

**APPENDICES:  
DETAILED  
ANALYSIS AND  
BACKGROUND**

<b>Appendix 1: A future focus</b>	<b>102</b>
<b>Appendix 2: Urban logic</b>	<b>108</b>
<b>Appendix 3: Process</b>	<b>120</b>
<b>Appendix 4: More about Kibble Park</b>	<b>136</b>
<b>Appendix 5: More about City North</b>	<b>137</b>
<b>Appendix 6: More about City South</b>	<b>142</b>
<b>Appendix 7: Detailed report summaries</b>	<b>147</b>
<b>Appendix 8: Our City, Our Destiny Master plan analysis</b>	<b>158</b>
<b>Appendix 9: Transport Futures Summary of Central Coast</b>	<b>170</b>

# APPENDIX 1 A FUTURE FOCUS

## 1.

It's time for Gosford to fulfill its role as the regional capital of the Central Coast.

Gosford brings together all the best characteristics of the region: water, natural beauty and an urban centre.

Gosford will be a safe and vibrant hub of employment and services that attracts people to spend time and money, during the day, in the evening, and on weekends.

The city's people can help preserve the environment, to produce and sustain it for now and in the future.

It makes sense to invest in Gosford as an urban centre. It is the historic heart of the Central Coast, replete with natural beauty. The city is well-equipped to locate new homes and investment served by effective public transport.

Gosford can balance quality of life and commercial activity.



Image: Nearmaps

## 2.

This framework connects the people to its city and the city to its landscape.

Gosford is suitably placed as a strategic location that can capture the beauty of its natural setting to entice inward investment, urban migration and announce Gosford as the social and cultural focal point of the region. This needs a place-based approach.

The natural environment is one of the city's greatest assets. It is optimised by considered, well-designed upgrades and expansion to the public domain, and the connection of open spaces and National Park to create a network of great places and green spaces across the city and extending into the region.



Kibble Park. Image: James Worrall

# 3.

This framework unlocks the potential to create great places for people.

An approach that puts the public domain and its people first.

It demands the optimal use of potential, under-utilised spaces and connections. Gosford will evolve as a cultural, civic and commercial hub where established uses and places can be complemented by new programs, buildings and spaces to attract and engage locals and visitors.

Great places are considered, cohesive, well-designed and planned – they put people very much at the centre.

Residents, visitors or workers will want to come and spend time with family and friends. The city must be a dynamic destination for culture, to learn and play, open day and night.



Mann Street. Top left image: Courtesy of Central Coast Library Service, top right image: James Worrall  
Visualisation: CHROFI

# 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 involves the connection of great places, good design and a vibrant street life. An attractive city is a platform for investment with short term returns and long-term growth. With a focus on people and places, it's an opportunity to benefit from growth if managed well.

By optimising connectivity in all directions, Gosford has the potential to greatly improve the amenity for everyone. Daytime and night-time activities encourage economic prosperity and longevity. Gosford must provide well-managed, diverse, and safe environments for a wide cross-section of the community.

Gosford can become a great connector – between the waterfront, bushland hillsides and the emerging urban centre.



Mann Street. Top image: Courtesy of Central Coast Library Service  
Visualisation: CHROFI

# 5.

Kibble Park is the Civic Heart of Gosford.

It is 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.

**Vibrant streets and active lifestyles help shape places and reinforce interfaces between city, bush and water.**

**Appealing, safe open spaces and greener places are activated by people. Successful, well-designed places are supported by walkability. If residents could walk or ride a bike to jobs, education opportunities and services, urban spaces are better activated.**



Gosford library. Top left image: Courtesy of Central Coast Library Service, top right image: James Worrall. Visualisation: CHROFI

# 6.

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

**Imagine how thousands of extra people spending time and money in their local communities each day would impact positively on local businesses and lead to further job growth and revitalisation.**

**Liveable places are safe, attractive, socially cohesive and inclusive, and environmentally and economically sustainable.**

**Liveable places can greatly improve people's health, aspirations, and opportunities as well as supporting a range of lifestyles.**



Top image: Courtesy of Central Coast Library Service, bottom image: Salty Dingo

# 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.

**By better connecting the hospital to the main street and envisaging the waterfront as a destination with great civic amenity, after focusing in the Civic Heart the city's uses and range of lifestyles will be clustered around efficient transport. This gives people the choice to live close jobs, top class services and healthcare, schools, shops, and recreation.**



Image: Bravo Drones

# 8.

A network of engaging places and connections create a strong public framework which ensures Gosford is resilient, diverse and adaptive as it develops.

**Gosford must be future-oriented, catering to the diverse and changing needs and values of local communities and local businesses.**

**To foster positive social, environmental and economic impact, Gosford must provide further job growth, a burgeoning waterfront experiences, revitalised public domain and a responsive urban centre that is flexible to change.**



Image: Salty Dingo

# 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.

For the revitalisation of Gosford to be successful, leadership needs to be established from the outset and visible through all stages of design, change and procurement.

Coordinating the needs of communities and individuals alongside planning and development requirements will ensure well-designed places are delivered as intended.

Understanding and integrating the roles, knowledge and points of view of all involved establishes the framework for long-lasting design solutions. It facilitates a forward-looking, consistent and long-term vision. This approach needs to be based on a clear understanding of the present situation and the factors that will influence future generations.

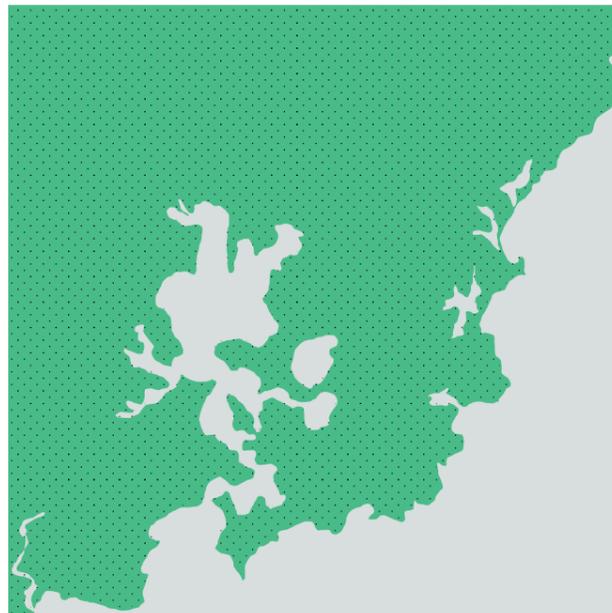


Image: Central Coast Mariners.



# APPENDIX 2 URBAN LOGIC

## Settlement history



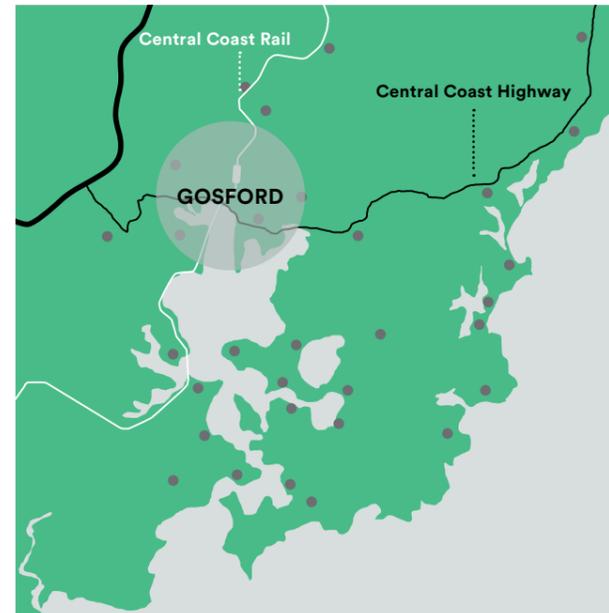
### PRE-SETTLEMENT

The Darkinjung and the Guringai indigenous people lived here.



