

Gosford Waterfront transformation begins



Central Coast
Regional Development
Corporation

Frequently Asked Questions

August/September 2014



Figure 1: The former Gosford Public School site

WHAT AREA DOES THE DEMOLITION APPLY TO?

- Preparations are underway to demolish the former Gosford Public School buildings on 20 Mann Street, Gosford.
- Located on 1.5 hectares, the site is bound by Mann Street, Georgiana Terrace, Vaughan Avenue and Baker Street.
- Much of the demolition waste will be diverted away from landfill. It will be reused or recycled, resulting in significant cost-savings and avoiding associated environmental impacts.
- The demolition excludes the former School of Arts building and the footings of the former Police Sergeant's residence.

WHY IS THE FORMER GOSFORD PUBLIC SCHOOL BEING DEMOLISHED?

- The Gosford Waterfront and specifically the redevelopment of the former Gosford Public School site is seen by Government, the business sector and local community as one of the catalyst projects to drive forward the revitalisation of the Gosford CBD.
- The demolition of the facilities is the first step in the redevelopment process.
- Gosford Public School relocated to a purpose-built, state-of-the-art facility in Faunce Street on 28 April 2014. The new school has significantly better facilities and is located in the Education Zone as outlined in the *Our City, Our Destiny Masterplan*.
- There is wide community and stakeholder expectation that the demolition of the former school facilities and redevelopment of the site will proceed immediately and in a manner consistent with Government commitments for the site.
- A clear site is much more attractive to potential investors and developers.

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WHO IS MANAGING THE WATERFRONT'S TRANSFORMATION?

- The Central Coast Regional Development Corporation has taken a lead agency role in preparing the site for redevelopment including the rezoning of the site and obtaining predevelopment approvals for demolition.
- The Central Coast Regional Development Corporation is the NSW Government agency managing the demolition of the former school site.
- Australian Demolition and Scrap Recovery Pty Ltd (ADSR) has been awarded the contract to demolish the site.
- The Central Coast Regional Development Corporation has been working in collaboration with Government Property NSW (GPNSW) and the Department of Education and Communities (DEC) in preparing tender documentation for the sale and redevelopment of the site.

WHEN WILL WORK START?

- The transformation of Gosford's waterfront will start mid-August.
- The initial two weeks of the contract period will be site mobilisation and preparation of management plans. This will be followed by a further one to two weeks of internal works.
- The demolition of the structures will commence in week three to four of the construction programme.
- Demolition works are expected to be completed by the end of October 2014.

HOW WILL LOCAL HERITAGE BE PRESERVED?

- The site contains the former School of Arts building which is locally listed under the Gosford LEP 2014. The heritage listed item is not being demolished. An exclusion zone has been provided to this building to ensure the demolition works do not impact on this building.
- The former Police Sergeant's House footings are items of potential heritage significance and are being retained. The visible remains of the footings and areas mapped where the footings may survive beneath the ground have been included in a restricted work area. No excavation will occur in this restricted work area.
- The remains of the former Police Stable, which has been identified as an item of potential heritage significance, may survive beneath the timber classroom at the rear of the Former School of Arts Building. This building has been placed in a restricted work area. The building will be manually demolished without the use of heavy equipment, excavating or disturbing the underlying ground.



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WHAT IS HAPPENING TO THE TREES ON SITE?

- Trees along the perimeter are to be retained. They will be fenced off prior to the demolition works to ensure they are protected.
- Demolition will involve the removal of structures and vegetation on the site in accordance with the development consent. The removal of trees will facilitate the safe and orderly demolition of the school buildings as well as prepare the site for redevelopment.
- As part of the development application, a Tree Assessment Report was prepared. The report identified that trees being removed did not form part of any endangered ecological community, were not listed on Gosford City Council's significant tree register, were not visually significant, nor did they contain any hollows that could be used by fauna.

WHAT CONTROL MEASURES WILL BE IN PLACE?

- Demolition and construction works will be contained within the site with fencing erected around the site's perimeter.
- Appropriate traffic control measures will be in place to manage traffic flow around Georgiana Terrace, Vaughan Avenue and Dane Drive with minor and periodic disruptions anticipated.
- Noise and vibrations levels together with removal of hazardous material will be managed and monitored in accordance with the requirements of the development consent.
- There will be an increase in truck movements around Georgiana Terrace, Vaughan Avenue and Dane Drive for the duration of the works as demolishers remove debris from the site.

WHAT'S NEXT?

- It's important that the redevelopment of this site proceeds in a timely manner.
- The Central Coast Regional Development Corporation will release tender documents in the near future to facilitate and support new development opportunities on the former Gosford School site.

HOW CAN WE HAVE OUR SAY?

- The community can continue to have a say in the redevelopment of the waterfront area.
- All future development on the former Gosford Public School site will be on public exhibition and available for community comment as development applications are lodged with Gosford City Council.

MORE INFORMATION

- Visit the website:
www.ccrdc.nsw.gov.au
- Call 1300 304 676
Email: info@ccrdc.nsw.gov.au