



**Anthony Roberts**  
Minister for Planning  
Minister for Housing  
Special Minister of State

## **GOSFORD CITY CENTRE REVITALISATION FACT SHEET**

Monday 28 May 2018

### **HAF funding for key infrastructure**

- \$42m has been earmarked by the NSW Government to fund infrastructure such as water and sewer in Gosford City Centre.
- The money comes from the Housing Acceleration Fund (HAF).
- It will ensure Gosford City Centre can cater for the future influx of businesses, residents and visitors that the ongoing revitalisation will attract.

### **Funding for Public Domain upgrade and regional playground**

- A further \$10m has been allocated for a major upgrade of parks and streetscapes throughout Gosford City Centre, aligned with latest Government Architect recommendations.
- A portion of this funding will pay for the creation of a major regional playground in the waterfront parklands.
- The regional playground will feature a series of water play and cooling recreation activities to reimagine the creek that used to run through the park.

### **Boost for local employment**

- The funding is in addition to the \$406m invested by NSW Government on the hospital redevelopment and associated infrastructure and the further 300 Office of Finance and Services jobs the NSW Government is bringing to the City.
- The investment and development will boost local employment opportunities for Central Coast people and will attract more businesses that will have a multiplier effect leading to many more ongoing jobs in the future.

### **Government Architect Recommendations**

- The NSW Government Architect released its next recommendations for the revitalisation of Gosford City Centre in two reports available for the community to view and comment on.
- *Place Report 2 City North* focuses on connecting the greatly expanded Gosford Hospital to the city across the rail corridor over the train station, to spread the benefits of the enormous investment and development of the health and education precinct.
- *Place Report 3 City South* focuses on linking the city to the waterfront parklands to draw together locals, land, water, culture, history and recreation in a revitalised parkland destination.

- These will be finalised in July, together with the first place-based report on Gosford's Civic Heart - Kibble Park and its surrounds, the place-based reports form the Urban Design and Implementation Framework (UDIF) for Gosford City Centre

### **Draft Gosford City Centre SEPP**

- The draft Gosford City Centre State Environment Planning Policy (SEPP) will provide design-led, streamlined, flexible and efficient development controls to drive the continued renewal of Gosford City Centre in alignment with the Government Architect's recommendations.
- The SEPP will provide clarity to communicate to landowners and provide enhanced protection of important solar access and view considerations and support the broader revitalisation package.
- The SEPP requires that Central Coast Council will assess development applications up to \$10m while the Department of Planning and Environment will assess developments greater than \$10m.
- The SEPP preserves existing height controls for smaller sites, but on larger sites permits the consent authorities to allow higher buildings, if enhanced design excellence and sustainability provisions are met.
- The new planning framework will remain a stand-alone state policy until the Central Coast Council completes its comprehensive LEP.

### **Draft Gosford City Centre SIC**

- The proposal is that the overall amount to be collected will reduce from 4% of the value of development to 3% (2% for the SIC and 1% for an updated local contribution plan).
- The reduction in contributions will drive investment and represents a big vote of confidence by the NSW Government in Gosford City Centre.
- The Government will work with Council to identify regional infrastructure and local infrastructure, and facilitate spending of the \$8.1m Council has already collected under the existing local plan.
- The NSW Government will work collaboratively with Council on the new SIC.

### **Duration of the SEPP**

- The new planning framework will remain a stand-alone state policy until the Central Coast Council completes its comprehensive LEP.

### **Public Exhibition period**

- The two Government Architect reports and a Consultation Paper containing the draft Gosford City Centre SEPP and SIC are available for the public to view and comment on until 18 June, 2018.

### **Carparking subcommittee**

- The Department of Planning and Environment has formed a Traffic and Parking subcommittee in collaboration with Central Coast Council, Roads and Maritime Services and Transport for NSW, to tackle the issue of carparking in a growing Gosford City Centre.
- The subcommittee is developing a short, medium and long-term strategy.

## **City of Gosford Design Advisory Panel**

- Launch of City of Gosford Design Advisory Panel, made up of the high calibre planning and design minds to ensure design excellence.
- The Panel will comprise NSW Government Architect Peter Poulet as chair, Coordinator General for the Central Coast Lee Shearer as co-chair, NSW Chief Planner Gary White and two additional panel members drawn from an established group of practitioners.

Place Reports 2 and 3 and a Consultation Paper on the Gosford City SEPP and SIC are available at <http://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Central-Coast>

For artists' impressions of the revitalised City North and City South, visit <https://www.dropbox.com/sh/kemhb2cddv0og59/AACr-pcCYVfH1TLq-vkswSkQa?dl=0>

**Media: Norm Lipson 0429 081 428**