Design objectives for NSW

Seven objectives define the key considerations in the design of the built environment.

- Better fit
  - contextual, local and of its place

- Better performance
  - sustainable, adaptable and durable

- Better for community
  - inclusive, connected and diverse

- Better for people
  - safe, comfortable and liveable

- Better working
  - functional, efficient and fit for purpose

- Better value
  - creating and adding value

- Better look and feel
  - engaging, inviting and attractive
The work and process supports the development of new and updated planning documents including the State Environmental Planning Policy, updated Development Control Plan, Special Infrastructure Contribution Plan and Housing Acceleration Fund.

To ensure an effective process, GANSW assisted communities and experts to understand divergent aspirations and needs, to establish good design practices and how they will deliver benefit to Gosford. Participation is key to effective process and good design outcomes.

Stakeholder and community engagement, at the earliest stages of projects, creates shared ambition and understanding, and how they will deliver benefit to Gosford. Participation is key to effective process and good design outcomes.

The UDF provides a consistent, forward-looking and long-term vision. This vision needs to be based on a clear understanding of the present situation and the factors that will influence future generations.

The work and process supports the development of new and updated planning documents including the State Environmental Planning Policy, updated Development Control Plan, Special Infrastructure Contribution Plan and Housing Acceleration Fund.

Central Coast Coordinator General’s foreword

As Coordinator General for the Central Coast my key focus is to make our shared vision of the Central Coast Regional Plan 2036 a reality. A key priority to realising the vision is the revitalisation of Gosford.

It’s time for Gosford to fulfil its role as the region’s capital. Gosford brings together all the best characteristics of the Central Coast: water, natural beauty and an urban centre.

As a regional capital, Gosford will be the civic and cultural heart of the region, offering core business functions, professional and civic services and a consolidation of government investment. It needs to be a network of well-connected places to create a strong public domain as Gosford evolves.

Gosford has all the ingredients to be a successful regional capital and there is already change in the air. The reimagining of the city as an active urban centre clearly sets out the need for a future focus and early action. The revitalisation of Gosford will entice investment to energise the city, attract new residents, businesses, tourism and culture. Gosford’s renewal can help the Central Coast optimise its potential and improve people’s quality of life, ensuring that the region is a desirable place to live, work and play.

I have requested the NSW Government Architect input to support the ongoing revitalisation of Gosford and to consult with the Central Coast community while doing this work.

The need for an Urban Design Framework has arisen from the growing consensus that a vision needs a framework for implementation. The implementation of strategies and recommendations will enable the urban design outcomes to be delivered.

I thank all stakeholders for their input into the process so far. The revitalisation of Gosford will take time and commitment so I urge all members of the community to maintain the energy and continue to actively contribute to the future of Gosford as we move through the revitalisation process.

Together we can renew Gosford as a regional capital with well-connected places, a civic heart and renewed urban centre, desirable waterfront and great civic amenity. It will take time and require strong and clear stewardship so Gosford can realise its potential as a renewed urban centre, reinvigorating citizens with a shared sense of place.

Lee Shearer APM
Coordinator General for the Central Coast

Government Architect’s foreword

Gosford has been shaped by a rich history and is defined by its natural setting and diverse communities with a strong local identity. The city has existing regional functions and attractions, including a train station, hospital, TAFE and local and state government agencies. The investment in the hospital expansion, Australian Tax Office and Finance Building provide Gosford with opportunities for attracting knowledge jobs, and health, education and professional services. Gosford’s population growth, together with an ageing local population and diverging family type, creates demand for a greater product mix of residential development, all of which impacts the built environment.

The revitalisation of Gosford City Centre takes a place-based approach that seeks to create a network of great, well-connected places – its civic heart, desirable waterfront and great amenity – to make Gosford a more attractive regional capital. The Urban Design Framework is a high-level framework that clearly sets out the need for a future focus and early recommendations for the renewal of the city centre and priority places.

For Gosford to become a regional destination for commerce, culture and recreation it is important to create well-designed places with vibrant streets, attractive lifestyles, safe neighbourhoods, greener places, and better-connected transport systems and communities.

Olivia Hyde
Acting Government Architect
Collaborative roles

This Urban Design Framework (UDF) is a multidisciplinary collaboration with many inputs and involvement from other stakeholders.

Government Architect NSW (GANSW) has partnered with CHROFI, TYRRELLSTUDIO with support from HillDPA to deliver the Urban Design Framework for Gosford.

GANSW provides independent and professional strategic advice and design leadership supporting the NSW Government in delivering good design, managing risk and fostering innovation to improve social, environmental and economic impact in the built environment.

CHROFI is an Australian award-winning strategic urban design practice with experience in sophisticated place making, strategic urban thinking, urban design studies and sustainability. Their work on numerous projects such as the Manly 2015 master plan, Turramurra Community Hub, and The Goods Line demonstrate their ability to work across high level master planning and strategic coordination to create high quality and unique place outcomes.

TYRRELLSTUDIO is an innovative and multi award winning Australian design firm. They have expertise in urban strategy, public domain design and green infrastructure. Working with GANSW, the Greater Sydney Green Grid, creates an overarching green structure for Greater Sydney, that the future city can be developed around a complete urban green infrastructure network that combines hydrological, ecological and recreational elements.

HillDPA is a multidisciplinary consulting firm with a highly skilled and experienced team of land economists, valuers and urban planners. The strengths of their practice are derived from the depth and breadth of their experience, their multidisciplinary expertise and their determination to ensure the highest level of professionalism and integrity.

GANSW would like to acknowledge the support and sharing of expertise of the Central Coast Council and all those who have contributed to the development of this plan.

Better Placed
GANSW’s Better Placed advocates for a shared responsibility in realising good design processes and outcomes. The policy sits at the intersection of State-wide priorities, the mechanisms of planning and the expertise of industry and provides a framework for our collective aspirations, needs and expectations.

Better Placed recognises that specialist knowledge can be integrated within the process to create efficiencies and shared knowledge where skills intermesh, joint solutions emerge and perspectives change by working together.

Collaboration towards a shared vision considers a broad understanding of goals and values dependent on high levels of interdisciplinary expertise. By bringing together expertise, better built outcomes for Gosford will be achieved.

Greener Places
Greener Places is a draft policy to guide the design, planning, design and delivery of green infrastructure in urban areas across NSW. The aim of the policy is to create a healthier, more liveable, more resilient and sustainable urban environment by improving community access to recreation and exercise, walking and cycling connections.

