



Our ref: 10 Young Street, West Gosford (DA 10609)

Jack Howritz
Japrico Development Pty Ltd
10 Central Coast Highway
West Gosford NSW 2250

c/o Jamie Bryant
Willowtree Planning

16 May 2023

Subject: Response to Submissions

Dear Mr Howritz,

I refer to the Response to Submissions (RtS) submitted for the development application for 10 Young Street, West Gosford (DA 10609) on 13 April 2023. As discussed in the meeting with the Department held on 21 April 2023, the Department is requesting you provide additional information before accepting the RtS package.

Please provide an updated RtS package to the Department that addresses the additional information at **Attachment A** by 6 June 2023. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department.

The request for an amendment to the application was submitted on 17 October 2022. Consequently, as at the date of this letter, the number of days in the assessment period that have elapsed stands at 122 days. Please note that the Department's assessment of the DA is on hold pending receipt of a satisfactory response to this request.

If you have any questions, please contact Tahlia Sexton on 9860 1560 or via email at tahlia.sexton@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "K T" followed by a stylized flourish.

Keiran Thomas
Director
Regional Assessments

Attachment A

Drainage and Sewer

- Provide a summary of consultation with Council regarding the proposed works/relocation of stormwater and sewer infrastructure including in principle support of sewer relocation and Council's preferred option for dealing with the existing easement for stormwater pipes
- Provide evidence of the easement over 1A Racecourse Road for drainage.
- Provide landowners consent for any proposed works on 1A Racecourse Road and amend the site area/boundary to include the portion of land within 1A Racecourse Road where works are proposed
- Provide discussion regarding the two options for the realignment/upgrade of the sewer (Council or Developer first) and an outline of works that would be required by the Applicant in both scenarios

Traffic and Access

- As requested in the Department's letter dated 23 September 2021, address how access to 12 Young Street will be maintained during construction works via the Right of Way
- Provide an updated Traffic Impact Assessment (TIA) to reflect the updated plans including:
 - removing/correcting any references to provision of basement parking
 - consideration of the 10km/h shared zone
- The TIA must also be updated to:
 - address the following ramp design matters identified in the amended plans:
 - identification of one/two way ramps
 - whether wayfinding signage for ramps is required including whether different uses are required to enter different ramps at the ground floor to gain access to parking
 - whether convex mirrors or traffic signal systems are required for safe operation
 - provide swept paths of car parking spaces 73, 74, 75 and 125 to demonstrate vehicles can manoeuvre to and from the spaces
 - clarify whether swept paths for the waste vehicles will be obstructed by the proposed tree at the northwest of the vegetated area of the service lane
- As requested in the Department's letter dated 16 March 2023, identify how hotel staff will enter the hotel from the staff parking spaces provided in the 'back of house' area. Identify the path hotel staff will use to enter the hotel and discuss any conflict points along the pathway including crossing the loading dock, bifold doors of the loading dock and clear markings of pedestrian use/crossings

Flooding

The RtS proposes to change the floor level of the Showroom and remove flood barriers. Provide an updated Flood Assessment that considers these changes including whether any recommendations or conclusions need to be amended.

Waste

- As requested in Council's submission dated 21 February 2023 and the Department's letter dated 16 March 2023, provide responses to the following:
 - addressing Council's comment regarding the insufficient size of the bin room on Level 5
 - discussion of how residential and commercial waste will be separated
 - addressing Council's comment on the provision of one or two chutes to enable the separation of waste and the reflection of this on the Architectural Plans

Other Matters

- The RtS seeks to make several design changes that are not identified or discussed. Identify each change proposed and the rationale for the change including (but not limited to):
 - deletion of the 'comm. room' on Level 00
 - the accessible bathroom located adjacent to the showroom entrance including details of intended users, management and access
 - implications of the reduction of ceiling height of the showroom by 0.5m
- Confirm whether the number of construction jobs expected to be created as a result of the amended proposal will differ from the original proposal's expectation of 200 construction jobs.
- As requested in the Department's letter dated 16 March 2023, provide an assessment that demonstrates that a compliant building footprint can be achieved at 1A Racecourse Road, West Gosford with consideration to the ADG Visual Privacy design criteria non-compliance proposed as part of this development

Plan Updates

The following plans are required to be updated to ensure that changes proposed in the RtS are identified in relevant plans and the proposal is consistently depicted in various plans.

- Revise the Landscape Plans to include:
 - updated layout of 'back of house' area for the Hotel as proposed in revised Architectural drawing 2.01
 - updated pavement type for the proposed new road
 - grasscrete on the west of the services lane as proposed in revised Architectural drawing 2.01
- Revise the Survey Plan to include:
 - a legend identifying details of each easement on the site
 - details of the easement on 1A Racecourse Road to drain water (as identified by you in the meeting with the Department on 21 April 2023)
 - to reflect the correct site boundary
 - to include existing surface levels of all components of the site, not just the proposed new road
- Revise the Architectural Plans to address the following:
 - identify the use of the following unnamed rooms:

- room adjacent to the loading dock and directly below the accessible bathroom on Level 00
 - room adjacent to the residential lobby lifts on Level 00
 - room adjacent to the residential lifts on Level 01
- correct plans 2.02 and 2.23 to reflect the revised layout for the 'back of house' area for the Hotel
- clearly identify that the indicative new configurations of adjoining properties to the south including the new car spaces and reduction of awning are not part of the development
- identification of direction of ramps and ramp safety measures identified in the TIA
- Revise the Civil Engineering Plans to identify the updated 'back of house' area for the Hotel and the pedestrian pathway to the west of the back of house area
- Provide detailed elevations of the interface of the revised Showroom floor level with the public domain on the proposed new road and Racecourse Road