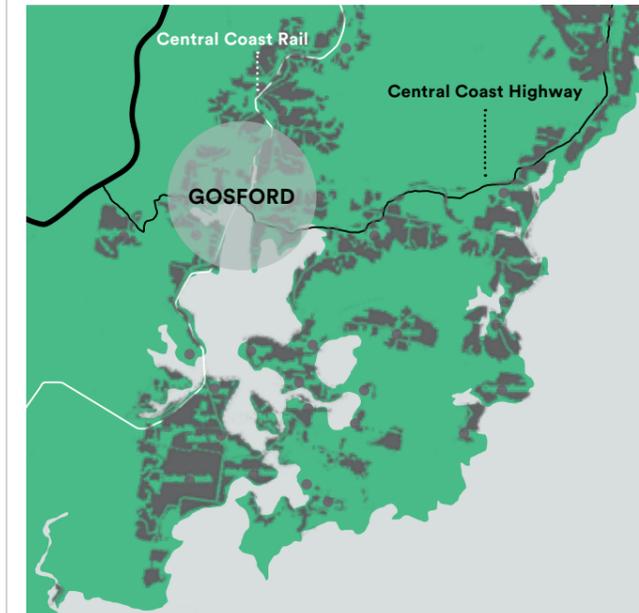
### 1885 GOSFORD BECAME A TOWN

Constrained access to the site delayed convict settlement in the region until 1823. Gosford became the first centre of settlement of the Central Coast, with an economic centre comprising a court house, hotel, post office and general store located near the steamer wharf in Mann Street South. Gosford became a town in 1885.



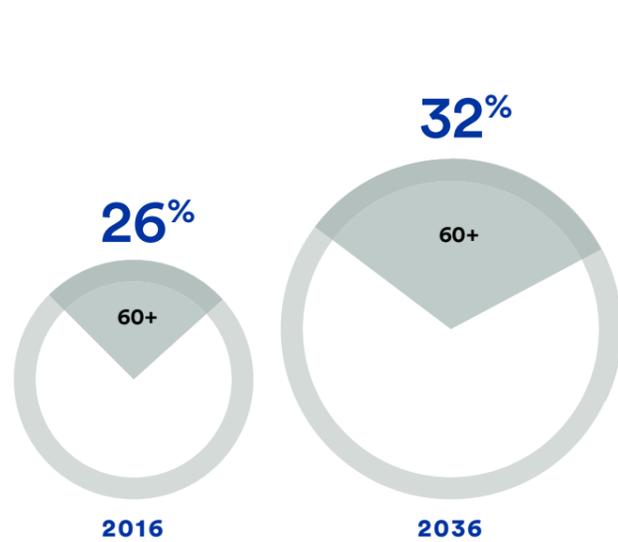
### 1930 GOSFORD CONNECTED

Rail links (1887) and highway (1930) to Sydney accelerated Gosford's growth and the town centre began to gravitate toward the railway station. Land reclamation redefined the foreshore, including industrial land in West Gosford and the present-day Gosford Stadium.



### GOSFORD 2018: IN A RAPIDLY EXPANDING AREA

Growth in Gosford has accelerated since the 1990s with the addition of numerous medium and high density dwellings. 1.1 million people now live in the corridor of which it is part. Gosford links and is central to numerous satellite centres, that include Erina, Woy Woy, Wyong, Tuggerah, Warnervale.



#### AGEING POPULATION

The proportion of ageing population is expected to grow over the next 20 years. This is evident with 60% of the projected population growth in residents being 60 years and over.

As a result, housing for the downsizer market will be required. Demand for co-located housing and services will also be required.

\* Catchment: former Gosford LGA. Source: Forecast ID/Census data 2016 Australian Bureau of Statistics

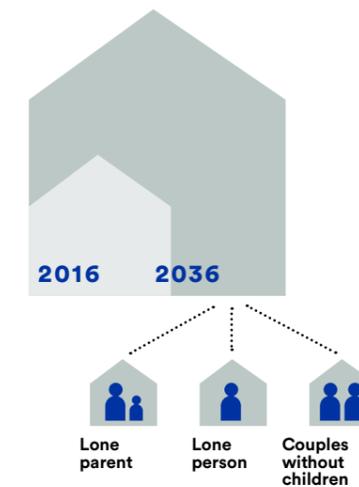


#### LIVING IN THE CITY

Recent incentive schemes have seen a steep increase in DAs, many of which have lapsed.

There are more apartments projected in Gosford in the next four years than demand for housing.

\* Source: DA Submissions, Central Coast Council



#### PRODUCT MIX

Apartments are expected to represent 44% of the product mix in the Central Coast, with 40% being semi-detached dwellings. This combined with an ageing population will drive the demand for a mix of smaller products.

There will be a significant growth in one parent, lone person and couples without children over the next 20 years (90% of projected growth in households).

Demand for unit development could double as the effects of the hospital expansion and government investment stimulate demand. Longer term, there is further growth with catchments of affordable housing demand from the Sydney Metropolitan market.

\* Household projections in former Gosford LGA. Source: Forecast ID/Census data 2016 Australian Bureau of Statistics

**600**  
JOBS ATO

**330**  
JOBS FINANCE BUILDING

**1000+**  
JOBS HOSPITAL

#### WORKING IN THE CITY

Government has offered significant investment to bring high quality jobs to the area, starting with the ATO.

The three major industries that will generate employment in the CBD are Health, Education and Professional services.

Proposed development should be concentrated in this area. Employment projections will stimulate demand for a further 15,000 to 20,000sqm of office space in Gosford CBD over the next 20 years. This would appear to be a very conservative forecast if Government stimulus is added to this demand.

\* Household projections in former Gosford LGA. Source: Forecast ID/Census data 2016 Australian Bureau of Statistics

## 2.1 What has changed?

### Mann Street South



Early view of Mann Street South. Image: Central Coast Council Library Service



Mann Street South 2018. Image: Bravo Drones

### Mann Street



Mann Street Scooter Race 1936. Image: Central Coast Council Library Service

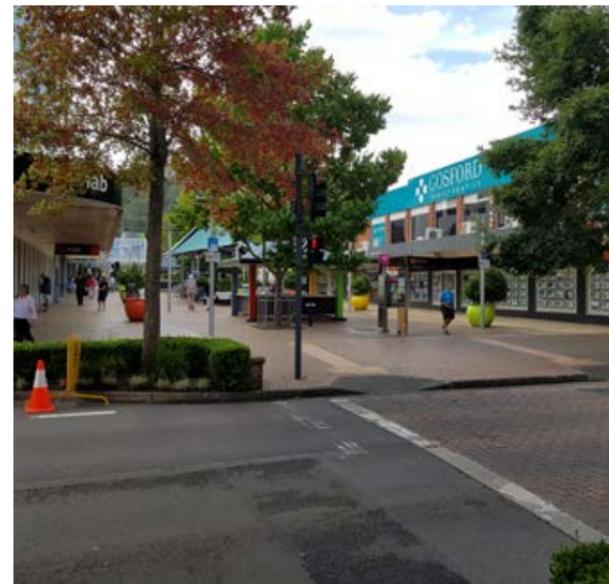


Mann Street 2018. Image: James Worrell

### William Street Mall



William Street Mall in construction c. 1970s. Image: Central Coast Council Library Service



William Street Mall 2018. Image: James Worrell

### Gosford Library



Kibble Estate car park + Gosford Library. Image: Central Coast Council Library Service



Gosford Library 2018. Image: James Worrell

## 2.2 Central Coast Region

**GANSW ongoing work on the Urban Design Guide for Regional NSW identifies the key issues for the Central Coast built environment based on the Central Coast Regional Plan 2036 Goals and Directions and in consultation with the Central Coast Council.**

The issues identified form 11 Design Priorities to be addressed across regional NSW.

