



WHY IS THE GOSFORD WATERFRONT BEING REVITALISED?

- The Gosford City Centre Masterplan ‘Our City, Our Destiny’ identifies the redevelopment of the Waterfront precinct as one of the key areas of activities required to renew and revitalise Gosford City Centre into a Regional City (Figure 1).

WHAT IS THE AREA PROPOSED FOR REVITALISATION?

- The area of the Waterfront Precinct and development areas were further refined in the rezoning of the precinct that was finalised in February 2014 (Figure 2).
- The Waterfront Precinct is bounded by Mann Street, Georgiana Terrace, Dane Drive and extends into Brisbane Waters. The precinct includes old Gosford Public School, Gosford Breakwater, Gosford City Park, Rotary and Gosford Memorial Parks.

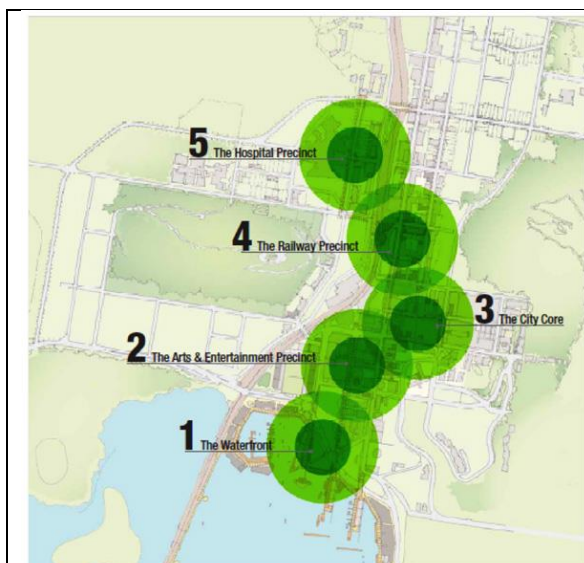
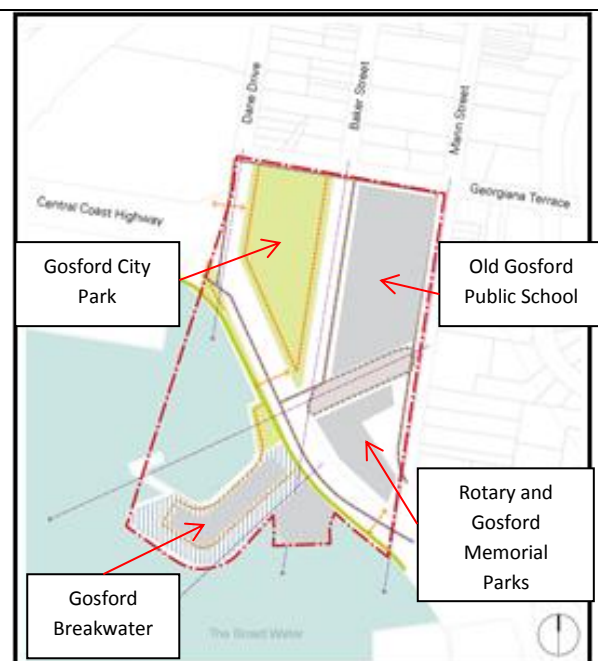


Figure 1 – City Centre Masterplan Precincts



Legend

- Area covered by this DCP
- ||||| Developable area permitted over The Broad Water
- Indicative development footprint location
- Pedestrian connection
- Shared pedestrian/cycleway
- Pedestrian crossing
- Key open space
- Public plaza
- Public foreshore promenade
- View corridors

Figure 2 – Waterfront Precinct as rezoned



HOW HAS THE COMMUNITY BEEN INVOLVED IN DECIDING HOW THE WATERFRONT PRECINCT SHOULD BE REVITALISED?

- In 2008, the Gosford Challenge was a process of extensive community engagement to guide the renewal and revitalisation of Gosford City Centre. The Gosford City Centre Masterplan 'Our City Our Destiny' was adopted following this process.
- In 2011, the Central Coast Regional Development Corporation commenced the planning specific to the Waterfront Precinct. A masterplan called 'The Landings' was produced and a rezoning application to support 'The Landings' Masterplan was prepared. 'The Landings' Masterplan covered an extensive area along the foreshore of Brisbane Waters from the rail line around to the Gosford sailing club.
- During October 2011, Central Coast Regional Development Corporation displayed 'The Landings' Masterplan in a shop front in Mann Street and offered the community the opportunity to view the proposal and discuss the detail. The rezoning application was publicly exhibited between November 2011 and January 2012.
- Following community feedback, Central Coast Regional Development Corporation revisited the proposal and significantly reduced the area to be considered for redevelopment as part of the Waterfront precinct. The revised area was reduced from 100 hectares to 10 hectares and focused on old Gosford Public School, Gosford Breakwater, Gosford City Park, and Rotary and Gosford Memorial Parks.
- The rezoning application was amended for the reduced area and then re-exhibited for public comment between March 2013 and April 2013.
- The Department of Planning and Infrastructure considered the revised rezoning application including public submissions and in February 2014 the rezoning of the Waterfront Precinct was approved.