Green infrastructure is a term used to describe the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that should be developed as a network rather than separate elements.

The concept of landscape as green infrastructure provides a framework for integrating the work of designers, planners, developers and policy makers, and leveraging this collaboration to achieve larger local or state goals.

Green infrastructure complements the development of other types of infrastructure projects. Green infrastructure projects should be collaborative, where infrastructure in general is redefined to include an essential green component. By moving beyond a siloed approach, towards connecting agencies and physical networks of open space, the people of NSW and Gosford will benefit.
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CITYWIDE FRAMEWORK AND RECOMMENDATIONS
GANSW in collaboration with a consultancy team led by CHROFI has prepared this work at the request of the Central Coast Coordinator General to support the ongoing revitalisation of the regional city of Gosford.

The Urban Design Framework has been prepared to help to shape the continued development and renewal of the Gosford City Centre and support implementation of the Central Coast Regional Plan 2036 vision for Gosford. Capitalising on government and private sector investment in Gosford and taking a place-based approach strengthens its role as the regional capital and benefits existing and future residents of the entire Central Coast.

The UDF builds on previous work, plans and strategies undertaken for Gosford City Centre by the NSW Government and the former Gosford City Council (now Central Coast Council), including the 2008 Our City, Our Destiny Masterplan and the 2007 Revitalising Gosford City Centre Plan and existing studies being prepared by Central Coast Council.

01. EXECUTIVE SUMMARY

Purpose of the document

This UDF outlines a future focus for Gosford and provides recommendations and urban design strategies. The UDF can be used to guide infrastructure investment and design decisions to rejuvenate the city centre, preserve the natural setting, invigorate places and reposition Gosford as the regional focal point for commerce and high living standards.

The UDF consists of:

— A future focus: Explaining Gosford’s potential and envisioned future, and supporting the regional plan vision
— The Urban Logic: Using the historical setting and citywide analysis of Gosford, together with an understanding of previous work, to identify the place-based approach and way forward
— Recommendations.

The appendix provides the extensive analysis and work to date including the explanation of the process and feedback received.

The approach of the UDF is:

— putting people and place first and identifying how these can be considered in the overall design and renewal process
— acknowledging city shaping is not just about one place or building, but rather a network of well connected places with an active street life, walkability and connectivity
— outlining an integrated approach to ensure private and public needs, desires, and aspirations are effectively brought together into a shared ambition
— highlighting the potential impact and opportunities associated with government and private sector investment in Gosford, including public sector investment projects such as the expansion of Gosford Hospital, the arrival of the Australian Tax Office, and the Department of Finance, Services and Innovation
— providing a spatial and urban logic to inform decision making to better coordinate and integrate public and private sector projects to best leverage their potential
— identifying opportunities to foster better coordination, outcomes and integration
— identifying clusters of projects particularly those that both individually and collectively will have a catalytic effect and attract further investment. These projects can be progressed in stages in the short, medium and long term and encourage decision makers and project teams to think holistically when prioritising and funding infrastructure and other investment.
1.1 Introduction

The UDF has arisen from the consensus that a vision needs a framework for implementation. These strategies and recommendations will enable quality outcomes to be delivered.

Engaging with stakeholders and communities, undertaking urban design analysis and developing strategies and recommendations for collaborative implementation fosters confidence, development and investment. Done carefully, with focus on natural attributes, amenity, public domain and quality, it has the potential to transform quality of life, stimulate the economy, and enhance the environment.

The UDF is a design-led methodology, balancing multiple and sometimes competing agendas. It is for all agencies, levels of government and industry to consider for action. It builds on the vision of the regional plan, which has consensus.

A future focus

A place-based narrative has been developed that reflects the very strong landscape qualities of the city and region. This complements the strategic planning vision for the regional capital while providing tangible qualities for people to connect with and support.

The current context

There have been several ad hoc responses to support revitalisation in the city centre including sporadic development of new buildings, largely residential, concentrated around the fringe of the city centre.

There remains a run-down appearance in the buildings and vacant shops, with poor quality public domain and way finding, poor pedestrian amenity and poor connectivity with surrounding areas.

Previous plans have:
- not resolved issues relating to investment in public domain and the city’s key public places
- led to individual developments but not significantly improved the public domain or overall attractiveness of the city
- not inspired confidence and investment in the Gosford City Centre.

However, there has been progress with the establishment of new government projects and jobs (Hospital, Australian Tax Office) within the city centre and commitments for a regional library and performing arts complex. This has built both momentum for change and boosted private sector investment confidence.

The Urban Design Framework

The UDF approach to the revitalisation of Gosford City Centre, takes a place-based approach and prioritises interventions in terms of implementation and deliverability, with potential catalytic impact. This approach focuses on key public places where there is existing momentum in terms of public and private sector investment, and identifying public focused initiatives in the overall city centre renewal.

The UDF proposes an urban logic to assist with decision making and outlining recommendations. This will assist with guiding rejuvenation, growth and foster good design and a high quality public realm.

In some cases, the UDF presents options or scenarios to be tested further. This is designed to trigger discussion and inform ongoing work. It is designed to build confidence, and reveal potential partners and business and community champions for change and revitalisation.

The UDF provides a series of recommendations regarding the design of places and spaces to support delivery of the vision for Gosford City Centre. These recommendations relate to governance, infrastructure and other matters that will be critical to the ongoing urban renewal and quality outcomes for Gosford.

Focus on public domain for great places

Throughout the engagement for this framework a consistent theme has been the need for a focus on the public domain. GANSW believes Gosford’s future is contingent upon the creation of a network of great, well-connected places that attract further investment, particularly from the private sector.

Detailed urban design studies of the key places in the city centre provide a framework and specific guidelines to help shape the design of new projects. This approach will protect what is special and important while adding value and improving amenity across the city centre to inform and develop clear planning controls e.g. sunlight access to public domain at key times and views to the city’s distinctive landscape setting, to enable greater certainty to both developers and the community.

Beyond place-based recommendations

Delivery of the overall vision for the city centre and the UDF will require commitment to several actions, beyond the delivery of place-based recommendations. Cooperation and coordination across all levels of government will be required to achieve the desired outcomes. Future growth is dependent on strong leadership and governance, focused on coordinated and integrated delivery.