The Urban Design Guide for Regions outlines specific urban design actions and urban design tools to address the 11 Priorities; with the common objective of achieving well-designed built environments that are healthy, responsive, resilient, integrated and equitable.

The following is a summary from the Guide.

# CENTRAL COAST REGION

## REGIONAL CONTEXT

**With an ideal warm temperate climate, the Central Coast offers favourable conditions for an active lifestyle and outdoor-focused living. The region's geography, including its ocean coastline, waterways, wetlands, and forests have guided the location of settlement. The predominance of these natural features has contributed to an urban form characterised by dispersed development and a high degree of interface between urban areas and natural environments.**

Gosford, the region's first centre of settlement, became a town in the 1880s, supported by rail access to Sydney, and highway links in the 1930s. Today the strategic centres of Gosford, Erina, Woy Woy, Tuggerah, Wyong and Warnervale are a focus for employment, shopping, services, and community events. Although the region is serviced by the Central Coast and Newcastle rail line, limited integration of transport and land use has contributed to reliance on private vehicles.

The region's strategic location between Greater Sydney and Greater Newcastle will continue to attract new residents, jobs, business, and investment, particularly around existing urban and employment areas, the Warnervale–Wadalba release area, the Northern and Southern Growth Corridors, and existing rural villages. Planning and urban design frameworks can help guide good built environment outcomes in these growing urban areas into the future.



## KEY STATISTICS



POPULATION 2016 <sup>1</sup>	339,550
POPULATION 2036 <sup>2</sup> (PROJECTION)	415,050
URBAN CONCENTRATION <sup>3</sup>	96%
CLIMATE ZONES <sup>4</sup>	Warm temperate
GROSS REGIONAL PRODUCT (GRP) 2016 <sup>5</sup>	\$17.4 billion
MAIN INDUSTRIES (BY GRP) 2016 <sup>6</sup>	Manufacturing Construction Rental, hiring and real estate services Healthcare and social assistance
MAIN INDUSTRIES (BY EMPLOYMENT) 2016 <sup>7</sup>	Healthcare and social assistance Retail trade Construction Accommodation and food services
COUNCILS	Central Coast



## CHALLENGES AND OPPORTUNITIES FOR URBAN DESIGN

### Physical factors – built environment

Creating better design outcomes across a range of urban contexts, including town centres and surrounding suburbs

Managing urban growth and development while protecting the existing 'Central Coast lifestyle'

Enhancing governance and stewardship of the design of new development

Revitalising town centres to provide attractive places to live and work

Linking pedestrian and cycling infrastructure between and within centres, and to open space and waterfront areas

Enhancing streetscapes through active street frontages and reduced prominence of car parking

### Physical factors – natural environment

Protecting community-valued environmental lands that are under threat from urban development expansion

Negating natural hazards, such as bushfire and flooding

Leveraging the region's strong natural assets which make it unique

### Social factors

Ageing population and changing social fabric

Need for greater housing diversity, including social and affordable housing

Promoting and increasing non-car travel modes, such as walking, cycling, and public transport

Opportunity to improve health outcomes through active travel modes and passive and active recreation

Long commuting distances for some workers to Greater Sydney or Greater Newcastle

### Economic factors

Providing more local employment opportunities, particularly for young people

Planning for the revitalisation of Gosford City Centre through built form and public domain strategies – in the context of its role as the regional capital of the Central Coast

## 2.3 How great places will support a regional capital

Quality places suit a variety of people and activities. As a regional capital Gosford needs to offer places that attract not only the locals, but also business, specialised services, regional visitors, commuters and tourists.

Diverse and rich places offer variety, quality and choice in a concentrated area. This will make Gosford a desirable place to visit and the best option to access key businesses, jobs and services.



High Street and Retail



Commuters



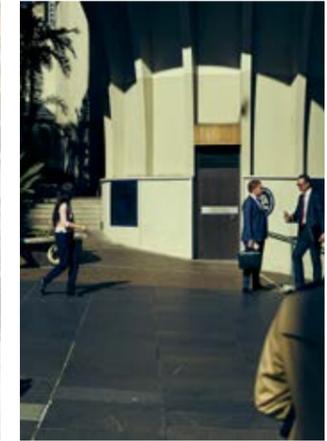
Arts and Music



Playgrounds



Students



Workers



Hospital



Entertainment



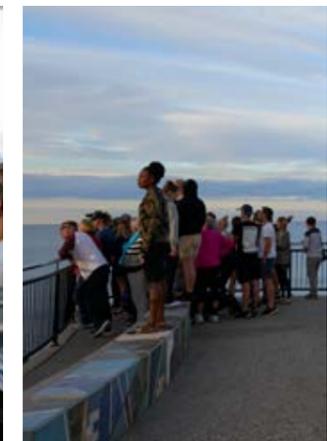
Occupation of the waterfront



Open Green Spaces



Office



Tourists

A regional capital needs a variety of users, programmes, activities and businesses to make a successful regional capital. They also provide a comprehensive service to the people of the Region.

“The regional cities of NSW are defined as providing a “...full range of business, government, retail, cultural, entertainment and recreational activities. They are a focal point where large, growing regions can access good jobs, shopping, health, education, recreation and other services and not have to travel more than one hour per day” \*

#### Gosford in comparison

This table compares Gosford with other Regional Cities of NSW by particular building and infrastructure type and illustrates its relative deficiency of facilities.

It highlights the need to reinforce Gosford, in turn serving the people of the Central Coast. It is the sum of the facilities working together to complement each other that will incite development and inspire visitors.

The lack of specific building and infrastructure facilities has been strongly echoed throughout the public participation process. Through community consultation, the three elements most frequently identified as needed in Gosford were a regional performing arts facility/cultural centre, a University and a city playground.

\* SOURCE: Centre Types in the Metropolitan Strategy, NSW DP&E 2007

#### Regional NSW cities in 2010: A checklist of elements

Note: Changes have occurred in other centres since this data was prepared.

