

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	Development Application
<b>Application number and project name</b>	DA 22/1307, Residential Flat Building at 53-55 Donnison Street West, Gosford
<b>Applicant</b>	Matthew Wales
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Director Regional Assessments as delegate of the Minister for Planning and Public Spaces has, under s.4.16 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

### Date of decision

14 November 2025

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1)

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the development would provide a range of benefits for the region, including a capital investment value of approximately \$10.2 million, up to 71 new construction jobs, 3 new operational jobs and 26 apartment units (including 4 accessible units and 2 liveable units) for the Central Coast region;
- the development is permitted with development consent under *State Environmental Planning Policy (Gosford City Centre) 2018* (Gosford SEPP) and is consistent with NSW Government policies, including the Central Coast Regional Plan 2036 goals of creating a prosperous Central Coast with more jobs close to home, protecting the natural environment, well-connected communities and providing a variety of housing choice. The proposal supports these goals as the development:
  - provides new housing within walking distance of the city centre, essential services, employment opportunities, and parks and outdoors spaces
  - provides good amenity and increased housing diversity
  - is well designed and improves the public domain
- the development is considered consistent with the objectives of the Gosford City Centre Development Control Plan 2018 (GCC DCP);
- impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- issues raised by government agencies, Council and the community in submissions have been considered and adequately addressed through the assessment process; and
- weighing all relevant considerations, the project is in the public interest.

- Attachment 1 – Consideration of Community Views**

The Department exhibited the Development Application for the project, including the Statement of Environmental Effects from 11 March 2022 until 31 March 2022 (20 days) and received five submissions raising objections with the proposal.

After receiving an amendment to the development and given the time elapsed since the initial exhibition, the Department re-exhibited the amendment report and associated documents from 17 June 2025 until 7 July 2025 (20 days) and received three submissions raising objections with the proposal.

The key issues raised by the community in submissions that were considered in the Department's Assessment Report and by the decision maker include car parking, traffic impact and pedestrian safety, adverse amenity impact to adjoining properties, construction impacts, built form, property values, artificial lighting and wind impact (**summarised below**). Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
Limited on-street car parking	The Department notes that the proposal complies with the RMS Guide to Traffic Generating Developments, as required under Objective 3J-1 of the NSW Apartment Design Guide (ADG). The site's proximity to Gosford Railway Station and other public transport options supports reduced reliance on private vehicles. While there is a minor shortfall in visitor bicycle parking, the Department considers this acceptable given the urban context and available transport alternatives.
Traffic impact and pedestrian safety	The Department considers that traffic generated by the proposal is minimal and will not adversely affect the operation of the surrounding road network. While the dual driveway arrangement exceeds GCC DCP controls, adequate sight splays are provided, and traffic is distributed between access points, reducing pedestrian conflict.
Adverse amenity impact to adjoining properties (including overshadowing, overlooking and loss of views)	The Department notes that southern adjacent properties retain more than two hours of solar access during mid-winter, consistent with ADG requirements. The proposal incorporates compliant building separation, which mitigate privacy and visual impacts. The site is not located within any key view corridors, and the development is appropriately scaled and landscaped to sit comfortably within its context.
Construction impacts (including noise, traffic, waste management and pedestrian access)	The Department has recommended conditions requiring CNVMP, CEMP and CTPMP to manage construction noise, vibration, traffic and potential impacts on the surrounding area. Specifically, these plans will address noise mitigation, vehicle routes, delivery times, waste handling, and pedestrian access. Subject to these measures, construction impacts are considered manageable and consistent with standard practice for urban development.
Built form (including height and density)	The proposal does not meet the numeric building height and FSR controls but is in keeping with the site's context and surrounding existing developments. The proposal maintains appropriate setbacks, incorporates design elements to reduce bulk and scale, and aligns with the desired future character of the Gosford City Centre. The Department is satisfied that the built form will not result in unreasonable amenity or visual impacts.
Property values	Property value is not a matter for consideration under the planning framework. Planning assessment focuses on environmental, amenity, and strategic planning impacts, and the Department concludes that the proposal will not result in unreasonable impacts to the local area.
Artificial lighting	The Department considers the building orientation, setbacks, and landscaping help minimise light spill to adjoining properties. Subject to compliance with Australian Standard AS 4282:2019, the lighting is considered reasonable and unlikely to cause adverse amenity impacts.
Wind impact	While no wind report was submitted, the Department notes the site is not located near Brisbane Water and is unlikely to experience wind tunnelling effects. The building's setbacks allow for adequate wind circulation, and similar developments in the area have not required wind assessments.