New governance and delivery arrangements are required to maintain momentum of revitalisation and to ensure it remains a priority for all levels of government. A coordinated governance role can help maximise and promote opportunities, a consistent approach to design excellence, support inward investment, and enable potential investment in cultural infrastructure, promote night-time activities, and soft infrastructure to draw visitors and tourists.

The UDF also recognises a need for updated planning controls for the city centre to remove complexity and create the best possible framework for investment and development. Any amendments to planning controls need to be progressed quickly to avoid uncertainty. Absolutely key to success is supporting and securing commencement on approved development projects that contribute to delivering the vision for Gosford by bringing people and keeping them in the town centre.

Merit-based assessment and design review processes early in the life of projects will assist in delivering better design processes and outcomes as well as reducing risk and streamlining the process.

The funding of key public places needs to be included in state and local contributions plans that can be applied and negotiated with developers, as development occurs.

By providing an integrated design approach, we can collaboratively create the framework for the delivery of great places, spaces and buildings that attract and retain residents, jobs, tourists, and further investment.
1. Executive Summary

1. It’s time for Gosford to fulfill its role as the capital of the Central Coast. Gosford brings together all the best characteristics of the region: Water, natural beauty and an urban centre.

2. This framework connects the people to its city and the city to its landscape. An approach that puts the public domain and its people first.

3. This framework unlocks the potential to create great places for people. An approach that puts the public domain and its people first.

4. Revitalising Gosford is not just one place or building, it is a network of well-connected places that create an attractive capital city with lively streets. An attractive city is a platform for investment with short-term returns and long-term growth.

1.2 The narrative

The Central Coast Regional Plan 2036 shapes the development of the region. The UDF provides a way forward to help deliver Gosford as the regional capital and a smart hub.

The revitalisation of the city centre will entice investment to energise the city, attract new residents, businesses, tourism, and culture. Gosford’s renewal can help the Central Coast optimise its potential and improve people’s quality of life, ensuring that the region is a desirable place to live, work and play.

Gosford will be characterised by its well-connected revitalised places, its civic heart, desirable waterfront, and great amenity. Under strong and clear stewardship, Gosford can realise its potential as a renewed urban centre, reinvigorating citizens with a shared sense of place.

The distinctive natural setting and diverse communities provides a strong local identity that is catalytic to well-designed places with vibrant streets, attractive lifestyles, safe neighbourhoods, greener places, and better-connected transport systems and communities.

Gosford will be a destination for commerce, culture and recreation, with great places for everyone.

The following statements and photographs capture the opportunities for Gosford’s revitalisation.
5. Kibble Park is the civic heart of Gosford. It’s a place for celebration, learning and exchange. It is a central meeting place that brings the character of the bushland hillsides into the heart of the city.

6. A place to arrive and to spend time, where the landscape, water and city centre come together.

7. The expansion of the hospital is a major investment in the future of Gosford. By connecting the hospital to the main street, it provides greater opportunities for innovation and learning.

8. A network of engaging places and connections ensures Gosford is resilient, diverse and adaptive as it develops.

9. Effective leadership, coordination and integration enables a common outlook and a clear understanding of the roles and responsibilities of key disciplines, agencies and consultants.
1.3 The approach: Creating three places

The scale of Gosford is large and spread out relative to regional cities of similar population catchment. The approach of the UDF for Gosford is to focus on three distinct but linked places within walking distance of one another:

— Civic Heart
— City North
— City South

They can become stepping stones to navigate across the city and encourage walking between each other.

We need to create more attractors in the city to draw people in. Public investment where it can stimulate a rich mix of private investment and city usage.

By focusing on places and not singular projects, we can create clusters of intensity that feed off one another and align to what is already happening.
1.4 Creating three places and connecting them

Enabling a network of connected places allows us to cluster public domain improvements and investment in key areas of the city.

A place-based approach for change in Gosford focuses on three key strategies:
1. Green infrastructure
2. Public domain
2. Built form

These can be found throughout the report in both urban design analysis and the recommendations.

Many of the ideas for this place-based report start with the green and public assets of the community, and uncover strategies to unlock their potential.

The development of a green infrastructure strategy, like Parramatta Ways or Greater Sydney Green Grid, can support the establishment of a network of well-connected places that create an attractive capital city with vibrant street life.

Improvements in the public domain create an attractive city that is a platform for investment with short term returns and sustainable long term growth.

With the public domain and green infrastructure creating a desirable place to live and work, private and public investment in the built environment can provide the final ingredient for change. The built form strategies and site specific advice in this report champion good design, support development opportunities and protect the public domain for all by placing a value on solar access, views, and consistent built form controls.

This report specifically does not address or examine Gosford’s waterfront.

Focus in the short term should be on where investment and change is occurring in the city and where building momentum for improvements can be supported and implemented efficiently and effectively. Once the Civic Centre is revitalised, the hospital is completed and better connected to the city, Mann Street is improved and the investment in jobs and growth in the south is leveraged, government and key stakeholders will be in a better position to examine what the waterfront needs to be to best support the city and the region.

The waterfront

While there has been focus on the waterfront in previous documents and clearly evident as a concern in ongoing community consultation, there are complex and inter-related issues and opportunities that need to be explored in greater detail than is possible in the scope of work defined for this UDF. The waterfront is important to the city, the region, the people and the place. It has the capacity to be a regional attractor. Previous plans and visions have failed to deliver a publicly desirable, economically viable and implementable outcome for the waterfront.

GANSW recommends undertaking a specifically designed process that involves genuine and broad stakeholder and community engagement to develop a shared understanding and approach to its future. There should be extensive analysis of potential uses, physical challenges, strategic objectives, movement requirements and public domain, cultural and development opportunities. Planning controls, governance, ownership and management should all be examined as part of the process.

As with any waterfront for any city, public access and public benefit needs to be paramount, as the natural and cultural qualities of the environment need to be respected and enhanced. Equally, opportunities for investment and the creation or improvement of regional attractors should be explored. Ultimately, the vision, viability and feasibility of ideas and proposals should be evaluated against a clear vision supported by shared values and principles.

As such, the work in this report focuses on the important area of the city to the north of the Central Coast Highway and how this part of the city connects to the civic centre and over time, will function as a physical, social and economic connection to the waterfront. It outlines specific and tangible urban moves that can be made to improve how the area works along with key principles to be followed to, builds on existing assets and ensure the natural assets of the place so important to the identity of the city are respected.
1.5 The process to date and what we heard

Our process is focused on people and place, to maximise opportunity and provide Gosford with a competitive advantage. It aims to make Gosford a more desirable regional capital that attracts people to live, work, visit and invest in the centre.