		GOSFORD	NEWCASTLE	PARRAMATTA	PENRITH	LIVERPOOL	WOLLONGONG
REGION		CENTRAL COAST	HUNTER	GREATER WEST. SYD	NORTH WEST	SOUTH WEST	ILLAWARRA
<b>DEMOGRAPHIC PROFILE</b>							
<b>POPULATION REGION</b>	<b>2006-08</b>	304 700	529 200	668 200	760 000	409 700	282 300
	<b>2031</b>	400 000	675 000	780 300	1 024 317	742 272	327 600
<b>EMPLOYMENT OF REGION</b>	<b>2006-08</b>	125 254	228 334	308 500	240 000	119 500	100 765
	<b>2031</b>	170 500	294 334	369 500	367 000	208 500	130 765

#### FACILITIES (IN CENTRE)

<b>HOSPITAL</b>	✓	✓	✓	✓	✓	✓	✓
<b>UNIVERSITY CAMPUS</b>	✓	✓	✓	✓	✗	✗	✓
<b>TAFE REGIONAL</b>	✗	✗	✗	✗	✓	✓	✓
<b>TAFE</b>	✓	✓	✓	✓	✓	✓	✓
<b>CONVENTION &amp; EXHIBITION CENTRES</b>	✗	✓	✓	✓	✗	✗	✓
<b>MUSEUMS</b>	✗	✓	✓	✓	✓	✓	✓
<b>CONCERT HALL/ENTERTAINMENT CENTRE/ THEATRES/PLAYHOUSE</b>	✗	✓	✓	✓	✗	✗	✓
<b>STADIUMS</b>	✓	✗	✓	✓	✓	✗	✓
<b>TOWN HALL</b>	✗	✓	✓	✓	✗	✗	✓
<b>LIBRARY</b>	✓	✓	✓	✓	✓	✓	✓
<b>ART GALLERIES CULTURE CENTRE</b>	✗	✓	✗	✓	✓	✓	✗
<b>CIVIL SQUARE/PRECINCT</b>	✗	✓	✓	✓	✓	✓	✓
<b>SCHOOLS</b>	✓	✓	✓	✓	✓	✓	✓
<b>REGIONAL SHOPPING CENTRE</b>	✗	✓	✓	✓	✓	✓	✗
<b>CONSERVATORIUM</b>	✓	✓	✓	✓	✓	✗	✓
<b>SPORTING FACILITIES INDOOR/OUTDOOR</b>	✓	✓	✓	✓	✓	✓	✓
<b>COMMUNITY MEETING CENTRE</b>	✗	✓	✓	✓	✓	✓	✓
<b>REGIONAL PARK/RECREATIONAL FACILITIES</b>	✗	✗	✓	✓	✓	✓	✓

#### TRANSPORT (IN CENTRE)

<b>STATIONS</b>	✓	✓	✓	✓	✓	✓	✓
<b>INTERCHANGE</b>	✓	✓	✓	✓	✓	✓	✗
<b>SHUTTLE BUS</b>	✗	✓	✓	✗	✗	✗	✓
<b>CBD BY-PASS/RING ROAD</b>	✗	✓	✓	✗	✓	✓	✓

The table adjacent comprises a shortlist of desirable facilities for future Gosford and outlines where future investment in Gosford could be concentrated. Importantly, the combination of new development and existing facilities intelligently used will boost visitor numbers and activate the city centre.

New developments in Gosford will need to acknowledge existing facilities and address the future vision of Gosford; including questions such as:

- What will attract the biggest crowd of regional visitors?
- What will create a visible change?
- What will help to attract people and stimulate investment?
- How will the project be sequenced and developed in relation to neighbouring development?

### How will future developments impact the city of Gosford?

Considered investment in new facilities can become catalysts for change and have a long-term, positive impact on the city centre. To project the impact of new developments on the city, benchmarks of a similar scale should be sought.

- ALREADY IN GOSFORD
- THINGS WE CAN ADD TO GOSFORD

FACILITIES	
Hospital	in development
University	bringing a research hub
TAFE regional	
TAFE	Gosford Tafe Campus
Convention and exhibition centre	
Museums	Gosford Classic Car Museum (in city surrounds)
Concert hall and entertainment	
Theatre / playhouse	Laycock Theatre (North Gosford)
Stadium	Central Coast Stadium
Town hall	Council administration building
Library	Relocating
Art gallery and cultural centre	Gosford Regional Gallery
Civic square	Kibble park
Schools	Numerous
Regional shopping centre	Imperial Centre
Conservatorium of music	
Sporting facilities – indoor and outdoor	
Community meeting centre	Reuse existing library
Regional park	
Station	Upgrade
Interchange	To be considered – future
Shuttle bus	

- ALREADY IN GOSFORD
- THINGS WE CAN ADD TO GOSFORD

PLACES/ FUNCTIONS THAT ATTRACT PEOPLE	
Eat street	
Night time activities	
Play ground/ water play	
Promenade	Improve on waterfront
Markets	
Gardens	
Water activities	
Sustainability focus	Greengrid, power, water
Shade / thermal comfort	Street planting
Parking and easy access	Needs consideration
Animals and native environments	Greengrid
Good quality hotel accommodation	Consider government support like Newcastle
Shopping high street	

## 2.4 Drawing on the work of previous documents & master plans ‘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.

Most of the ‘Our City, Our Destiny’ principles and city framework remain applicable today. The UDF distills and updates the OCOD recommendations to key principles to aid in the assessment of any future proposal or project. This allows the 2010 master plan ideals to remain relevant, adaptable and resilient. Further, it recognises the physical scale of the city, market demand, Gosford’s specific role as a regional capital and how this impacts on recommendations for implementation.

Comparing the completed developments and developments under construction, there is no direct relationship to contribution rates and development completion/construction. Of 31 developments either completed or currently under construction; there were 14 with contributions of 1%, 3 with 2% and 14 with 4%. Council must make up the shortfall of any discounted contributions.

