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## Online Submission

Jan 5

j To:

I believe Gosford on the Central Coast is the sleeping giant of growth for the area but in order to maximise its true potential, more needs to be done to encourage developers to the area. Look at the amount of cranes in Western Sydney. Suburbs like Parramatta are being transformed into mega cities because developers have been incentivised to build residential towers. There has been so much talk about growing Gosford but the truth is most developers are scared away because there are restrictions on what they can do with a property. I live in the area and want it transformed but all I hear is that Council is hard to work with and so developers won't spend their hard earned cash here. We need Gosford to have cranes all over the skyline with residential and mixed use developments going up in and around the West Gosford Hospital, racecourse and near the train station. When you enter Gosford via the west from the M1 freeway the first thing you should see is towers all over the skyline. This sends the message to investors that Gosford is a true city and it encourages investment! The central coast talks a lot about development and wanting to promote growth but then it gets all gun shy and rule driven when people with money seriously come to investigate. Like I said I hear the planning laws are still favourable to council and developers take forever to get plans approved via Gosford Council. I read a few months ago that an Asia Developer who was about to spend \$170 million on a development on the Gosford foreshore was knocked back by Council. His money will now more than likely go to some other suburb in Sydney where it will be most welcomed! I keep hearing that because re-sales are not strong compared to Sydney, developers won't waste their time here because the Bank's won't loan them the money to build. However if they were given an incentive to build, such as zoning a higher floor space ratio, a local real estate agent told me that developers will come thick and fast and turn Gosford into a city overnight! I read in the Daily Telegraph not long ago that this is what they are doing at the Camellia site (Rosehill Racecourse) in Western Sydney.

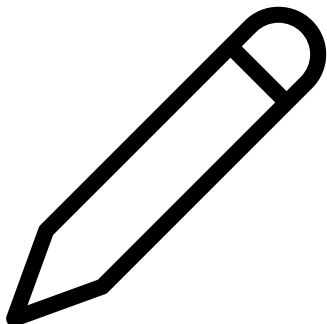
The potential Gosford has is enormous! The red-tape needs to go and it should be turned into the gateway for the central coast! Bring the cranes and let the developers spend their money to turn Gosford into a metropolis!

In a nutshell, we need and want the Central Coast to thrive and the only way you are going to achieve this is to encourage development in the area. We need to spend big to turn Gosford into a tourist mecca and let's face it the government cannot pay for it all. We need to get these big developers from Sydney up on the Coast spending their money here. Give them an incentive to come here and then let them pay for the infrastructure. I have heard all this noise about Gosford one day becoming a mega city but rules, red tape and a greenies approach to development has resulted in Gosford becoming all talk and no action. We are the gateway to the central coast yet we have run down shops, empty shops, junkies in the streets, run down fibro dwellings all over Gosford. The area is predominantly unkept and it seems this is why it will never move forward. It's about time the State Government took control of Gosford to encourage the developers from Sydney to come turn this run down city into a vibrant bustling employment, residential and health services oasis! IT IS ABOUT TIME THE STATE GOVERNMENT STEPPED IN AND OVERHAULED ALL THE PLANNING LAWS TO ENCOURAGE THE BIG END OF TOWN THAT RESIDES IN SYDNEY TO START INVESTING IN THE CENTRAL COAST AS WELL!

Focus on Gosford first! Create the jobs and encourage increased development in and around the city centre and the hospital and the people will come! Gosford is much closer to Sydney and so if you can encourage people to invest there first, they can then see the true benefits the rest of the Central Coast can offer!

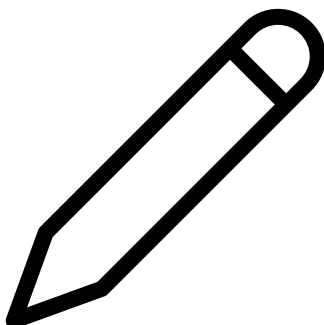
We want and need the Asian Investors, we want and need Bank's to loan money to Sydney developers, we want the better roads and rest of the infrastructure! Please don't create a soft Master Plan for the next twenty years! Create a Master Plan that can transform Gosford overnight! This is in the hands of the Baird Government to finally provide the incentives for people with money to come and invest in the sleeping giant of the Central Coast, Gosford!

People on the Central Coast want opportunities through jobs and we deserve a city that we can be proud of! I am excited about the draft Master Plan but do believe that for it to be truly successful, the Government needs to truly step in and turn it into a Master Plan that makes Gosford the talking point of all of Sydney just like Parramatta has started to become! We want to be a true city in our own right to and we want to be the city that opens up the rest of the Central Coast to the world! By Growing Gosford you can also alleviate Sydney's housing shortage, Sydney's exorbitant property price market and its daily traffic problems! We would welcome Gosford becoming a true city if you only allow us to truly grow! The Honourable Mr Mike Baird, you and your Government have the power to really put the Central Coast finally on the map! Growing Gosford should be this Government's number one priority!

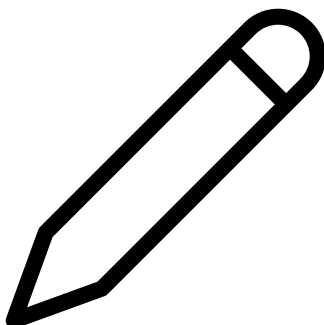


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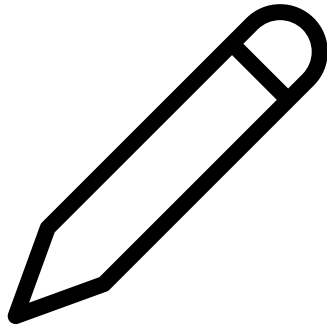
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