WHAT TYPES OF USES ARE PROPOSED FOR THE WATERFRONT PRECINCT?

- The zoning within Gosford Local Environmental Plan and development controls within Gosford Waterfront Development Control Plan identify the type of development to occur within the Waterfront precinct. In summary the uses include:
 - embellished public spaces and recreational areas in Gosford City Park and the foreshore of Brisbane Waters.
 - redevelopment of the former Gosford Public School site as a mixed use development that combines residential, commercial and retail uses.
 - the establishment of a Cultural Hub on Rotary and Gosford Memorial Parks with development of a Regional Performing Arts Centre on Rotary Park.
 - an expanded Gosford Breakwater with retail, restaurant and accommodation uses



WHAT AREA HAS BEEN IDENTIFIED FOR THE REGIONAL PERFORMING ARTS CENTRE?

- A Cultural Hub is identified within the Gosford Waterfront Development Control Plan and located on Crown Land known as Rotary and Gosford Memorial Parks.
- A Regional Performing Arts Centre is nominated to occur within the Cultural Hub providing performing arts and cultural space within a high quality architectural landmark building.(refer to Figure 3)
- The development footprint for the Regional Performing Arts Centre within the Cultural Hub is located on Rotary Park beneath the escarpment and avoids Memorial Park.

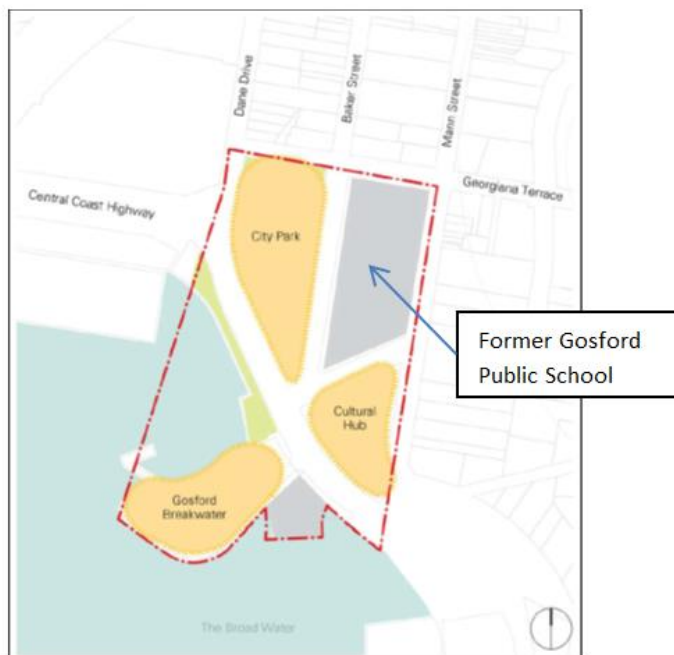


Figure 3 – Areas within Waterfront Precinct



WHAT STEPS HAVE BEEN TAKEN TO COMMENCE THE REVITALISATION OF THE WATERFRONT PRECINCT?

- In February 2014 the Central Coast Regional Development Corporation successfully achieved the rezoning of the Waterfront Precinct to enable the implementation phase.
- The implementation of the Waterfront Precinct will be staged overtime. To date efforts have been focussed on the redevelopment of the former Gosford School site and initial investigations on the Regional Performing Arts Centre within the Cultural Hub. Future work is proposed within Gosford City Park and Gosford Breakwater.
- The activities that have been undertaken by the NSW Government on the former Gosford School site include:
 - Central Coast Regional Development Corporation has obtained approvals for and implemented the demolition of the former school facilities.
 - Government Property NSW has invited expressions of interest and select tender from the private sector to acquire and redevelop part or the entire site.
- Central Coast Regional Development Corporation has prepared concept designs for the Regional Performing Arts Centre within the Cultural Hub that supports applications for funding of this community facility.