In bringing together many voices with different points of view, we fostered a shared understanding and created a common ambition better suited to people and place.

Concurrently, it was important to review the previous plans produced to understand their vision and undertake urban analysis (please see appendices for more detail).

To build momentum and collective understanding, a series of workshops and surveys sought to identify commonly held aspirations and the strategic steps the community, industry and agencies will need to take to achieve them.

Design-led workshops are the fairest and fastest way of understanding the needs and objectives of different groups of people belonging to a community. These workshops, their methods and key findings informed the UDF and will help to achieve a better, future Gosford.

Feedback from a range of stakeholders has been invaluable in forming the final document.

Some of the key issues and opportunities raised include:

With significant public investment underway (hospital expansion, Australian Tax Office and Finance building, regional library, Performing Arts Complex) there is potential for rejuvenated market confidence.

There is great potential for Gosford to offer a high quality lifestyle with good links to Sydney, good transport and a strong sense of community.

An inconsistent approach to planning and development over time.

Public domain upgrades are needed to provide more trees, and improve parks and gardens, streetscapes, and public art to attract people and further investment.

There is an opportunity to rethink Gosford Station Interchange, upgrade Kibble Park and William Street Plaza, connect the station to the hospital, and to link the stadium to the water.

An improved precinct transport network is needed to reduce car dependency in Gosford for better pedestrian access/footpaths, reduce impact from traffic, provide bike paths/hire, and better linkages over the station and rail line.

There is the need to encourage a greater diversity of activity and people into the centre.

We should encourage active usages, night-time economy, diverse users (youth, aging population) and uses, space for sports and outdoor recreation/family areas with shelter throughout the centre and along the water.

Support Gosford as a cultural capital with diverse arts and music, with an active, public waterfront.

Revitalisation of Gosford should support the development of a distinctive commercial centre that can compete with other centres, offering a greater variety of retail shops, food and beverage, events, but there has not been significant investment in the public domain.

Many development approvals (DAs) have been lodged however only a small proportion are progressing.

1.6 Building on previous work

Our City, Our Destiny

The result of extensive community consultation, ‘Our City, Our Destiny’ was a high-level master plan which articulated the community vision for the Gosford City Centre with five key precincts.

Our City, Our Destiny forms the most comprehensive master plan to date for the city centre and was the basis for further detailed urban studies on transport, movement and street upgrades. Strategies and precincts identified in the master plan have built a strong base for the UDF. The UDF will update the master plan and provides recommendations to support implementation of the urban design framework.

What has happened since Our City, Our Destiny?

1. The early recommendations to start in the centre did not take place, and the waterfront development was put out to the market to come forward with proposals (The Landing).

The waterfront development proposals failed to get off the ground and were poorly received by the community, leading to the market process being cancelled. Community critique ranged from the scale of development proposed, blocking views to the water from the city and privatisation of waterfront. Given the scale and design proposed, there was risk that the development may have soaked up the limited demand and activation away from the city.

Lessons Learnt

There is a need to test and define in detail what can be achieved in terms of public outcomes with commercial feasibility and delivery scenarios. Socialise this with community before going to market to help manage community expectations as well as reduce development risk for proponents.
The ‘life’ of the city is not just from the people who live and work there but broad range of visitors who come from the region and beyond that come to satisfy different needs and desires.’

What is different about the UDF?

The broad objectives, principles and city framework in the UDF are essentially the same as Our City, Our Destiny. What is different is a recognition of the physical scale of the city, market demand, Gosford’s specific role as a regional capital and how this impacts on recommendations for implementation.

1. Physical scale of the city
Gosford city is physically large. It has similar footprint to Sydney central business district with the length of Mann Street from Etna Street to the waterfront is equivalent to the distance between Sydney Town Hall to Circular Quay.

2. Market demand
The projections for dwelling and employment is limited relative to scale of the city and current planning envelope. The dwelling projections are 120 - 200 units per year. The commercial floor space projections are 40,000 sqm over 20 years. This is in line with Gosford city’s share of Regional Plan targets.

3. Regional capital
Regional capitals need to offer functions and attractions of type, scale and quality not available in a local centre, to draw users from the broader regional catchment.

Examples are:
— Public services: Regional hospitals, and courts
— Educational: TAFE and University
— Cultural: Museums, galleries, and library
— Public space: Regional parks, playgrounds, public squares, and pools
— Professional services: Regional scale and specialisation of services not available locally
— Retail, food and beverage: Regional scale and quality of retail, dining and night offering
— Events: Regional scale sports, community and visitor events
— Movement and access: Improved walkability, choice of transport options, regional rail and bus services and improved access to other regional centres and airports
— Accommodation and housing: Range of accommodation and housing for tourists, students, patients and their visitors and key worker housing.

Lesson Learnt
Establish city growth scenarios in line with demand forecast. In the short term, strengthening Gosford as a regional capital is unlikely to be driven solely by the market and S94 contributions will not be sufficient. Hence forward public investment is needed to drive change.

Messaging needs to be managed regarding city growth. Both the UDF and Our City, Our Destiny reports highlight that the fundamental components that can help shape and make a significant regional city are there for the taking in Gosford but demand is likely to build slowly.

Government-led renewal should focus on strengthening Gosford’s offer as a regional centre in addition to providing housing and employment to meet the goal to make Gosford a regional capital.

In general, it is not the approval process or development envelope capacity that is limiting growth within Gosford, but demand is limiting development. The solution isn’t about improving market confidence for developers to participate, but about increasing sales price to make the development feasible. Simply put, banks aren’t sentimental, they need evidence of significant percentage of pre-sale at a price point high enough to finance the development. The scale of individual development proposals with the very large numbers of units in each stage make this very difficult.

The principal scheme (2012-2016) encouraged stimulatory incentives.

The broad objectives, principles and city framework in the UDF are essentially the same as Our City, Our Destiny. What is different is a recognition of the physical scale of the city, market demand, Gosford’s specific role as a regional capital and how this impacts on recommendations for implementation.

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— Events: Regional scale sports, community and visitor events
— Movement and access: Improved walkability, choice of transport options, regional rail and bus services and improved access to other regional centres and airports
— Accommodation and housing: Range of accommodation and housing for tourists, students, patients and their visitors and key worker housing.