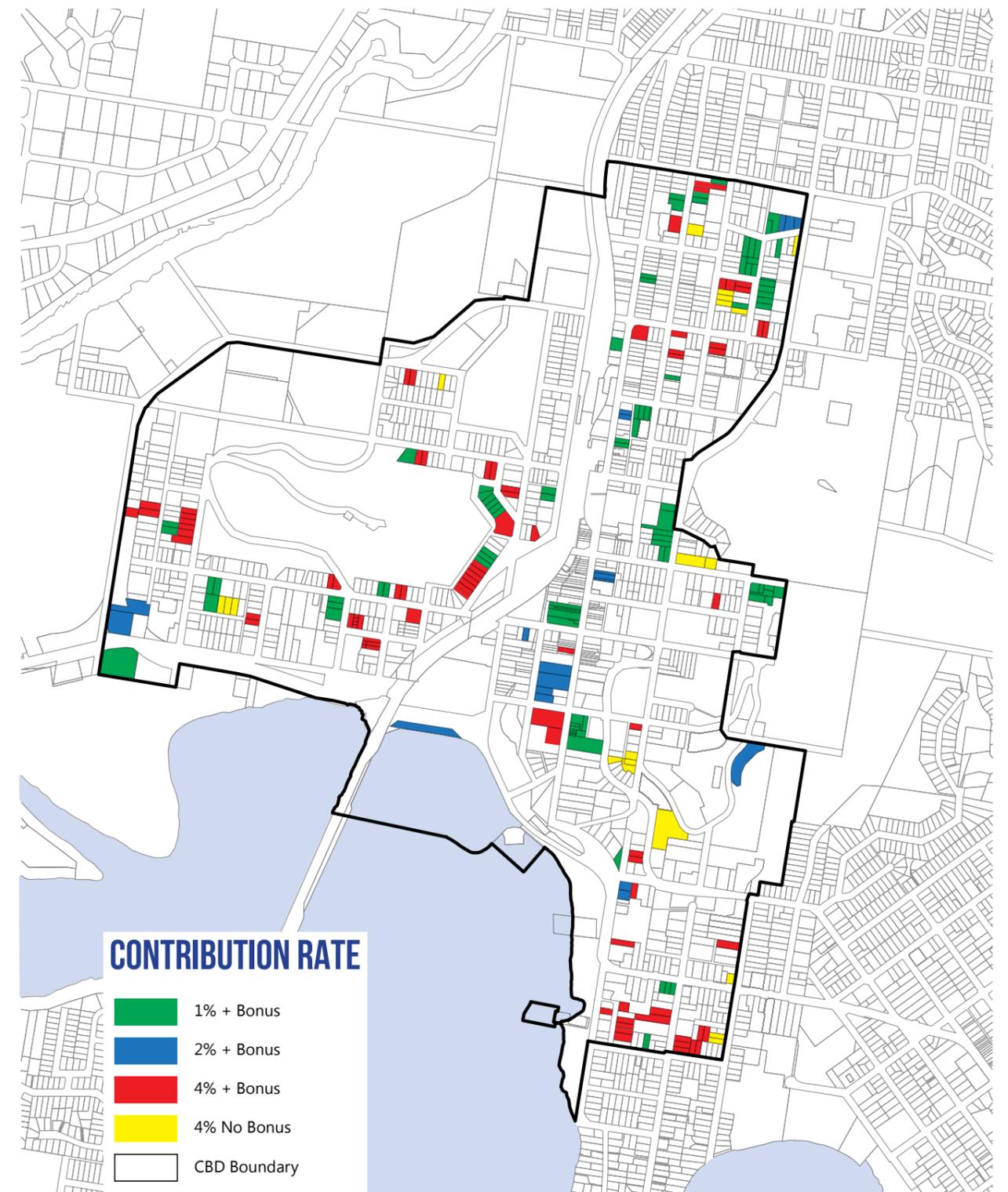
The symptoms of reduced contribution incentives become apparent in the lack of investment in the built environment. This affects the quality of public open space, community facilities, the public road network, drainage, water quality, environmental protection and public car parking.

Council has delivered the framework for change. Since the 30% bonus scheme was introduced, 4709 residential units have been approved in Gosford City Centre.

In summary:

- 4709 residential units have been approved
- 516 units are under construction
- 600 units have construction certificates issued
- 3055 units have not had construction certificates issued
- 269 units are complete.

The Central Coast Regional Plan identified that targets for Gosford were 10000 more people and 6000 more jobs. The new approved developments provide for 8429 people to be accommodated, according to the average household size for Gosford.



\*Data Source: Central Coast Council March 2018

Image Source: Central Coast Council March 2018

## 2.5 Key projects underway: Private development

**In the last two years, the number of development applications have increased, concentrated parallel to Mann Street east and west and running south to Brisbane Water.**

These private developments, as well as public investment signify massive change for Gosford. The city horizon is punctuated by cranes.

Adjacent are examples of the tallest buildings currently approved in Gosford.

- Existing LEP controls in the UDF include:
- 9m to 72m maximum building height in proposed commercial core
  - B3 commercial core and mixed use land zoning
  - 2.5:1 to 6:1 floor space ratio range
  - General and archaeological heritage items



Image Source: CKDS Architecture

### Bonython Towers

14-storey residential/retail/commercial development
One tower to a height of 43m
155-161 Mann Street
CKDS Architecture
56 apartment units
62 parking spaces
Granted development consent in December 2016
Due for completion in 2018
Under construction



Image Source: Dickson Rothschild Architects

### Mariners Plaza

29-storey hotel/residential/retail development
Twin towers to a height of 98m
108-118 Mann Street, at the corner of Donnison Street
Dickson Rothschild Architects
342 apartments, 167 hotel rooms
507 parking spaces
Granted development consent in December 2016, due for completion in 2018



Image Source: Conybeare Morrison Architects

### Gosford Alive

23-storey residential development stage 1 and 20-storey commercial development stage 2
Kibbleplex car park and imperial shopping centre
Conybeare Morrison Architects
730 apartments
300+ car parks
New shopping, food and entertainment
Proposed renewal of the Kibble Park
Application withdrawn early 2018



Image Source: CKDS Architecture

## Waterside

25-storey hotel/residential/commercial development  
 Three towers to a maximum height of 87m  
 50-70 Mann Street, access to Georgiana and Baker Sts  
 CKDS Architecture  
 130 apartments  
 no. car parks unknown  
 Granted development consent in December 2015, due for stage 1 completion in 2020



Image Source: CKDS Architecture

## Oracle

15-storey residential/commercial development  
 Two towers and podium  
 120-124 Erina Street, intersection of Henry Parry Drive  
 CKDS Architecture  
 180 units  
 no. car parks unknown  
 Granted development consent in December 2016



Image Source: CKDS Architecture

## Pinnacle

15-storey residential/commercial development  
 Single tower and podium, height unknown  
 21-23 Mann St  
 CKDS Architecture  
 140 apartments  
 193 car parks  
 Development status unknown



Image Source: Nettleontribe Architects

## 280 Mann St

24-storey residential development  
 Single tower up to 78m in height  
 280-300 Mann St  
 Nettleontribe Architects  
 no. apartments unknown  
 340 car parks  
 Granted development consent September 2017

## 2.6 Key projects: State and local government



Image Source: Central Coast Local Health District

### Gosford hospital

Located in the north west of the city centre, the hospital is set to be built by late 2019, with an overall investment of \$348M. The hospital will include 800 car spaces, expanded intensive care and emergency department, operating theatres and 680 beds, amongst other services. As part of an 'innovation precinct' the fully operational hospital estimates to bring another 200 equivalent full time jobs. It aims to join with Newcastle University to deliver a true innovation precinct built on health and education.



Two proposals: Image Source: Central Coast Council

### Regional library

Currently open to community feedback, this local government \$15M project aims to create a truly regional library located on Donnison Street opposite Kibble Park. The concept design currently under review and costing includes high quality commercial and retail space, parking and best practice community library facilities. While the design of contemporary libraries are changing with technology, their role is pivotal in community life, offering services for all ages beyond the traditional role of it as a depository of books.



Image Source: Group GSA

### Finance building

Developed by the State Government, the Finance Building will be located on southern Mann Street near the ATO. It is scheduled to be built by July 2018 and is currently under construction. The building will include spaces for the Department of Finance, Services and Innovation and further A-grade commercial spaces, retail and dining. It will bring over 300 high-quality government jobs to Gosford.



Image Source: DPE Library

### Regional Performing Arts Centre (RPAC)

This local government project has time limited financial backing to create a 1000 seat theatre and regional performing arts centre. The centre may include conference facilities, cafe, and supporting performance spaces. The community is eager to see this project fulfilled, however a location for the centre is yet to be determined.



Image source: BVN

### ATO offices

This building, completed in late 2016 will centralise government jobs in Gosford. The building is located near Mann Street on Georgiana Terrace, on part of the former Gosford Public School site. It will be home to 300 ATO staff members. The building has limited parking on-site.



Image: Salty Dingo

### Olympic pool

Currently reaching its end of building life, the Gosford Olympic Pool is lacking in the vital amenities and services to suit local visitors. The pool currently generates 200 000 visitors per year, but has the potential to double this number. The location on the water's edge has great potential, but currently makes no connection to its views and location. Council is considering redevelopment or possible relocation of this pool.



