

From: [Emily Goodworth](#)
To: [Heather Warton](#)
Cc: [Andrew Roach](#); [Vicky Cummings](#)
Subject: FW: Central Coast Quarter Development, SSD 10114
Date: Wednesday, 22 July 2020 10:23:46 AM
Attachments: [thinkbeforeprinting_e5c09e84-dcde-4361-86b6-799b29afe8a9.png](#)
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[thinkbeforeprinting_e5c09e84-dcde-4361-86b6-799b29afe8a9.png](#)
[Mayoral Minute - Request for consultation on major developments lodged with State Government - 9 December 2019.pdf](#)
[Stokes - Consultation and Determination of State Significant Development Application - 23 December 2019.pdf](#)

Importance: High

Dear Heather,

Thank you for your phone call on Monday in relation to the proposed concept development, known as Central Coast Quarter, at Mann Street Gosford, SSD 10114. I refer to our discussion in relation to council's objection and the site inspection to be held by the IPC tomorrow, 23 July 2020, and provide the additional information below.

Council objection

Council, at its meeting held 10 December 2019, considered Item 2.2- Mayoral Minute (attached) in relation to the "Consultation on Development Proposals in the Gosford CBD and State Significant Applications for which Council is not the consent authority". The recommendations of the Mayoral minute detailed below, were adopted unanimously by way of the exception method (Resolution 1224/19). Your attention is drawn to item 4(b) which refers to the formal objection by Council to the proposed Central Coast Quarter development (SSD-10114) and Gosford Alive project (SSD 9813). These minutes were confirmed at the Ordinary meeting of Council held 12 February 2020.

I formally move:

- 1 ***That Council note the submissions made by Council staff on***
 - ***The Kibbleplex/Lederer Group Proposal, Donnison Street, Gosford (SSD-9813 136-146-148);***
 - ***The St Hilliers Property Proposal, 26-32 Mann Street – Old Gosford Primary School Site (SSD-10114 –);***
and
 - ***Central Coast Leagues Club Redevelopment (Concept Application) (SSD 10374)***
- 2 ***That Council note that whilst the Council is supportive of the revitalisation of Gosford through appropriate development, these proposals are considered to be large, complex and significant proposals in the Gosford CBD that require careful consideration.***
- 3 ***That Council note that Council was consulted on both development proposals at the same time as well as a Secretary's Environmental Assessment Request for the Central Coast Leagues Club Redevelopment -Concept Application (SSD 10374). Whilst Council officers made a request for an extension to the consultation period in order to permit an adequate assessment by staff and appropriate engagement with Councillors on all three developments, the extension of time granted for submissions was still inadequate.***
- 4 ***That Council request that the Mayor, as a matter of urgency, write to the Minister for Planning, The Hon Rob Stokes:***
 - a) ***requesting that alternate timeframes and referral processes be established in consultation with Council, especially given the short timeframe for comment, the complexity/scale of the proposals, the wide range of disciplines that are required to be considered and in order to allow appropriate engagement with the Council and the community.***
 - b) ***Formally objecting to the proposals based on the submissions prepared by Council staff.***
- 5 ***That Council require every development application lodged with the Department of Planning, Industry***

and Environment under the State Environmental Planning Policy (Gosford City Centre) and State Environmental Planning Policy (State and Regional Development) be determined by an Independent Planning Commission to ensure complete independence of the planning system.

Please also find attached a copy of the letter sent by the Mayor to the Minister for Planning, The Hon Rob Stokes, and the Mayoral Minute for your information. Please also note that a copy of the correspondence to the Minister for Planning and Public Spaces was also sent to the Executive Director Compliance, Industry and Key Sites of the Department of Planning, Industry and Environment and Director Central Coast and Hunter Region of the Department of Planning, Industry and Environment for their information as per the email below.

IPC site inspection, Thursday 23 July 2020

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As per your request, staff have considered some locations for your site inspection tomorrow and provide the following places for your consideration:

- Brian McGowan bridge looking back into Gosford and the development site.
- Gosford Waterfront
- Waterview Park
- From the waterfront at Point Clare looking back into Gosford
- Behind the ATO and Finance building developments and the extension of Baker Street (where the proposed basement access will be and potential conflicts with the DCP for desired pedestrian boulevard which is designated for emergency access only
- Leagues club field and the improvements being made to this public place (for consideration in height, overshadowing & visual impact)
- Poppy Park
- Gosford Pool/Sailing Club

Whilst some specific areas are suggested above it would be beneficial if the IPC members could look at the site from as many key areas as possible around the Gosford City Centre to gain an appreciation of what the proposed development will look like in the context of the surrounding locality.

I note from our discussion on Monday that council will be receiving information from you in relation to specific issues the IPC wish to raise at the meeting next week and also confirmation of a meeting date and time. It would be appreciated if this information could be sent as soon as possible to allow staff to prepare a response for the meeting and secure a meeting date in their calendars.

Please contact me if you have any further enquiries in relation to the above.

Regards,

Emily

Please be advised that although Council continues to operate during business hours through the developing Covid19 situation, it is likely that Council staff may be required to intermittently or permanently work from home or outside of the office. During this time the preferred communication method is via email. If you wish to speak to a staff member, please email the relevant staff member to advise that you request a call back, and they will contact you via email and return phone call.

Emily Goodworth

Section Manager

Major Development Applications

Central Coast Council

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COVID-19 information and updates

We are continuing to monitor daily developments in response to COVID-19. Find out the latest

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From: Andrew Roach <Andrew.Roach@centralcoast.nsw.gov.au>

Sent: Thursday, 2 January 2020 9:59 AM

To: anthea.sargeant@planning.nsw.gov.au

Cc: Greg Sullivan <Greg.Sullivan@planning.nsw.gov.au>; Scott Cox <Scott.Cox@centralcoast.nsw.gov.au>; Emily Goodworth <Emily.Goodworth@centralcoast.nsw.gov.au>; Vicky Cummings <Vicky.Cummings@centralcoast.nsw.gov.au>

Subject: Major Project Assessments - Central Coast Council

Attention: Anthea Sargeant (Executive Director Compliance, Industry and Key Sites)

Dear Ms Sargeant,

For your information, please find attached to this email recent correspondence from Lisa Matthews, Mayor of Central Coast Council, to the Hon Rob Stokes, MP.

In addition, a recent Mayoral Minut considered by the Council is also attached (referenced in the Mayors letter)

Regards

Andrew Roach

Unit Manager

Development Assessment

Central Coast Council

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