Lessons Learnt
Establish city growth scenarios in line with demand forecast. In the short term, strengthening Gosford as a regional capital is unlikely to be driven solely by the market and S94 contributions will not be sufficient. Hence forward public investment is needed to drive change.

Messaging needs to be managed regarding city growth. Both the UDF and Our City, Our Destiny reports highlight that the fundamental components that can help shape and make a significant regional city are there for the taking in Gosford but demand is likely to build slowly.

Government-led renewal should focus on strengthening Gosford’s offer as a regional centre in addition to providing housing and employment to meet the goal to make Gosford a regional capital.
Good urban design and planning processes start with research and analysis. This work is then an important part of both developing and informing a shared understanding in any workshop process.

In explaining what makes a regional capital and developing recommendations for Gosford, it is important to analyse the city, its places, setting and history to best inform its future.

Analysis of regional priorities, as well as studying Gosford’s scale, size and population, directly informs the development of meaningful urban principles.

The analysis of the city, comprising the city form, its natural and built assets, heritage places and landmarks, parking, and key projects informs the urban design recommendations and the place-based framework to revitalise Gosford.

2.1 Gosford city analysis

The City Form
Gosford City Centre is surrounded by a picturesque natural environment. Sitting in a valley between the bush covered hills to the east and west and the harbour to the south, Gosford’s built environment has been formed by an orthogonal grid that runs north to south.

The south of the city grid is split by the Central Coast Highway before meeting at the water’s edge. The city’s main street, Mann Street, runs from Racecourse Road, Gosford, in the north to where it deviates near the war memorial in the south.

The city is formed by the elements of the natural and built environment. Waterview Park (Presidents Hill) rises west of the station while Rumbalara Reserve rises to the east, forming a natural valley for the city.

Gosford is formed by an orthogonal grid that runs north to south. In the south, the city grid meets the water’s edge, split by the Central Coast Highway. Mann Street deviates east near the war memorial to join Masons Parade, while Baker Street is on the foreshore level.

The City Centre of Gosford comprises Gosford Hospital, Gosford train station and the Gosford CBD, consisting of a mix of retail and commercial uses. It is surrounded by residential properties to the north east, west and south east and Brisbane Water foreshore to the south.

The following provides the headlines of the analysis and engagement undertaken as part of the UDF and previous studies. Please see the various appendices for more detail.

What makes Gosford a regional capital?
Gosford has been shaped by a rich history of Aboriginal culture and urban settlement. Originally home to the Darkinjung and the Guringai indigenous people, Gosford was colonised late in 1823 and expanded rapidly with the development of transport connections to greater NSW combined with the allure of the Central Coast lifestyle.

Defined by its established functions and attractions, including a train station, hospital, TAFE and local, state and government agencies, it has the foundations of a regional capital, with great improvement potential.

Gosford has become home to a population of 20,552, within the Central Coast catchment of 339,600 people and is part of the fastest growing area in NSW.

Increased investment in the City Centre is presenting Gosford with the critical opportunity to invest in its built environment, with a peak in recent development applications for new buildings.

Health, education and professional services are the three major industries that will generate employment within the city centre. Increased residential offerings are required due to recent developments of the ATO, Finance Building and the Gosford Hospital development.

Population growth, the ageing of the local population and a changing mix of family types are creating demand for a greater product mix of residential development will all impact the built environment.

* SOURCE: 2016 Australian Bureau of Statistics
Gosford key considerations

The Central Coast Regional Plan 2036 aims to “grow Gosford as the region’s capital”.

The priorities, outlined in the Regional Plan specific to Gosford, which have informed the UDF are:

— growing Gosford City Centre as the region’s capital and focus of professional, civic and health services for the region’s population
— undertaking and integrating precinct planning for the waterfront, arts and entertainment, city core, railway and hospital precincts – to grow jobs and coordinate the delivery of improved transport infrastructure
— attracting and facilitating greater commercial development in Gosford City Centre by improving the public domain and providing opportunities for development through local planning controls
— promoting Gosford City Centre as an attractive place to live, work and play through local planning controls that support vibrant and safe cultural, entertainment and visitor activities
— enhancing the growth potential of the health precinct around the Gosford Hospital and allied health facilities in Gosford City Centre to drive the growth of services and specialisation in the region
— integrating the railway station with other activities and seeking opportunities to improve east–west connectivity across the railway line
— identifying opportunities for the consolidation and relocation of government services and agencies to Gosford City Centre
— ensuring that development in Gosford City Centre responds to its natural setting and complements the public domain
— improving access to Gosford City Centre from the west and north.

A region is defined by its capital.
The revitalisation of Gosford lies at the heart of regeneration of the Central Coast.

Gosford’s built environment is a good base to work from. Focusing growth in Gosford’s City Centre will reinforce the opportunity to bring social and economic benefits to the city.

The Central Coast Regional Plan 2036 identified Gosford as a priority.

Within Gosford the areas to be prioritised are:
1. The waterfront
2. The arts and entertainment precinct
3. The city core
4. The railway precinct
5. The hospital precinct
The scale of Gosford

By comparing Gosford to Sydney and Newcastle, its two closest neighbouring cities, Gosford’s large regional city footprint is evident. The high street of Mann Street between the hospital and the waterfront is 1.4km long, which is similar to the length of Sydney’s George Street between Townhall and Circular Quay. It is not a walk done every day.

This scale comparison is contrasted by a relatively small population of people living in the centre. A city of this scale needs a greater density of visitors, residents and businesses to feel active as a regional capital.

GOSFORD
4,975 PEOPLE *

SYDNEY
21,901 PEOPLE *

NEWCASTLE
4,498 PEOPLE *

* SOURCE: ID Community Profile/Census data 2016 Australian Bureau of Statistics
Gosford Urban Design Framework

02. The urban logic

Nature and green spaces in an urban environment can improve the social wellbeing and health of the people living, working in, and using the city centre. Green spaces including natural parks and waterways are a critical part of Gosford’s civic and cultural identity—it is a city nestled between two hills. Waterview park rises west from the train station and the eastern hill; and Rumbalara Reserve forms part of a longer natural system. Fronted by a significant harbour and areas of natural bush, Gosford offers an attractive lifestyle with a close relationship between the urban centre and the natural environment.

The issues of climate change and sea level rise necessitate a vision for the sustainable future of Gosford. In addition to existing sustainability projects including the Management of the Coastal Open Space System and the Gosford City water mining dual reticulation scheme; the redevelopment of Gosford creates an opportunity to reinvent the city as smart and green. The unique relationship between Gosford’s natural features and its built environment forms the basis of a future vision: The integration of urban fabric and sustainable initiatives.

