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## Online Submission

Feb 15

p To:

We need to look to our purpose and attraction as a region then base housing from that. The local councils seem to lack vision and conviction to the task. Short term thinking based on \$\$\$ is pointless. We need a coast wide consistent approach.

Gosford CBD increase density and commercial opportunities by making it the coast administration hub for state, federal and consultancy groups. With that will come entertainment and the arts. Frame it with development and housing that suits city living.

Allow the coast fringes to enjoy creative architectural development, further encouraging tourism hotels and accommodation along with tourist retail stores and venues. Low cost housing should not be near the coastal areas. Keep it among the gosford CBD and surrounds close to transport.

For erina and Tuggerah keep it going as the shopping and industry areas framed with housing.

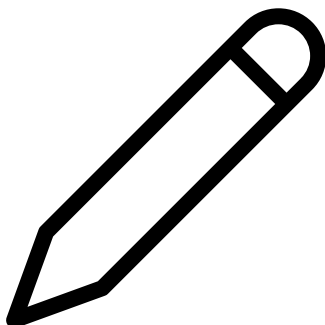
Ourimbah to Tuggerah education precinct and low cost housing to suit the needs of a studying student.

Tuggerah to Warnervale should become the recreational capital of the central coast, state and regional sporting, golf, race club, water theme parks, wave thing, the lake, regional skate park and regional community playground in wyong Baker park. Frame all that with traditional residential development at Warnervale and limited low cost housing spread around wyong. Encourage wyong as a hotel, arts, Cafe and family friendly town with its heritage feel to drive out the current image that's plaguing it.

The peninsula should be allowed to become the equivalent of Sydney's northern beaches. No new development areas just steadily increase density approvals in suitable areas. For God sake some kerb and gutter too.

Allow all the rest to fall into place naturally over time.

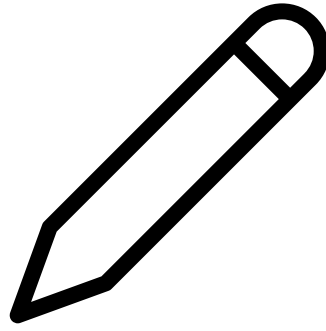
I can sketch up a map representation of this if you wish. I work in major road project development interfacing with TfNSW, Trains, Buses and Planning. I provide this as a private submission based on my experience and passion for the coast.



## Email Details

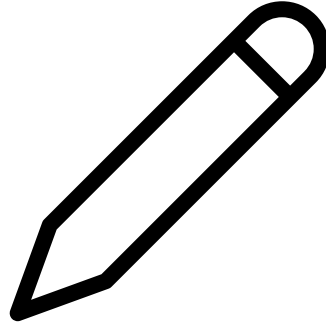
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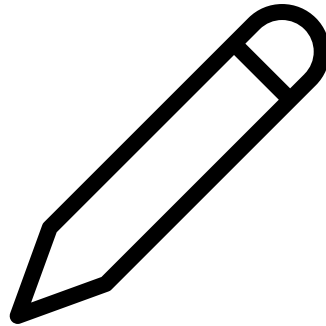
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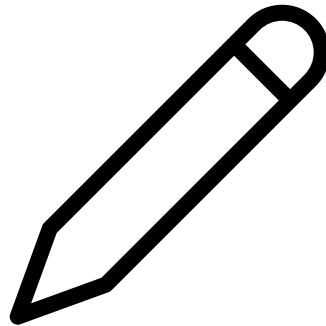
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