rest of the suburb. The plans refer to other multi dwelling sites in Melbourne St., but I fail to see the comparison; photos are shown of villas and townhouses that total 4 or 5 on a block. Extrapolating this, I would expect to see 12 - 15 on an area the size of 32-36 Melbourne St, not 22. The impact of such high density housing on the surrounding properties and streetscape does not seem to have been considered. It is quite obvious, that to pack this number of apartments on this size block, the developer would have to provide underground parking, but the vehicular access in Adelaide St will undoubtedly cause problems. I note that the traffic survey was conducted on 5 July 2018; how convenient that this was the last day of Term 2 and would have been an exceptionally quiet day with most, if not all of the Secondary School pupils already on leave. The traffic survey should be repeated on a normal school day, when cars are always 'backed up' past my house in Melbourne St., trying to join the further congested traffic on Adelaide St - all trying to get out onto the Central Coast Highway. This is a daily occurrence during term-time morning and afternoon and it can sometimes take me 10 minutes to get from my house to the traffic lights at the intersection! I would also like to express concern regarding waste management, with this number of dwellings being added to the already ageing sewer infrastructure. Will the building work include the renewal of old sewer line on these plots? Regarding the excavation of the site for underground parking, how on earth will the heavy trucks and associated trade vehicles be managed on roads that are already heavily congested and have parked cars on both sides of Adelaide and Melbourne Streets every day?