WHY IS THE FORMER GOSFORD PUBLIC SCHOOL SITE BEING SOLD?

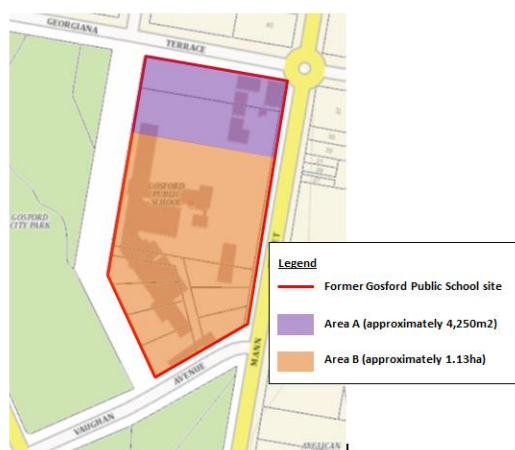
- The redevelopment of the old Gosford Public School site for mixed use (residential, commercial, retail and recreation/entertainment uses) development is a key component of the Waterfront Precinct and the overall objective of revitalising Gosford City Centre.
- In April 2014, the Department of Education and Communities (DEC) relocated Gosford Public School to new facilities in Faunce Street, Gosford.
- This surplus asset was offered for sale in accordance with the NSW Government's commitment to recycling capital to make best use of its assets.
- The proceeds of the sale will deliver vital funds for reinvestment into the DEC's education infrastructure and services.



WHAT WAS THE PROCESS FOR THE SALE OF THE FORMER GOSFORD PUBLIC SCHOOL SITE?

- The sale process for the site at 20 Mann Street, Gosford, is being undertaken by Government Property NSW.
- Government Property NSW issued an EOI in October 2014 followed by a select tender for the sale and redevelopment of the former Gosford Public School site. Tenders closed in March 2015.
- The tender process included proposals for the whole or part of the school site (*Area A, or Area B or Area A+B as per Figure 4*).
- Proposals received from the Expression of Interest phase were assessed against evaluation criteria which included consideration of how the proposals would contribute to the wider revitalisation of Gosford City Centre.
- All proposals received dealt with the revitalisation criteria by proposing the Commonwealth building be located on the former Gosford Public School Site.
- Shortlisted proponents were issued options to purchase the site by the State Government subject to being the successful proponent in the Federal Government's process.
- The Federal Government chose the former Gosford Public School as their preferred location for the new Commonwealth building in Gosford.
- The Federal Government selected Doma Group as their preferred proponent to deliver the Commonwealth building in Gosford.
- As a result, the NSW Government is under option with Doma Group to purchase Area A of the Former Gosford Public School site. Completion of the sale to Doma Group is contingent on Doma Group and the Federal Government finalising their documentation and executing a binding agreement for lease.

Figure 4: Land subject to the Expression of Interest on the old Gosford Public School site





WHAT WAS THE RELATIONSHIP BETWEEN THE NSW GOVERNMENT'S PROCESS TO SELL THE LAND AND THE COMMONWEALTH GOVERNMENT'S PROCESS TO PROCURE A BUILDING FOR A COMMONWEALTH TENANT?

- The NSW Government process to sell the land was completely independent to the Commonwealth's process to procure a building for a Commonwealth tenant.
- There was no interaction between the State and Commonwealth Government.
- The Commonwealth Government assessed their proposals confidentially and independently to the NSW Government.
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- Area A of the school site formed part of Doma Group's tender in the Commonwealth process.
- The Commonwealth Government determined that the successful tender for the new Commonwealth facility was Doma Group on Area A of the former Gosford School site.

WILL THE BUILDING FOR THE COMMONWEALTH TENANT TAKE UP THE ENTIRE OLD GOSFORD SCHOOL SITE?

- No. The proposed building for the Commonwealth tenant is to be located on part of the site. The building will occupy a 0.43 hectare lot fronting Georgiana Terrace (Area A in Figure 4). The location is at the northern boundary of the Waterfront Precinct and within Gosford's CBD.
- More than two-thirds (approximately 1.13 hectares) of the site is available for additional redevelopment in accordance with the zoning and planning controls.

WILL THERE BE CHANGES MADE TO THE LOOK OF THE PROPOSED COMMONWEALTH BUILDING?

