

9 July 2025

Tony Liu  
Planning Officer  
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Dear Sir,

**Proposal:** Amended Development Application for a Residential Flat Building  
**Property:** 53-55 Donnison Street West, Gosford  
**Application:** DA 22/1307

I refer to your email sent on 13 June 2025 where you requested Council review State Development Application DA 22/1307 within the exhibition period being 17 June 2025 – 7 July 2025. An extension to provide a response was granted by the Andrew Watson, Project Officer of the Department of Planning, Housing and Infrastructure until 15 July 2025. The following comments are provided in response to the proposed development and current exhibition period:

- The addition of 11 storage spaces over Basement Level 1 and Basement Level 2 is considered an improvement on the living amenity for residents.
- The Traffic and Parking Assessment Report has been reviewed. Although the proposed development is consistent with the required parking provisions per the Apartment Design Guide, it is not considered beneficial to the proposal or overall area to reduce car parking in any capacity.

As raised in objections provided by the community against this development proposal, many residents own more than one car and there is no capacity to provide street parking for additional vehicles along Donnison Street West.

- The Design Verification Statement and updated plans been reviewed. Solar access, view sharing and privacy concern issues have been raised by objectors against the development proposal. However, given the 3.2m height increase and setback proposed of the rooftop terrace from neighbouring buildings, it is not considered there will be any notable increased impact on solar access, view sharing or privacy.

Should you wish to discuss any of the above, please contact **Kirra Hartley, Senior Development Planner**, on 02 4306 7900 or email [kirra.hartley@centralcoast.nsw.gov.au](mailto:kirra.hartley@centralcoast.nsw.gov.au)



Antonia Stuart  
**Section Manager**  
**DEVELOPMENT ASSESSMENT UNIT**

