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Brian McCourt

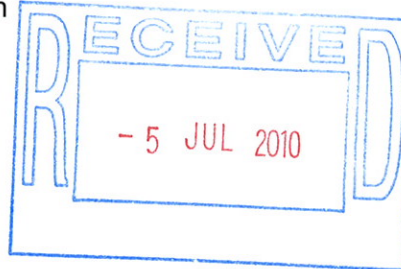
1 July 2010

Gosford City Council

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Regional Director
Hunter and Central Coast Region
Department of Planning
PO Box 1148
GOSFORD NSW 2250
Attn: Mr Ben Holmes



Dear Mr Holmes

Re: Planning Proposal - Gosford Race Club, 2 Racecourse Road, West Gosford

I refer to your email of 9 June 2010 in relation to the above Planning Proposal and your request for additional information. The information attached with this correspondence will be provided separately in electronic form.

- A copy of the Floodplain Development Advice is provided with this correspondence.
- The applicant has estimated that a commercial building containing 6,400m² net floor space on the site would generate approximately 300 jobs fully let. However, final calculations will of course depend on the architectural design outcome having regard to site access; floor set down levels; the maximum building height of 8.5m (DLEP 2009); car parking arrangements; and other DCP design requirements.
- In relation to your request for more detail concerning how the Planning Proposal is consistent with Council's Vision 2025 the following is provided. The Vision sees that 'Gosford's healthy, thriving economy drives opportunities for quality, diversified and financially rewarding local employment'. The Planning Proposal will provide opportunity for local employment. In this regard, the Vision further sees 'a high percentage of Gosford residents working in the region, rather than commuting to Sydney'. The location of the land subject to the Planning Proposal accords with the Vision's aim to 'concentrate growth in urban areas where infrastructure, transport and services can support it'.
- A copy of the required map is provided with this correspondence.
- With regard to water and sewer, infrastructure is available for the provision of this service to the land. Some elements of the current system may need to be upgraded to accommodate the development.
- With regard to flooding the Council as part of the previous rezoning application, requested further information in relation to flooding. This was provided in the

Floodplain Development Advice attached with this correspondence. This advice has not been reviewed by Council's Flooding and Drainage Engineers.

- With regard to the relationship between the Planning Proposal and Council's Comprehensive LEP and Council's existing planning instrument, it is proposed that a decision be made on the progression of the Planning Proposal once the plan has been publicly exhibited.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. McCourt', with a stylized flourish at the end.

Brian McCourt
Senior Landuse Planner Integrated Planning