

Mark and Lisa Tyler  
31 Webb Street,  
East Gosford NSW 2250

17.4.19

Please acknowledge our **absolute objection** to the development application No. 56190/2019 Property Lot:2 SEC:12 DP:939740, Lot: A DP:366607 No 32 Melbourne Street East Gosford, 36 Melbourne Street, East Gosford. Proposed Multi Dwelling Housing Development.

We would like to acknowledge that we are local residents, who have lived in East Gosford since 1997 and have resided in Webb Street since 2004, and after reading through other local submissions of objections to this proposed development, state that we agree wholeheartedly with the valid points of objection raised against the abovementioned application but would also like to add our voice.

**(i) Current existing Problems with Traffic Congestion along Webb Street, Melbourne Street, Adelaide Street, Russell Drysdale Street and Central Coast Highway during morning and afternoon school peak travel times approx. 7.45am – 9.15am then 2.30pm – 3.30pm.**

As local residents, traffic congestion during peak school travel times is an inconvenience that we “choose to live with” because of the beauty and convenience of the area, however, continually adding to this traffic congestion is seeming to be poor judgement on the behalf of town planners and is exceedingly deterring from the beauty and convenience of the area.

From our personal observation and assessment, the current traffic congestion has been a relatively long term consequence due to the existing infrastructure located within the surrounding streets of the proposed Development with the relatively narrow streets needing to cater to the volume of private transport and school buses required to accommodate access to two secondary schools, two primary schools, a pre-school, Gosford Regional Gallery, Elizabeth Ross Park, the existing residential properties and the local shopping village. Based on personal experience, the original traffic survey submitted with this application appears to be totally false, so as a priority, should be reassessed to determine an accurate base line of traffic and pedestrian flow for any further consideration of development for this site to be credible.

**(ii) Gross overdevelopment of site / impact on existing services:**

As regular, everyday people who reside in this “changing suburb”, we admit we do not hold formal qualifications to enable us to determine what is or isn't an appropriate number of dwellings in the development for that specific site, we have to rely on those who do hold the appropriate qualifications and are employed by our local Council to make decisions for us, based on regulated guidelines that have been set in place – not flimsy requirements that can be changed at the whim of someone who wishes to

exploit them for personal financial gain regardless of the long term consequences for the environment of the local community.

We lodge a strong protest against the application for 22 dwellings at the abovementioned site and feel that even the original submission for 13 dwellings will place too great an impact on the existing local traffic flow and service management systems, given that the site previously only contained 2 private residential buildings.

We understand that in the name of progress, skyscape and landscape change is always inevitable and regardless of objections raised by local community or neighbouring properties, change will continue to happen. Therefore, we accept development 56190/2019 may go ahead in some form, just hopefully not in the currently proposed design. However, we also want to state that it is saddening that the pre-existing aesthetic quality of open space in East Gosford has continued to change where at every opportunity, properties that housed 1 residential home are being bought by developers to now accommodate multi dwellings of villas or townhouses. In our opinion, the development application No 561990/2019 in its current proposal far exceeds any development previously conducted in the community and will have an absolute negative impact on many aspects of infrastructure and aesthetic lifestyle of the local area.

**(iii) Allocated car spaces – driveway location:**

From personal experience and common sense logic, it would seem that the allocated parking spaces in the existing development application No 56190/2019, will most likely be inadequate to meet the needs of the dwellings, especially where there is more than one car per dwelling, therefore will add to street congestion with additional cars claiming permanent parking rights on the surrounding streets.

The proposed application for an underground car park to garage these cars, with a driveway that leads onto Adelaide street will create further havoc to an already saturated volume of traffic during peak times in addition to creating disruption and possible / probable danger to pedestrians, many of whom are children, due to blind spots created by the proposed structure and perimeter walls that lead to the Adelaide Street, frontage. This concern is not only based on an underground carpark and large number of cars but with the development application for building waivers and extensions, which again exceed current building guidelines.

In whatever form this development application will eventually be granted, we personally request that the relevant environment and planning personnel, please take into consideration the absolute necessity of moving the current requested driveway from Adelaide Street to Melbourne Street where it will still have a negative impact on traffic flow, however will be a better option than the current proposal.

**(iv) Clarification of Changes to Bushfire Prone Land Mapping:**

In November 2006 we received notification from Gosford City Council of changes to Bushfire Prone Land mapping re our property at 31 Webb Street, East Gosford which is located almost directly behind the proposed development application No 56190/2019 for multi housing dwellings. As yet,

we have not seen any reference to building guidelines for Bushfire Prone Land Mapping for this proposed development, so would like to seek clarification if there a significant change of zoning for this development where it does not need to be upgraded to comply with NSW Rural Fire Service Requirements.

**(v) Personal Objection to over development of local area:**

As previously stated, we live in Webb Street, and are almost directly behind the current development proposal, our property size is 544m<sup>2</sup>, in keeping with the previous community feel for property size. Unfortunately for us, the current proposal for the development site at 32 – 36 Melbourne Street, is totally out of character for the area and will compromise our privacy with dwellings looking directly into our backyard, pool and entertainment area.

Please let it be noted that we will not give permission for any services for this development, including stormwater, sewerage or easements to be implemented or accessed through our land.

Although not specific to the development application 56190/2019 we are objecting to, I would like Council to consider our concerns re personal privacy given that the two adjoining properties to our home in Webb Street, those being 29 Webb Street – 474m<sup>2</sup> and 2 Adelaide Street – 481m<sup>2</sup> have also been purchased by a developer so we have concerns for inevitable further traffic congestion and privacy issues when those sites are consequently developed.

As local residents, we have seen a constant flow of change in the demolition and rebuilding of properties in East Gosford and Caroline Bay, some of which have contributed to beautifying the area, so please let it be noted we are not totally opposed to change.

However, we are also aware of other more recent purchases by developers, within our suburban locality that will also have a major impact on the current oversaturated traffic flow and strain on existing services eg. Bonython purchasing properties in Caroline Street and rumors that Bonython have also purchased the Elanor Hotel site on the corner of Adelaide Street and Central Coast Highways, with plans for further development.

In closing, please note our strong objection to development application No 56190/2019 going ahead in it's current plan, not only for the negative impact that this overdevelopment will have on our local community but also in light of future large scale developments that will inevitability take place because East Gosford is a conveniently situated suburb on the Central Coast.

Kind Regards  
Mark and Lisa Tyler