Image: Salty Dingo

### Reuse of existing library

With the formation of a new library, the existing library has the potential to be readapted for other public uses. The Council has been considering community uses, or the function of a Town Hall. The building is centrally located in the heart of Kibble Park on Donnison Street. The building was finished 1973 and designed by Alan Williams and Associates. It is considered to be architecture of significance by the Australian Institute of Architects.



Image: Salty Dingo

### Gosford Stadium

Gosford Stadium is situated on land reclaimed from Brisbane Water and marsh area near Gosford foreshore, formerly Grahame Park. Constructed in 1999, it has become a local landmark and a celebrated part of the identity of Gosford. The stadium is home to the Central Coast Mariners association football club and captures a spectacular view of the sports arena against a background of palm trees and Brisbane Water beyond.

# APPENDIX 3 PROCESS

Good design processes are dependent on establishing a clear understanding of the need or problem to be addressed, good analysis and research, and testing through a process of open ended enquiry in order to identify opportunities.

Good design processes bring together a diverse group of people with different points of view. Through identifying and articulating differences of opinion, good processes foster a common understanding to establish a shared future vision.

Stakeholder and community engagement, at the earliest stages of projects embeds good process in the UDF. This enables more considered and inclusive proposals, better suited to place and people.

DISCOVER	Oct 2017 – Project Inception
	Nov 2017 Workshop 1 and 2
	Dec 2017 Workshop 3
	Feb 2018 Workshop 4 and 5
	March 2018 – Workshop 6 and 7
	April 2018 release Draft UDF Setting the scene and early recommendations and Place report – the Civic Heart
	Public consultation
CREATE	May 2018 release Draft Place reports City North and City South
	Public consultation
	October 2018 release of final UDF

## 3.1 Background to the process

**“Design thinking is a creative skill where designers make new connections and test and retest ideas in order to find a better outcome for the problem at hand and anticipate future problems.”**

— GANSW

The revitalisation of Gosford City Centre has been initiated in the past through plans and strategies undertaken by the NSW Government and former Gosford City Council. This included the 2010 Our City, Our Destiny Masterplan and the 2007 Revitalising Gosford City Centre Plan. These previous plans also included significant engagement, focused on a well-considered vision for Gosford City Centre.

However, the plans have not led to a step change in the quality of the public domain or a sense of place.

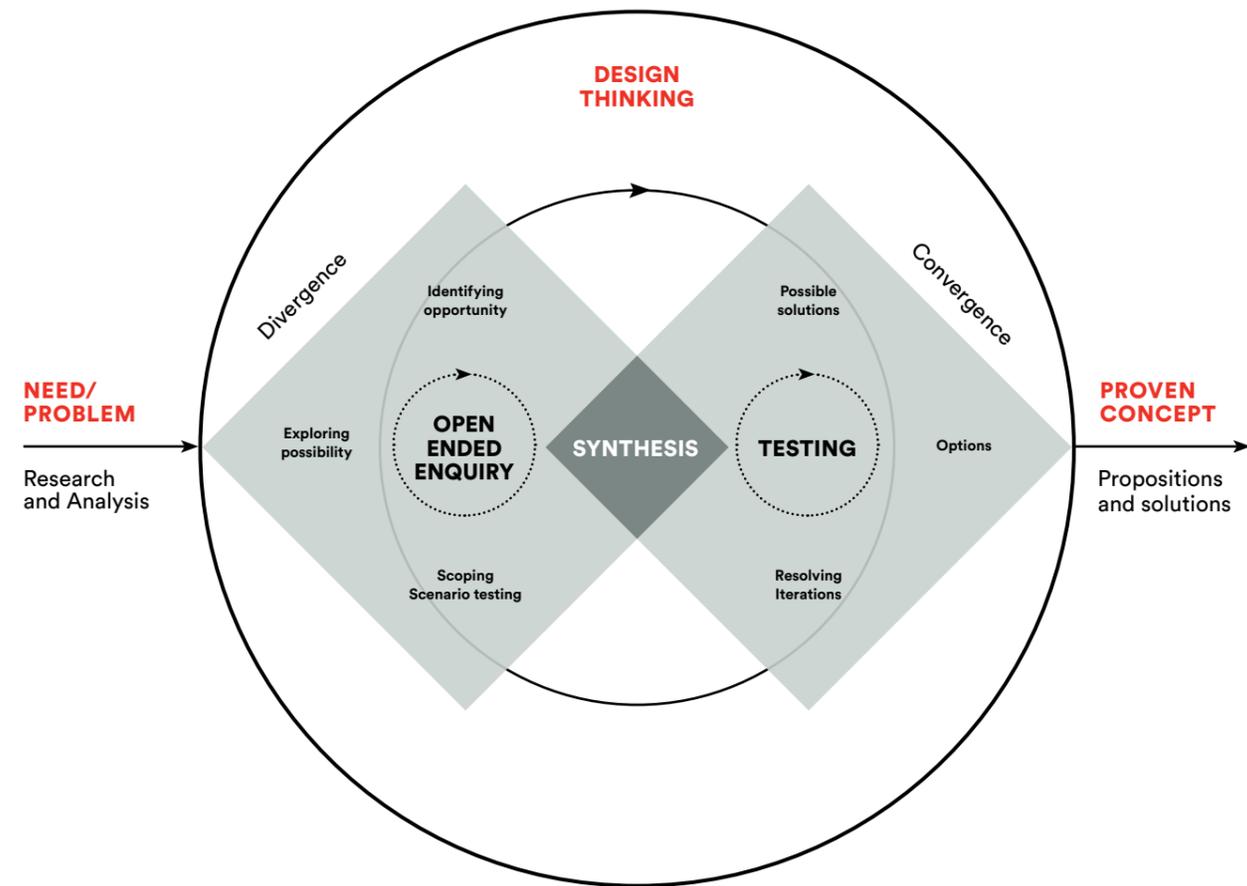
There remains a run-down appearance in the buildings and vacant shops, poor public domain and way finding, poor pedestrian amenity and connectivity with surrounding areas. A critical feature missing from previous plans was delivery ‘buy-in’ for projects identified through the process.

The need for a new approach to the revitalisation of Gosford City Centre has arisen from the growing consensus that a vision without a framework for implementation will not lead to success and that great places and cities do not happen by chance.

They are designed and continued to be designed to manage their transformation over time. Engaging with stakeholders and communities, undertaking urban design analysis and developing strategies and recommendations for collaborative implementation fosters confidence, development and assist in aligning investment.

Design thinking:

Design thinking offers a holistic way of finding opportunities and resolving project problems. It is the method in which designers seek to integrate possibilities and to generate new ideas. It is a creative process that seeks answers through collaboration and synthesis of multiple inputs. Design thinking is a creative skill where designers make new connections, test and retest ideas, and anticipate future challenges in order to find a better outcome for the problem at hand.