An example climate change strategy would include and address the following:
— reducing water consumption
— reducing energy consumption
— reducing automobile travel
— cutting greenhouse gas emissions
— making land use decisions that create a more efficient and walkable city
— improving building energy performance
— increasing biodiversity
— mitigating the impact of sea level rise.

Gosford’s existing built environment forms a strong base for the city to grow. Gosford is layered with unique urban assets including heritage buildings, rail infrastructure and a high street with a strong north–south axis through the centre of the city. Key building assets include the first Gosford Courthouse (1833) and the first post office (1835) to the south of Mann Street and St Mary’s Church (1858) to the east of Gosford and more recently the Gosford Library building in Kibble Park.

The train station and railway service which commenced operation in 1887, enabled development to grow around it. Retail and commercial sites followed, along with provisions for parking. Despite being visually obscured by the natural landscape, Gosford train station forms an important economic, social and physical connection to greater NSW and is a part of the city’s historical and cultural identity.

The future potential of Gosford needs to build upon its existing built form assets and urban structure. It needs to utilise Mann Street as the historic heart and connector, to enable renewal as a vibrant main street, with a new diversity of built form, fine urban grain and multi-programmed space. The strategic connectivity provided by the railway line is vital to the centre’s success. To reduce the barrier created by the railway and associated land holdings, new opportunities to provide pedestrian crossings should be identified to connect people, places and economies.

Bushland Reserves
The bushland reserves sit on either side of the city on Presidents Hill and Rumbalara Reserve. The hilltops frame the city and align Gosford centrally in the broader Narara Valley.

Parks
Within the city, Kibble Park and Leagues Club Field are well loved as welcomed open green spaces within the built environment.

Rail infrastructure
The railway is embedded in the evolution of Gosford. The tracks, power lines, and remnants from the steam trains are a part of the identity of the city, and an important link between the past and future of the city.

Mann Street – A High Street
From past to present day Mann Street functions as the civic main street for the city. The important structural element of the city can be strengthened as a place for the people.
Sporting, health and transport infrastructure assets contribute to the identity and definition of Gosford as a regional capital. The Central Coast Stadium, the hospital precinct and Gosford train station were identified in community consultations as three of Gosford’s major landmarks. These major facilities are strategic regionally significant centres of activity: forming and defining Gosford’s point of difference as the regional centre of the Central Coast.

Gosford is a local connector for the Central Coast community and region to access Newcastle and Sydney. It is in a prime location for future development, facilities and infrastructure to service the Central Coast region.

New large-scale investment in health, education and commerce will bring people from the region to the city centre, reinforcing the gravitas of the city and creating a demand for future facilities including retail, business, community, recreation and transport.

**Stadium**
The iconic Central Coast Stadium is an important landmark for the city. The Stadium is highly visible at the entry to the city, and has an important link to the water views beyond.

**Hospital**
The major expansion of the hospital and associate medical school is an important investment in the future of Gosford. The site is and will increasingly be a major source of employment in the city and will perform a critical regional function for the Central Coast. It attracts visitors, patients and staff from across the region and further afield.

**Rail network**
The rail network and Gosford Station are a critical regional asset for the area, drawing in commuters daily and linking Gosford and its workforce to Sydney and Newcastle. The challenge will be to improve access across the rail line, to and through the station and make it an attractive gateway and focal point for both commuters and the wider community.
As part of the engagement process, workshop attendees comprising members of the community identified places of significance and landmarks of the selected area in Gosford.

A key finding of the process was that community-chosen ‘places’ tended to be privately owned; implying a deficiency or need for quality public space in the urban environment. Some of the built environment facilities were considered interchangeable in ‘places’ and ‘landmarks’ categories: Gosford Station, Central Coast Stadium and the waterfront precinct. This gives and indication of their importance, for both local use and tourism potential.

### Places
- Kibble Park
- Leagues Club Field

### Destinations
- Gosford High School
- Henry Kendall High School
- Gosford Public School
- Gosford hospital precinct
- Gosford Private Hospital
- TAFE
- Gosford Olympic Swimming Pool
- Gosford Golf Club
- Imperial Shopping Centre
- Leagues Club
- Tommy’s Cafe

### Landmarks
- Gosford Station
- Central Coast Stadium
- The waterfront precinct
- President Hill Lookout
- Rumbalara Reserve
- Sea wall and marina
- Train station (hidden landmark)
The importance of Mann Street
Mann Street is a fundamental part of the structure of Gosford. It is the primary spine that connects different areas of the city along its length. It provides a clear way finding and organisational line to the city.

As a high street, it offers a historically important civic quality to the city. It has a fine grain streetscape that is human scale, offering diversity of shopfronts and reflecting the city's history as a regional centre.

In similar ways to Sydney's George Street, it changes character along its length. To the north, there are larger sites generally of service functions, which transition to the core retail strip from the railway station to Georgiana Terrace, then to the older heritage streetscape to the south, terminating at Memorial Park, which overlooks Brisbane Water.

It is the address of a number of regional facilities and major new developments including the ATO, Finance Department building, Council offices, Imperial Centre and Conservatory.

The amenity of Mann Street is enhanced by street trees and short term car parking but there needs to be significant investment in the public domain.

The place-based approach reinforces the essential structure of the city, strengthening diversity of city experience and use along this spine.

The character of this spine is however spread out along the long length of Mann Street. Quality places are needed as stepping stones throughout the city helping to connect people across the city, and entice people to spend more time there.
03. RECOMMENDATIONS
3.1 State and regional level strategies and actions

1. Foster a place-based approach and focus on public domain

1.1 Place-based strategy
Develop place-based strategies to focus activity and coordinate public and private investment in and around the priority places identified in the UDF and along the routes that connect them.

Phase 1 – The Civic Heart
Phase 2 – City North
Phase 3 – City South

Noting detailed recommendations for each place and key sites are provided in the ‘Place based’ section of this report.

1.2 Key place strategies
The following three key over-arching strategies are:
— Green infrastructure – priority projects identified
— Public domain – opportunities identified
— Built form – urban design principles for places and key sites identified

1.3 Place management
Establish place management for Gosford’s key places to make the connection between people and places with a focus on use and activation and to support ongoing evolution over time.