- The Commonwealth announcement included concept drawings of the proposed Commonwealth facility. These concepts will need to be developed into detailed plans to support a development application for the building.
- The development application will be assessed against the development controls of the Gosford Waterfront Development Control Plan. This includes the building form, setbacks, heights, massing, materials and exterior facades.
- Gosford City Council is the consent authority for assessing development applications on the site.
- The community will be able to provide feedback when the development application is lodged.



WHEN WILL THE COMMONWEALTH FACILITY BE COMPLETE?

- The building is estimated to be completed in 2017.

WHAT IS HAPPENING TO THE BALANCE OF THE FORMER GOSFORD PUBLIC SCHOOL SITE?

- Government Property NSW is reviewing options for the remaining portion of the former Gosford Public School site.
- Any future option for the balance of the former Gosford Public School site will need to comply with the zoning and the development controls contained within the Gosford Waterfront Development Control Plan.

WHAT STEPS HAVE BEEN UNDERTAKEN IN THE PLANNING OF THE REGIONAL PERFORMING ARTS CENTRE IN THE CULTURAL HUB?

- In 2013, the Central Coast Regional Development Corporation funded and coordinated a design competition for a new Regional Performing Arts Centre within the Cultural Hub.
- The concepts were assessed by a panel comprising of Gosford City Council, Friends of Performing Arts Precinct, Wyong Shire Council and Central Coast Regional Development Corporation.
- The assessment also included workshops with key stakeholders including Gosford City Council, Wyong Shire Council, Friends of Performing Arts Precinct, Gosford Music Society, Conservatorium of Music and Gosford City Council's nominated Heritage Committee representative.
- The concept design of the Regional Performing Arts Centre has specifically sought to minimise impact on Memorial Park. (Refer to Figure 5)
- In August 2013, the preferred concept was considered by Gosford City Council and Council resolved to endorse the concept and utilise the concept to seek funding for the project from the NSW and Commonwealth Governments.
- The NSW Government has committed \$10 million towards the shovel-ready proposal.
- In mid-2015, Gosford City Council submitted a funding application for the Regional Performing Arts Centre under Round Two of the Commonwealth National Stronger Regions Fund. Announcements on successful applications for Round Two are expected in December 2015.

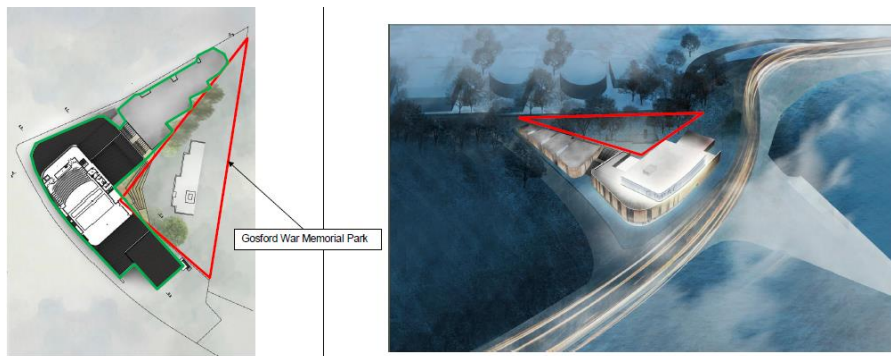


Figure 5: Concept design for the RPAC within the Cultural Hub

WHAT IS THE NSW GOVERNMENT'S COMMITMENT TO GOSFORD?

- The NSW Government continues to be committed to growing Gosford as a regional centre for employment and economic development.
- The NSW Government has committed 300 public sector jobs for relocation to Gosford over the next term, with the Office of Finance and Services staff earmarked for relocation.
- The NSW Government has committed \$10 million towards the shovel-ready Regional Performing Arts Centre.
- The NSW Government has committed \$2 million towards the proposed Conservatorium.

WHAT ARE THE FUTURE PLANS FOR THE IMPLEMENTATION OF THE WATERFRONT PRECINCT AND WHO IS RESPONSIBLE?

- The Waterfront Precinct is being implemented in a staged manner with a number of agencies responsible for different components:
 - The redevelopment of the Former Gosford Schools site is being led by Doma Group for (Area A) and Government Property NSW (Area B).
 - Gosford City Council is the lead agency looking to secure the funding for the Regional Performing Arts Centre.

MORE INFORMATION

Visit the website: www.CCRDC.nsw.gov.au

- Further details on the proposed development outcomes and development controls for the Gosford Waterfront can be found in the Gosford Waterfront Development Control Plan (available for download on the Corporation's website)

Email: info@CCRDC.nsw.gov.au

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