The scale and complexity of both the barriers and opportunities in Gosford has required a focus on divergent, open-ended enquiry. Workshops were held throughout this project with the following objectives:

- to hear and learn from a diverse set of stakeholders including state and local government and the wider community in a ‘safe’ space
- to collect detailed information and evidence from all stakeholders
- to engage all stakeholders in active, participatory design enquiry exercises to challenge their thinking and broaden their exposure and acceptance of many different points of view
- to break down silos of thinking and organisational structures, to find common goals and synergistic projects and approaches that can have a broader impact
- to inform the community of this work, the role of the Coordinator General and GANSW

- to share best practice, raise aspirations and empower stakeholders with new ideas
- to test out and challenge preliminary findings and recommendations of this work with stakeholders
- to focus attention on the key places in Gosford
- to empower stakeholders with the idea that everyone has the ability to cause change and have a positive impact in their community
- to reframe and change Gosford by looking at it from a different standpoint. This involved working outside the ‘rules’ or the ‘impossible’ and putting aside some of the extensive past work in Gosford
- establish champions for the project and Gosford.

## 3.2 The approach to open inquiry workshops

### Workshop format

**All workshops followed a similar format yet were reactive to the people and outcomes of each day.**

Design activities aimed to gain ideas and thinking from a broad group of participants. Each day was mediated by the Deputy Government Architect and facilitated by a team of design consultants from GANSW, CHROFI, and Tyrrell Studio. Workshops sought to identify commonly held aspirations for Gosford and the strategic steps the community will need to take to achieve them.

Each workshop included a subset of the following agenda items and topics for discussion, depending on the participants and the stage of the process:

1. General introduction by Central Coast Coordinator General and or the Director of Operations, Central Coast.
2. General introduction to the process by the Deputy Government Architect.
3. Presentation by CHROFI on what we already know and early thinking.
4. Participatory Design Exercises and Mapping:
  - Places and Landmarks in Gosford
  - How can we improve the places in Gosford?
  - How do people access and use Gosford?
  - How can we make Gosford an attractive regional Capital?
  - Barriers and opportunities for development and business in Gosford.
5. Presentations and Precedents:
  - Walkable cities and green infrastructure – Tyrrell Studio and GANSW
  - Changing regional Centres (Turramurra and Maitland) CHROFI
  - Market overview – Hill PDA

The workshop process has benefited from, and been informed by extensive previous work, including numerous studies and extensive consultation. Work was undertaken with stakeholders to identify what has changed. New ideas and programs of work have confirmed existing opportunities and constraints. As projects developed, ideas were tested simultaneously.

The workshops have been a key part of understanding how to proceed. The process facilitated the sharing of ideas, expertise and knowledge where key businesses, government agencies, representatives from Central Coast Council (both councillors and staff) and community groups were represented.

Wider community engagement through the Gosford surveys were able to gauge support for and relevance of initiatives towards the revitalisation of Gosford.

Key issues raised consistently across both the workshops and surveys included inconsistent planning and development, car parking, travel to the city centre, quality of public domain as well as activities available once at the centre.

Over 230 targeted key stakeholders participated across 7 workshops (between November 8, 2017 and April 3, 2018) including:

- Workshop 1: State Government
- Workshop 2: Local Government
- Workshop 3: Local and State Government
- Workshop 4: The Development Industry
- Workshop 5: Community Representatives
- Workshop 6: Council, Transport for New South Wales, Roads and Maritime services
- Workshop 7: Central Coast Councillors

**“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”**

—Jane Jacobs

### Who is involved in creating place:



The process engaged a range of people involved in creating place

## Workshop 1 What we heard from state agencies

### Participating agencies

The first workshop brought together representatives from the following government agencies:

- NSW Police
- Property NSW
- Office of Environment and Heritage
- Transport NSW
- Roads and Maritime Services
- Crown Lands
- Department of Premier and Cabinet: Centre for Economic and Regional Development
- TAFE NSW
- NSW Health – Local Health District
- NSW Health District Redevelopment (Gosford Hospital)
- Department of Planning and Environment
- School Infrastructure NSW

### Findings from Places and Landmarks Mapping

This workshop mapped places and landmarks that were considered important by the participants. Those identified were:

#### Places and destinations:

- Kibble Park (unique green space with potential)
- Stadium
- Imperial Shopping Centre
- Burns Park (not a desirable place at the moment);
- Leagues Club Field
- Gosford Public School, Henry Kendall High School and Gosford High School
- Hospital – future potential place
- Tommy's cafe – an example of small scale specialty and high quality retail starting to emerge
- Gosford Olympic Pool.

#### Landmarks:

- Stadium
- Sea wall and marina (not a place as little to do there)
- The water
- Imperial shopping centre as a meeting place and landmark
- Rumbalara Reserve and Presidents Hill Lookout
- Train station, hidden landmark

### KEY FINDINGS:

Uncertainty regarding development approval time frames and the delivery of projects is a detrimental investment decisions.

The general sentiment of the participants was wariness of the numerous plans completed for Gosford. The consensus is that it is time for action.

There is an overall positive and optimistic outlook for the future of Gosford, particularly given the number of cranes now in the cityscape.

Significant public investment is underway with strong employment opportunities with the development of the hospital and surrounding medical precinct, Australian Tax Office site and Finance Building at 32 Mann Street.

There is potential for further government agencies to relocate to Gosford.

There is a lack of high quality housing options and lifestyle offering (hospitality and entertainment), limiting the attraction of high quality staff to hospital and supporting medical services.

Medical-related businesses are looking for quality premises in the vicinity of the Hospital.

There is a lack of high quality commercial space, limiting options for government agencies and other private businesses to be located in Gosford.

A perceived lack of leadership and cross-departmental collaboration might be limiting some unique opportunities.

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.

Potential for TAFE to tailor their offering to suit the medical and educational focus of new jobs in the area.

Public transport and road connectivity is a key concern, requiring further investigation.

Strong opportunities exist to engage with the selective high school, an important community and key asset in the area.

Government have had unsuccessful relationships with existing commercial landlords, with poor quality building stock and limited supply creating issues for provision of high quality government services.

Larger development plans for the waterfront have faced opposition from the public, with a strong focus on keeping this asset public in nature and use.

Education including schools, TAFE and university are real opportunities for Gosford.

Currently, students at both TAFE and schools have a limited impact on activating the city centre because of the location of these. A university is interested in city centre presence and establishing a facility linked to the expanded hospital.

There is potential conflict between vehicular traffic and pedestrian movement between schools, station and hospital.

The Office of Regional Development has received enquiries from large private sector companies wanting to relocate to Gosford or the Central Coast. These companies are often unable to find existing space in the region or wait the 2-3 years for new space to be created.

An inconsistent approach to planning and development over time.

