



Our Ref EF19/29105  
Your Ref DA10609

11 February 2022

Mr Keiran Thomas  
Director Regional Assessments  
Planning & Assessments  
Department of Planning, Industry and Environment

Dear Mr Thomas

**Mixed Use Development (hotel, commercial and residential land uses) at No.10 Young Street, West Gosford**

The City of Gosford Design Advisory Panel (The Panel) has reviewed the Development Application (DA) package received on 25 January 2022 for the proposed mixed-use development.

The Panel operates as the design review panel for development proposals under clause 8.4 of *State Environmental Planning Policy (Gosford City Centre) 2018* and to encourage Design Excellence in 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 is satisfied that the development application adequately addresses previous design issues raised and now exhibits Design Excellence.

The Panel provides the following specific design advice in **Attachment A** and recommends that the further information is requested of the proponent and that consent is conditioned to ensure that Design Excellence of the development is retained throughout the subsequent delivery phases.

Should you have any enquiries about this matter, I have arranged for Panel Secretariat Mr Trent Wink to assist you. He can be contacted on 4904 2716.

Yours sincerely,

Paulo Macchia FRAIA  
Director Design Governance  
Government Architect NSW  
**Chair, City of Gosford Design Advisory Panel**

## Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	8 February 2022
DA Referrals	25 January 2022 9 October 2020 (Panel requested additional information)
Panel members	Paulo Macchia, NSW Government Architect (Chair) John Choi, Design Reference Group Brett Newbold, Design Reference Group Gabrielle Morrish, Design Reference Group Jared Phillips, Central Coast Council - Design Reference Group
Meeting Attendees	William Oxley, COGDAP Case Manager, DPIE Trent Wink, CoGDAP Secretariat, DPIE Kendall Clydsdale, Regional Assessments, DPIE Michelle Niles, Regional Assessments, DPIE Bonnie Hales, Regional Assessments, DPIE Jason Capuano, Stevens Group Eleisha Burton, Willowtree Planning Geoff Shaw, Marchese Partners Paolo Salotto, Marchese Partners
Proposal name	Mixed Use Development (hotel, commercial and residential land uses)
Street Address/property description	Lot 1 DP1194024, No.10 Young Street, West Gosford Lot 201 DP 1201057, No. 61 Central Coast Highway, West Gosford
Proposal description	Mixed Use Development providing 58 residential apartments, 60 room hotel, showroom and café. The hotel and residential lobbies are located on ground level.  A boundary realignment is now proposed between No.10 Young Street and No.61 Central Coast Highway to address compliance with the Apartment Design Guideline requirements.
Proposal details	DA lodged with the Department of Planning, Industry and Environment (DPIE)  The site is zoned B6 Enterprise Corridor and has a maximum height restriction of 12 meters and FSR of 1.5:1 under the <i>State Environmental Planning Policy (Gosford City Centre) 2018</i> .  Site area including no.61 Central Coast Highway 3750sm.  The development proposes a maximum height of RL48.6 (approx.46m) and compliant FSR.

Proponent	Japrico Developments Pty Ltd
Design workshops and Panel Meetings	3 December 2019 Pre-lodgement workshop 20 February 2020 Panel Meeting 25 March 2020 – Panel meeting - Proceed to DA lodgement 25 November 2020 – Panel Meeting – Additional information requested
Material considered by the Panel	<p>The DA referral package included the following information:</p> <ul style="list-style-type: none"> <li>• Response to Panel requirements prepared by Willowtree Planning dated 21 December 2021.</li> <li>• Updated Architectural Package prepared by Marchese Partner dated 29 October 2021</li> <li>• Panel presentation prepared by Marchese Partner dated February 2022.</li> <li>• Assessment of ADG requirements prepared by Marchese Partner dated 21 December 2021.</li> <li>• SEPP 65 Design Verification Statement dated 19 November 2021.</li> <li>• Design Excellence Statement prepared by Marchese Partner dated 21 December 2021.</li> <li>• Title Search information dated 11 March 2020.</li> </ul>

*\* The Panel operates as the design review panel for development proposals under clause 8.4 of State Environmental Planning Policy (Gosford City Centre) 2018 and to encourage design excellence in Gosford City Centre.*

#### **Panel advice:**

A summary of the Panel's comments and advice is provided below:

1. The proponent and the design team are commended for their commitment and responsiveness to the design review process. Specific design issues previously raised by the Panel have been addressed and resolved.
2. The Panel is unanimous and forms the opinion that the development exhibits Design Excellence as per clause 8.4 of State Environmental Planning Policy (Gosford City Centre) 2018.
3. The Regional Assessments Team should continue to liaise with the proponent to explore options to address the following specific design issues:
  - The development is required to meet or exceed the minimum building sustainability and environmental performance standards to satisfy the Design Excellence requirements. In addition to the identified Ecological Sustainable Design initiatives, proponent indicated that the development would incorporate the provision of electric vehicles and solar power generation. These matters should be resolved prior to lodging the amended Development Application.
  - The use of fixed privacy screens along the western façade should be reconsidered. The incorporation of more operable privacy louvres would enhance the liveability of the residential apartments. The extent of privacy screens to the living area windows along the western facade may also be reconsidered and it may be appropriate to reduce the extent provided.

- Mature landscaping should be delivered to landscaped areas and deep soil locations. A comprehensive landscaping plan, which demonstrates further design development of the ground plane and roof terrace should be submitted with the amended Development Application.

4. It is recommended that the application be conditioned as follows:

*In order to ensure the Design Excellence of the development is retained throughout the subsequent delivery phases:*

- *The design architect is to have direct involvement in the design documentation, contract documentation and construction phases of the project;*
- *Evidence of the design architect's commission is to be provided to the Principal Certifying Authority prior to the release of the construction certificate; and,*
- *The design architect of the project is not to be changed without prior notice and approval of the Department of Planning Industry and Environment.*