



Our ref: IRF18/862

Mr Brian Glendenning
Chief Executive Officer
Central Coast Council
PO Box 21
Gosford NSW 2250

Dear Mr Glendenning

Gosford City Centre Commercial Core Bonus Incentive Provisions

I am writing to advise you that I intend to terminate the planning proposal for Gosford City Centre Commercial Core Bonus Incentive Provisions.

The planning proposal was initiated by Gosford City Council in 2015 and was intended to be a swift response to changing economic conditions. The planning proposal was to be finalised in 2016 with the provisions in the plan to operate for only two years. For a variety of reasons, the planning proposal has not yet been finalised and Council recently made resolutions that are likely to extend the timeframe for finalisation well into 2018.

I intend to formally stop the planning proposal for the following reasons:

- The conditions that led to the planning proposal in 2015 have changed and it may no longer be an appropriate planning response for Gosford City Centre;
- The Council's current timetable means the planning proposal is not likely to be ready for finalisation until the second half of 2018. Uncertainty exists within Council and the community on where the proposal and the planning controls for Gosford are headed;
- Given the work of the Government Architect on the Urban Design Implementation Framework for Gosford it is not appropriate to continue with the planning proposal until the recommendations of the Government Architect are known;
- Existing planning controls for Gosford City are complex and the planning proposal would only add to this complexity rather than lead to simplification; and
- Moving the zone boundaries between the B3 and B4 zones and extending the B3 zone south and east as proposed in the planning proposal is yet to be adequately justified.

I have discussed my intention to stop the planning proposal with members of the Central Coast Regional Plan Delivery Coordination and Monitoring Committee and have gained their endorsement.

Should you have any further questions in relation to this matter, please contact me on 4063 6423.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lee Shearer', written in a cursive style.

Lee Shearer
Coordinator General, Central Coast

23 February 2018