

## Department of Planning and Environment

Our ref: EF19/29105

Your ref: DA 10609

Mr Keiran Thomas  
Director - Regional Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

1 February 2023

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**Subject:** City of Gosford Design Advisory Panel

Dear Mr Thomas

**Review item:** Exhibition of State Significant Development Application – DA 10609

**Exhibition dates:** Tuesday 17 January to Monday 6 February 2023

Thank you for the opportunity to provide comments on the amended Development Application for a mixed-use development (hotel, commercial and residential land uses) at 10 Young Street, West Gosford (DA 10609).

The City of Gosford Design Advisory Panel (the Panel) operates as the design review panel for development proposals under clause 5.46 of *State Environmental Planning Policy (Precincts – Regional) 2021* and to encourage design excellence in the Gosford City Centre. The Panel's role is advisory in nature and it does not have a role in the determination of applications.

The Panel has reviewed the amended Statement of Environmental Effects and related documents and notes the following changes made:

- expansion of the site area to include Lot 201 DP 1201057 (61 Central Coast Highway) and Lot 11 DP 1201715 (1 Racecourse Road),
- changes to the Gross Floor Area (GFA) of the proposal comprising an increase of retail GFA from 518m<sup>2</sup> to 579m<sup>2</sup>,
- reduction of hotel GFA from 3,498m<sup>2</sup> to 3,326m<sup>2</sup>,
- reduction of residential GFA from 6,209m<sup>2</sup> to 6,200m<sup>2</sup>,
- introduction of a boundary adjustment between Lot 1 DP 119402 (10 Young Street) and Lot 201 DP 1201057 (61 Central Coast Highway),
- an increase to the number of hotel rooms from 32 to 60. The number of dual key rooms remains the same at 28 rooms,
- an increase in the number of car parking spaces from 103 to 130, motorcycle parking spaces from 6 to 7 and a reduction in bicycle parking spaces from 14 to 8,
- introduction of screening to the western facade of the proposed building, and
- amended deep soil zones.

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The Panel advises that the amended proposal exhibited remains consistent with the advice given to the Proponent at the Panel's meeting on 8 February 2022 and continues to exhibit design excellence.

If you have any questions, please contact the Panel Secretariat, Ms Elle Clementine at [cogdap@dpie.nsw.gov.au](mailto:cogdap@dpie.nsw.gov.au) or on 9274 6470.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Paulo Macchia".

Paulo Macchia

**Chair, City of Gosford Design Advisory Panel**  
Director Design Governance, Government Architect NSW  
Department of Planning and Environment