A place manager could champion the implementation of the UDF principles place-based reports and recommendations for their place in all decision making and have oversight of activity that has an impact on the place.

Together with development case management (see below), opportunities for inclusion of strategic regional facilities and services and the potential relocation of government services on key development sites could be identified. (noting that specific uses are listed within Place Recommendations)

The Project for Public Spaces websites provides more detail of the importance and opportunities of a placemaking approach. https://www.pps.org/category/placemaking

2. Improve regional access and movement

2.1. Prioritise and focus transport investment to improve connections for people across the Central Coast into Gosford to support its role as a regional capital.

2.2. Place-based integrated movement and access plan
Prioritise a joint place-based integrated movement and access plan including car parking strategy.

Plans should coordinate existing workstreams including car parking strategy (Central Coast Council/DPE), Traffic Study (RMS/Central Coast Council), review of current development controls and contribution plans (DPE/Central Coast Council) and provide advice and recommendations including identifying where there are opportunities to better align movement and place objectives/balance (TfNSW/DPE/Council/GANSW).

Some of these opportunities to be reviewed could include:
— Options to fast track investigation of Central Coast rapid bus program including the Southern Growth Corridor to extend the 30-minute catchment for the regional capital (30-minute catchment referred to in Transport Futures/ Central Coast Council investigating options)
— Extension of shuttle bus services linked to new car parking options outside the city centre core
— Reviewing and prioritising options for connecting people and places across the railway line
— Operation of bus interchange and station precinct
— Review of vehicle speeds in the city centre
— Options to reduce/discourage through traffic
— Review through the ‘Movement and Place’ lens and provide options to addressing current and future pinch points on the transport network – including congestion and safety issues at key locations for pedestrians, cyclists, cars and buses
— Investigate potential for discouraging through traffic entering the City Centre
— Active transport priorities (building on work by Central Coast Council)
— Event mode analysis of Movement and Place and options to improve balance
— Prioritisation of projects, estimates of cost and timing.

2.3. Car parking review and strategy
Fast-track joint DPE/Central Coast Council car parking review and strategy (to be developed jointly with transport plan above).

This could include:
— Identify short term opportunities for new all-day car parking outside the city centre core
— Consider impact of increasing the efficient use of existing car parking in the city centre to support the revitalisation of Gosford including differentiating the needs of commuters, residents, visitors and businesses and testing options for charging and options for increasing short stay parking
— Review car parking standards for new development to feed into revising planning controls
— Review options for car share parking and standards
— Provide short, medium and long-term options for car parking in city.

2.4. Reduce journey times by rail to Sydney
Continue to support and plan for faster rail journey times to Sydney and Newcastle from the Central Coast and particularly Gosford (as outlined in Transport Futures).

2.5. Gosford Station and surrounds
Develop a joint master plan for Gosford Station, the bus interchange, Burns Park, adjoining government land and connections to the station to:
— maximise the opportunities associated in infrastructure and new trains as part of the New Intercity Fleet project
— to better connect the station to the city centre
— improve the capacity and amenity of the station and its surrounds.

The master plan should also promote opportunities for development and value sharing to deliver the priorities of the UDF and contribute to the funding and delivery of upgrades to the station and its surrounds.

2.6. Walkability and active transport
Focus bids for current and future funding programs on improving access particularly active transport and green infrastructure access to Gosford City Centre and the three key places in the UDF.
3.2 Leadership, coordination and integration to support good design and amenity

1. Leadership and coordination

1.1. Coordinator General’s role

Build on the existing role of the Coordinator General to maintain momentum across all levels of government and ensure a whole of government focus on Gosford as the regional capital of the Central Coast.

1.2. Development management

Establish a case management system appointing development manager/s with case, planning and design experience to manage major applications through the pre-application and development application process.

The focus of the development manager/s would be on delivering development opportunities that support the principles of the UDF and key places.

1.3. Central Coast Regional Development Corporation

Support the CCRC to coordinate and support delivery, including the activity around government land and projects and provide the appropriate resources and powers to enable it to champion, coordinate, manage and deliver it’s program.

1.4. Role of the Central Coast Council

Leverage the CCC local knowledge to inform design, delivery and development of projects and places. Ensure expertise and experience of CCC is integrated.

1.5. Champions for the revitalisation of Gosford

Consider the establishment of group of leaders/champions external to government for Gosford, representing both the community and business and a range of interests including education, sport, health, tourism, arts and culture, key employers eg ATO, key government agencies, land owners and developers, politicians, community leaders to be:

—champions for Gosford and its revitalisation locally, at a state level and nationally
—provide access to wider networks
—support collaboration
—positively engage with the process, provide thought leadership and feed back
—access funding and in-kind support
—promote success
—build confidence across a range of stakeholders locally and further afield.

1.6. Health and Education Alliance

Separately, or as a sub group, consider establishment of a jointly supported health and education collaboration similar to the Westmead Alliance to:

—innovation, collaboration and business development
—assistance in identifying potential commercial and public-sector partners or tenants
—promotion of Gosford as health and education centre

2. Streamlining and de-risking the planning process

2.1. Provide statutory weight to the urban design principles

Provide statutory weight to the urban design principles promoted in the UDF in revised planning controls for Gosford including updated and ongoing planning instruments to focus and guide public and private sector investment, help shape development projects and reduce uncertainty, provide a framework to inform more detailed guidelines, developer contribution processes, and raise aspirations.

2.2. Clarity on planning pathways

Identify clear planning pathways supported by design review processes. Require design excellence competitions for major developments in accordance with state policy.

2.3. Design review

Establish a Design Review Panel that will work to the principles of the UDF and provide advice early (pre-application) and throughout the development process, to developers and consent authorities on development outcomes in the city centre.

2.4. Fast-track referrals

Work with relevant agencies such as RMS, TfNSW, utility providers, Sydney Trains, CCC and others to develop fast-track referral processes for development in the city centre.

