

10 July 2025

PUBLIC SUBMISSIONS FOR DA 22/1307 (PAN 193069)

RESIDENTIAL FLAT BUILDING AT 53-55 DONNISON STREET WEST, GOSFORD

SUB-11543 – Objection

West Gosford NSW

There is not enough room for parking with the reduction in car spaces in Batley Street and adjoining streets.

Additionally, the new apartments in the area (being constructed) will add to the problematic parking situation, this development will only make the situation worse.

SUB-11554 – Objection

West Gosford NSW

Dear Sir/Madam,

I am writing to formally object to the proposed development application DA 22/1307 for a residential flat building at 53-55 Donnison Street West, Gosford.

Having reviewed the public submissions and the revised proposal, I am deeply concerned that the developer has not addressed the numerous objections previously raised by residents. In fact, the new proposal exacerbates existing issues by reducing the number of car parking spaces from 38 to 31, increasing the building height by up to 3.2 metres, and adding a communal rooftop terrace. It appears that, in the pursuit of raising revenue and enriching the wealthy, the voices of ordinary people, the residents, are being ignored. These changes will significantly worsen the impact on the surrounding community in the following ways:

1. Overdevelopment and Density:

The area already has multiple high-rise buildings in close proximity, creating a congested and “boxed-in” environment.

2. Parking Shortage:

- The reduction in parking spaces will intensify the already critical lack of parking in the area, forcing more vehicles onto the street and creating congestion and safety hazards.

- The current infrastructure does not support the number of vehicles, and additional units will worsen the already limited street parking.

### 3. Noise Pollution:

- Existing buildings trap sound, and another tall structure would amplify noise issues.
- The rooftop terrace and increased building height will contribute to elevated noise levels, affecting the peace and comfort of nearby residents.
- Construction noise, including long working hours and heavy equipment, is a major concern.

### 4. Construction Nuisance:

Ongoing construction in the area has already caused significant disruption, including excessive noise (even on weekends), traffic congestion, road and pathway damage, and litter. Construction workers and delivery trucks further strain limited parking resources.

### 5. Environmental and Lifestyle Impacts: Loss of Sunlight and Privacy, as well as Light Pollution:

- The taller structure will block sunlight and views for existing apartments, while also compromising residents' privacy due to the proximity of buildings.
- Light pollution: New apartments will cause light clutter and over-illumination due to the excessive concentration of light fixtures in a small area
- Potential for increased mould and health issues due to reduced natural light.
- Minimal spacing between buildings creates wind tunnels and uncomfortable outdoor conditions.
- Increase rubbish during construction

### 6. Traffic and Safety Hazards:

- Increased traffic from new residents and construction vehicles poses risks, especially on Donnison Street, which is steep and has poor visibility.
- Lack of pedestrian crossings and footpaths makes walking, especially to the train station, unsafe. There is only one footpath on Donnison Street, located on the proposed construction site. Donnison Street is very narrow (only one narrow lane in each direction), making it impossible to walk when there are cars and an obstructed footpath.

### 7. Impact on Property Values:

Concerns about decreased property values due to overcrowding and loss of natural views.

These issues collectively degrade the quality of life for current residents and pose serious safety and environmental concerns. I urge the Department to reject this proposal in consideration of the community's well-being and the long-term sustainability of the area.

Thank you for your attention to this matter.

SUB-11705 – Objection

Holgate NSW

I object to this proposal as it reduces car parking spaces in an already busy street. The building should stick to original approval and should not exceed the height proposed in the original plan.