

EXHIBITION OF AMENDED DEVELOPMENT APPLICATION

Mixed Use Development at 10 Young Street, West Gosford

Application No	DA 10609
Location	10 Young Street, 1 Racecourse Road and 61 Central Coast Highway, West Gosford (Lot 1 DP 1194024, Lot 11 DP 1201715 and Lot 201 DP 1201057)
Applicant	Japrico Development Pty Ltd
Council Area	Central Coast Council
Consent Authority	Minister for Planning

Description of the original proposal

Construction of a 5 to 14 storey mixed-use development including commercial, hotel and residential uses, comprising:

- earthworks and minor excavation
- ground floor retail use with a Gross Floor Area (GFA) of 518m²
- a 32 room hotel (including 28 dual key rooms) and associated hotel facilities including gym, conference facilities, reception and lobby area and back of house amenities and services with a GFA of 3,498m²
- a total of 58 residential apartments, including 51 x two bedroom and 7 x three bedroom apartments, with a GFA of 6,209m²
- a total of 103 car parking spaces, comprising 90 above ground spaces and 13 at-grade spaces, 6 motorcycle spaces and 14 bicycle spaces
- business identification signage
- public domain and streetscape work
- associated landscaping and infrastructure works.

Changes to the proposal

The Applicant has submitted an amended proposal that includes the following changes:

- 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 GFA of the proposal comprising an increase of retail GFA from 518m² to 579m², reduction of hotel GFA from 3,498m² to 3,326m² and reduction of residential GFA from 6,209m² to 6,200m²
- 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 rooms. 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 spaces, motorcycle parking spaces from 6 to 7 spaces and a reduction in bicycle parking spaces from 14 to 8 spaces
- introduction of screening to the western facade of the proposed building and amended deep soil zones.

Integrated Development

The proposal is classed as integrated development under the *Environmental Planning and Assessment Act 1979* as approval is required from Transport for NSW under section 138 of the *Roads Act 1993* and from the NSW Rural Fire Service under section 100B of the *Rural Fires Act 1997*.

Exhibition Details

The Development Application, Statement of Environmental Effects and accompanying documents may be viewed electronically on the NSW Planning Portal website <https://www.planningportal.nsw.gov.au/daex/exhibition/da-10609-10-young-street-mixed-use-development-gosford> from **Tuesday 17 January 2023** until **Monday 6 February 2023**.

Have your say

Anyone can make a written submission about the Development Application during the exhibition period from **Tuesday 17 January 2023** until **Monday 6 February 2023**.

Your submission must reach the Department by Monday 6 February 2023. Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or telephone the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To make a submission, use the online form if possible. This is available at <https://www.planningportal.nsw.gov.au/daex/exhibition/da-10609-10-young-street-mixed-use-development-gosford>.

If you cannot lodge online, you can write to the address below. If you want the Department to delete your personal information before publication, please make this clear at the top of your letter.

You need to include:

- Your name and address, at the top of the letter only;
- The name of the application and the application number;
- A statement on whether you support or object to the proposal;
- The reasons why you support or object to the proposal; and
- A declaration of any reportable political donations made in the previous two years.

To find out what is reportable, and for a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. Note the disclosure requirements apply however a submission is made.

For more information: Contact: (02) 9860 1560 or 1300 305 695

Address: Director – Regional Assessments, Department of Planning and Environment, Locked Bag 5022
PARRAMATTA NSW 2124
