

1 April 2022

**PUBLIC SUBMISSIONS FOR DA 10132**

**RESIDENTIAL FLAT BUILDING AT 56 Beane Street, Gosford**

SUB-341046 – Objection

Holgate NSW

The number of parking spaces provided is insufficient. The da provides only 19 parking spaces for 41 apartments. Nearby developments allow 1 space per apartment plus an overflow for visitors. Street parking is already at a premium, impacting on residents and businesses.

SUB-341071 – Objection

Green Point NSW

To whom it may concern,  
I support development in Gosford, and I support more public and affordable housing being built. That being said, the current site is a poor choice because it is adjacent to existing public housing.

It is recognised that public and affordable housing is best provided when integrated and mixed into the community. This is a better experience for everybody, as the NSW Government recognises, stating their goal of "better quality social housing in mixed communities, with a combination of social housing, affordable housing and private rental tenants living in the same area."

(<https://www.communitiesplus.com.au/about-us/future-directions>) The Australian Housing and Urban Research Institute agrees: <https://www.ahuri.edu.au/policy/ahuri-briefs/public-housing-renewal-and-social-mix>

Since the proposed development site is adjacent to existing public and affordable housing blocks on Gertrude Street, it does not seem that these principles are being followed.

This is the primary objection I would raise to the choice of site for this kind of development.

Other factors of concern:

1. Setback and green spaces: The proposed development has extremely limited setback from the street and additionally has very minimal open space. Considering that Beane St currently has no other open space and it is a long walk to the nearest park or green space, this development will not promote outdoor leisure, active lifestyles, or sense of community. A better use of the site, considering the shortage of parks or green spaces in the area, would be grass or playground. If the site is to be developed as housing, the development should include more open space

2. Parking. The street already fills up with cars due to commuters, and the site is currently used by approximately 30 cars each day. The proposed development is for 40 units but only 19 car spaces. This

will compound the parking shortage on the street. The development should be modified to include more parking. A forward thinking government or council could even include public car parking for commuters to replace the 30 spaces lost by developing the site.

SUB-341598 – Objection

Wyoming NSW

There appears to be insufficient parking provided.

We have seen the same problem with both the ATO and Finance buildings recently completed in Mann St Gosford by State government. While we much welcome the investment we certainly do not believe our streets should be clogged with parked cars from users/residents of these structures. Citizens are now unable to access businesses in Gosford because there is insufficient parking. Even where one car space per residence is provided there is an overflow onto street parking.

Many public housing residents own cars!!

SUB- 345287 – Objection

Gosford NSW

(next page)



Dear Mr Roberts,

Re: DA 10132 Development Application 56 Beane St Gosford

I am the owner of 3 Hills St and run my Surgical Practice from this address, the development at 56 Beane St will back onto the adjoining Sports Medical Centre, which is located next to my Practice.

Presently the parking has become a major issue with commuters leaving their cars in Beane and Hills Streets and in other non 2 hour parking place.

This development is for 41 apartment's with only 19 car spaces leaving at least 22 potential cars (this does not include any two car families) permanently parking in the surrounding streets, thus reducing the already shortage of parking for my patients and for the other Medical Centre's in this area.

As the parking is such an issue I wish to register my opposition to this development in its present form.

Yours sincerely,