2.5. Simplified, flexible and streamlined planning controls

Implement simplified, flexible and streamlined planning controls for Gosford central business district including:

—permit mixed use precincts whilst also protecting key areas of the commercial core to ensure the core functions of a regional capital have sufficient space to grow
—provide flexibility in controls to enable negotiated development outcomes and promote more people working and living in the City Centre and enable flexible development outcomes that meet the principles of the UDF/design principles
—develop a range of strategies and incentives to attract additional commercial development/ activity. This could include development provisions to ensure a minimum percentage of core commercial/retail uses in appropriate areas and on key sites which can support large floor plates
—facilitate the development of landmark buildings as a catalyst for growth in certain locations, which will be identified through the detailed Urban Design study process
—require public benefits/amenity improvements as part of all development applications
—support the provision of a mix of housing including low cost rental to support the function and role of the City Centre, particularly at the northern end of Mann Street near the station, schools and hospital
—provide incentives for the provision of cultural facilities and uses of public benefit in development proposals by excluding in FSR calculations (merit-based assessment based on urban design principles identified in the UDF and future guidelines would still apply)
—protect solar access to public places – 50% (minimum) to 70% (preferred) of total area to receive sunlight for 4 hours between 9am and 3pm on 21st June
—require the activation of street frontages and encourage the use of footpath for outdoor seating and display of goods (where the footpath depth allows it)
—introduce on-site maximum standards for car parking, allow for offsite car parking options and plan for the provision of car share spaces, increased bicycle and motorbike parking
—remove the requirement for a minimum 24m frontage for permissible development to allow smaller and fine grain development to occur
—identify the bulk and scale that reflect the intentions of the urban study areas and which can translate into relevant planning controls including the DCP
—develop place and precinct specific principles and controls
—expand B4 zone to allow flexibility but still provide for commercial development.

3. Infrastructure requirements

3.1. Schedule of infrastructure projects and public domain works

Prepare an updated schedule of infrastructure projects and public domain works to increase certainty about the provision of infrastructure and the cost to developers including updated public realm works, green infrastructure requirements, and new infrastructure to meet ambition for delivery of public domain improvements and the like.
3.3 Gosford city centre strategies

1. Green infrastructure

1.1. Planning and delivering green infrastructure

Prepare a Green infrastructure delivery plan and funding strategy reflecting priorities included in the UDF including improvements to current green spaces, creation of new green spaces, identifying linkages to adjoining networks, street tree and urban canopy projects, water management and recycling.

Creating a Green infrastructure delivery plan for Gosford will require the synthesis of several existing or future strategies. Steps include:

- Collect all data covering existing ecological systems in the wider Gosford region
- Establish a ‘biomap’ or similar showing ecological corridors linking critical habitat patches
- Undertake a detailed review of the scope of future stormwater infrastructure repairs and upgrades. Identify opportunities where water harvesting strategies could be part of an integrated stormwater management strategy
- Review and collate existing active transport, cycling and walking strategies. Develop a connected network of active transport
- Establish Gosford as the focus for pedestrian and cycle commutes and the growing recreational networks e.g. bike links to Erina, Point Clare, Woy Woy, Ourimbah (building on CCC planning work)
- Bring together key stakeholders to develop ‘Safe cycling and walking strategies. Develop a connected network of active transport

Use the Ochre Grid to acknowledge, develop and protect Aboriginal culture and heritage. The mapping exercise includes the recording of stories, acknowledgement and interpretation of significant sites, naming of places and incorporation of living culture and activity.

2. Public domain

2.1. Focus on the public domain, wayfinding and minimising the impact and disruption of construction and vacant premises. This could include initiatives to:

- Improve public domain lighting with a focus on general amenity and coordinate safety for pedestrians to support the activation of the city centre and the night time economy
- Review the Create, Innovate Gosford City program to introduce a hoarding policy to minimise the impact of construction on the public domain e.g. City of Parramatta Hoarding Policy 2014 which require safe hoardings that ensure pedestrian access and safety but also create attractive, well-lit environments. They also encourage the promotion of the project and the Council’s vision for the city. https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/HoardingPolicy.pdf.

2.2. Acknowledge and celebrate aboriginal culture and connection to place as part of the built environment

Develop an Ochre Grid for Gosford.

Build on existing mapping and research to collaborate with local Aboriginal groups including the Darkinjung and Kuringai people, all levels of government, industry, artists and the wider community.

3. Built form

3.1. Place and site specific public domain

Specific Design principles and guidance on improving the public domain are contained in Place Recommendations.

4. Developing an arts and culture offer

4.1. Strategic approach to incentivising arts and culture

Identify opportunities to increase the diversity of Gosford’s offer including planning incentives to support a potential overarching arts and culture strategy.


4.2. Maximising the opportunity of the new Regional Performing Arts Complex

Ensure the site for the proposed RPAC and its design supports the following principles.

- Reinforce Gosford’s role as a regional capital
- Contribute to the activation of the City Centre
- Ensure that visitors to the RPAC have walkability to the ‘Civic Heart’ and access facilities, food and beverage etc. with requiring bus/air travel and parking
- Satisfactory accessibility for logistics and by private vehicles, active and public transport
- Ability to provide new car parking.

4.3. Public art

Build on work carried out by CCC and GBID to develop a public art strategy which includes opportunities for a sculpture trial bringing people into the city centre and connects places within the centre.

4.4 Night time and out of hours economy that attracts people to the city centre

CCL to work with Create NSW, Destination NSW, key employers and attractions, GBID, DPE, CCRDC, police and the community to establish ‘Gosford is Open’ taskforce, economic strategy and action plan similar to that lead by the City of Parramatta. https://www.cityofparramatta.nsw.gov.au/about-parramatta/news/on-exhibition/night-time-economy-discussion-paper

5. Housing a growing and diverse community living, working and visiting Gosford

5.1. Visitor accommodation and conference facilities

Review proposals and feasibility for conference/ meetings facilities and identify opportunities to partner with the private sector to provide. Identify suitable location as part of ongoing processes.

Identify opportunities to support the development of a range of visitor accommodation including accommodation to cater for the conference market.

5.2. Range of workspace

- All levels of government continue to support and expand the provision of flexible and low-cost workspace to reduce the need to commute and foster a local start-up economy with links to key employers. Eg Gosford Smart Workhub (Central Coast Council) and Mann Street work hub (jointly provided by Department of Planning and Property NSW).

- Create and incentivise through the planning system innovative models to support the provision of employment space as part of development schemes.

5.3. Diverse housing

Support the need for new homes in Gosford City Centre to support growing populations including hospital workers, students, aging, youth and Aboriginal communities including:

- More studio, one and two-bedroom dwellings
- Variety of housing options including more affordable options to allow people to age in place
- Encourage mixed use zones, medium density housing incentives or small lot construction

Work with LAHC to identify opportunities to redevelop existing properties and provide mechanisms for how to achieve/encourage a range of housing types within the study area to support a greater population density for the City Centre.