

# Rezoning Gosford's Waterfront



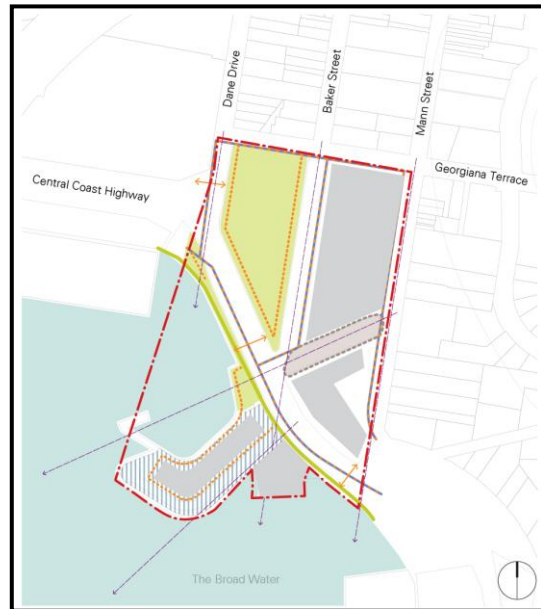
Central Coast  
Regional Development  
Corporation

Frequently Asked Questions

February 2014



**Figure 1:** *The Gosford Waterfront - Special Areas and Uses*



**Figure 2:** *The Gosford Waterfront - Urban Structure*

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

## WHAT AREA DOES THE REZONING APPLY TO?

- The site is bound by Georgina Terrace, Dane Drive, Mann Street and Brisbane Water.
- It includes the Gosford Public School site, Gosford City Park and the Gosford Breakwater.

## WHAT DOES THE REZONING MEAN?

- It allows for:
  - embellished public spaces and recreational areas in Gosford City Park and the foreshore;
  - redevelopment of the Gosford Public School site as a mixed use development that combines commercial, residential, hotel and conference facilities, creating an estimated 1,200 to 2,000 new jobs;
  - new regional community facilities (i.e. proposed Regional Performing Arts Centre and Conservatorium);
  - new waterside restaurants and retail facilities on an expanded Breakwater.

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## Frequently Asked Questions

### HOW DOES THE REZONING RELATE TO THE LANDING?

- There is no relationship.

### HOW WILL THE PROPOSED DEVELOPMENT BE CONTROLLED?

- A site specific development control plan has been prepared to guide future development on the Gosford Waterfront.
- Gosford City Council will be the consent authority for all development applications through the normal processes.

### WHAT'S NEXT FOR THE WATERFRONT?

- The first stage will be the redevelopment of the Gosford Public School site, including the demolition of the school facilities, once the school relocates to its new location.
- The Central Coast Regional Development Corporation (CCRDC) will call for expressions of interest for proposals from developers for the redevelopment of the Gosford School site.

### WILL PUBLIC LAND BE GIVEN AWAY?

- No. Public land will not be given away.

### WILL THE COMMUNITY HAVE ACCESS TO THE CURRENT OPEN SPACE?

- Yes. The rezoning allows for the retention and redevelopment of open space for the purposes of providing community and recreational facilities.

### WHAT IS HAPPENING TO GOSFORD CITY PARK?

- The rezoning and development controls retain and provide for the embellishment of Gosford City Park and the provision of additional recreational facilities.
- A Masterplan for the park will be prepared by Gosford City Council.

### WHAT ARE THE PLANS FOR THE WAR MEMORIAL PARK?

- The development of the Regional Performing Arts Centre proposes to retain and facilitate the enhancement of the War Memorial Park, ensuring the space is not affected.

### WILL DEVELOPMENT OCCUR OVER THE WATER?

- The rezoning provides for the expansion of the Gosford breakwater for the purpose of providing improved public access, opportunities for ferry services, visitor accommodation, restaurants and retail facilities.



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### WHAT WILL BE DONE TO MITIGATE FLOODING?

- The redevelopment of the site will ensure that building floor levels are set above the flood lines.

### HOW WILL LOCAL HERITAGE BE PRESERVED?

- An assessment of the impact of the proposal will be conducted for sites in the vicinity of heritage items/structures.

### WHAT WILL BE THE IMPACT ON VIEWS OF BRISBANE WATER?

- Development of the Gosford Waterfront will allow key view lines to Brisbane Water.
- Building height and massing controls established for the Waterfront have been formulated to ensure new development is properly scaled to maximise view corridors between buildings.

### WILL THE OLYMPIC POOL AND THE GOSFORD SAILING CLUB FACILITIES BE IMPACTED?

- No. They will not be impacted. The lands on which these facilities are located are not subject to the rezoning.

### HAS TRAFFIC BEEN CONSIDERED?

- Roads and Maritime Services (RMS) has reviewed the information and has no objections to the rezoning proposed.

### WILL THERE BE PARKING PROVISIONS?

- Yes. Dedicated parking will be available for workers, residents and casual visitors.

### WHAT WILL HAPPEN TO THE GOSFORD PUBLIC SCHOOL?

- The Gosford Public School is scheduled to be demolished and relocated to a purpose-built, state-of-the-art facility in 2014.
- The new school will have significantly better facilities and will be located in the Education Zone as outlined in the *Our City, Our Destiny Masterplan*.
- The Central Coast Regional Development Corporation (CCRDC) is the NSW Government agency facilitating the redevelopment of the site.

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### WHAT IS HAPPENING WITH THE REGIONAL PERFORMING ARTS CENTRE?

- The rezoning provides for the new Regional Performing Arts Centre within the Cultural Hub.

### HOW CAN WE HAVE OUR SAY?

- The community can continue to have a say in the redevelopment of the waterfront area.
- Future stages will include having matters such as building location, shape and form, as well as expected parking provisions 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](http://www.ccrdc.nsw.gov.au)
- Call 1300 304 676
- Email: [info@ccrdc.nsw.gov.au](mailto:info@ccrdc.nsw.gov.au)