

Form: DA Submission
Reference No: 5cafae6563b09
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Development Application: 011.2019.00056190.001
Applicant: Melb St Pty Ltd
Description: Proposed Multi Dwelling Housing Development

Comments: I am a resident of East Gosford and have lived here for over 30 years. This development is a significant game changer for East Gosford based on the corner location that leads into East Gosford and the size of the land. I object to the current DA based on: 1 It does not meet the character test for our village. This corner has traditionally been full of trees with a few small residential houses. It is really green and beautiful and has provided East Gosford with the sense of a pretty village. Developments around this have been usually townhouses and villas on single blocks. This represents 22 units, an overdevelopment that will overwhelm the site and change the character of East Gosford. 2 The DA indicates that some elements of the site do not meet the setback requirements. Given the size of this development, it is critical that all elements of the development are set back to the DCP requirement, or even set back further to keep clear of the busy corner and provide a beautiful street frontage to cover the development and allow for deep soil planting. The plan indicates that some elements will be a 1 metre variation. This is significant and the DA should be rejected for this variation alone. 3 The DA indicates that the building's internal setbacks have been varied and do not fully comply with DCP requirements. This must be viewed in consideration with the frontage setbacks also being varied, thus creating a development that is overcrowded. This is not acceptable. I note also that private open space has been varied to account for overdevelopment of the site as well. 4 It is very sad in this day and age that the DCP requirement of 10 per cent of the dwellings is not considered. What planet do these developers come from? In a day and age where we are really making progress on equity in housing and services, they should hang their head in shame that they aren't able to build one accessible apartment out of 22 units. Central Coast Council must reject this development on this aspect.