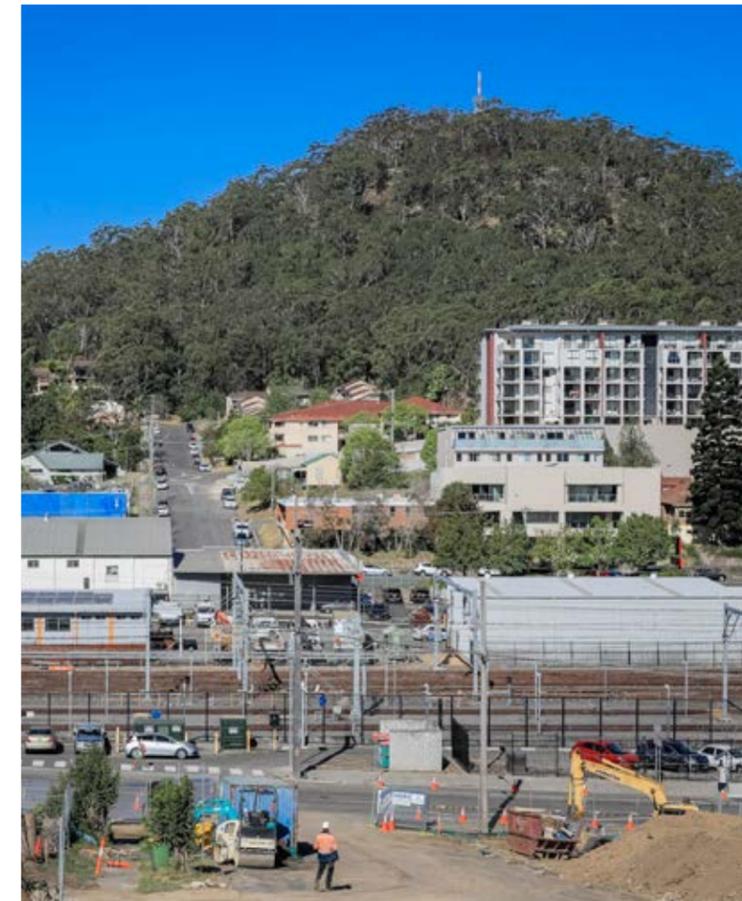
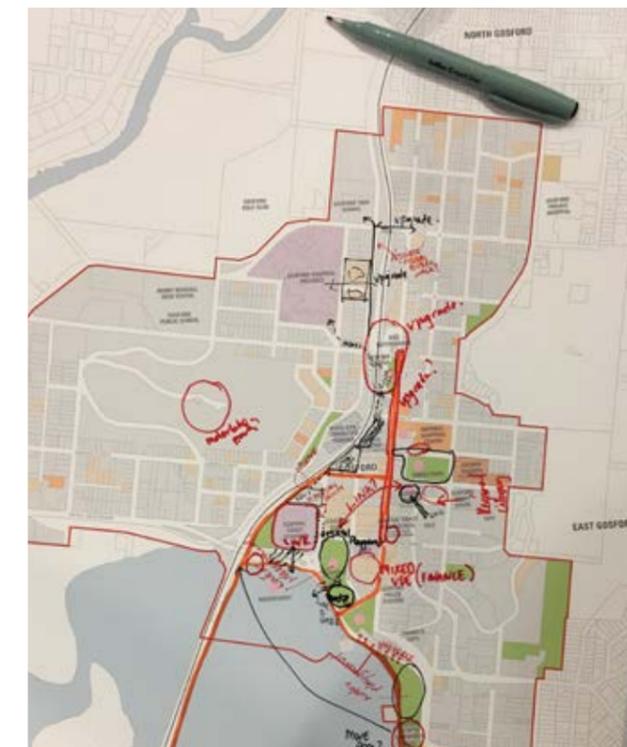


Image: Salty Dingo



## Workshop 2 What we heard from Central Coast Council

### Participating agencies

The following attendees from Local Government, as well as local residents, brought perspective to this discussion.

Representatives from the Executive Team from:

- Central Coast Council
- Planning and Environment
- Assets Infrastructure and Business
- Connected Communities

Relevant teams including:

- Strategic Planning
- Leisure and Lifestyle
- Community Engagement and Partnership
- Libraries
- Water and Sewer
- Roads, Transport and Drainage
- Business and Economic Development
- Environmental Strategies
- Land Use and Policy
- Urban Growth Strategies

### KEY FINDINGS:

There is significant optimism for the future of Gosford.

Cranes in the sky are a symbol of change.

The Central Coast region is 3/4 the size of Sydney, and the 6th largest council region in Australia.

There are key significant projects coming soon with council support. Many are at preliminary concept stage, and some have funding and delivery mechanisms underway. Not everyone was aware of all the projects on the drawing board. The opportunity to coordinate and build on existing work was recognised with council but also with NSW Government.

The regional library is a significant project underway yet is not widely known about. Other key projects raised included the Olympic Pool and cycle way to Point Clare

There was a sense that council has been waiting for the DAs submitted to be built to collect on the S94 contributions to start the public domain upgrades. There was recognition that an upgraded public domain was of high priority to attract people and investment.

Homelessness and domestic violence are significant issues for the area.

Strong community support for growth in tourism but limited support for new development.

Council events in Kibble Park and the waterfront are limited by a lack of infrastructure including, power, lighting, water and amenities.

### OPPORTUNITIES:

To provide an experience unlike anywhere else on the Central Coast – an urban hub.

To spark market confidence.

Increase population.

Create more dwellings/short stay accommodation.

Activate streets (like Mann St) and shopfronts.

Art or historic walk utilising empty shopfronts.

Include community to inspire public investment.

Design excellence required.

Link to Point Clare – bike and pedestrian pathway.

Connect to the reserves, and make destinations for tourists.

To rethink Gosford Station Interchange.

To upgrade Kibble Park and William Street Plaza.

To connect the station to the Hospital.

To link the stadium to the water.

### SUCCESSES:

DAs being approved.

Signs of new businesses, cafes and start-ups, etc,

Fast broadband in the area.

The smartwork hubs are working well.

The new Aqua Park is drawing in visitors. Some events are working well, like Carols by Candlelight, the Food truck festival, and plant based Food festival.

### CHALLENGES:

Lack of community pride.

Lack of connection (CBD to waterfront/cultural precinct).

Lack of visitor amenities and accommodation.

Safety / night time activation.

Land / shopfront tenancy owners with empty properties not releasing their holdings for rent.

Poor building stock.

Feasibility of getting things built.

Lack of S94 funding.

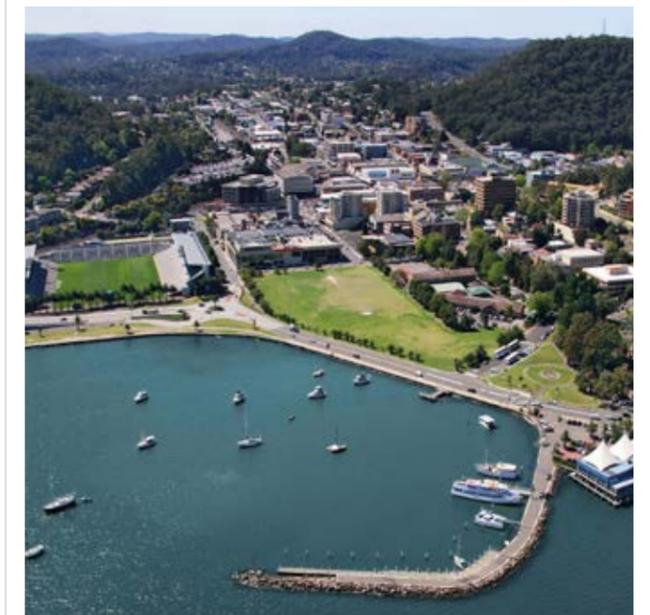


Image: Bravo Drones

### Workshop 3 Bringing state and local government agencies together.

The key State and Local Government attendees from workshop 1 and 2 were invited to return and participate in this combined workshop. Overall, 40 people attended an event hosted in the Gosford Smart Work Hub. This workshop aimed to breakdown silos of activity to find common goals and projects that could benefit from collaboration.

This workshop introduced and tested 4 key places:

- The hospital and station
- Kibble Park and Mann St
- Gosford City Park and surrounding developments
- The waterfront

One of the key tasks of the workshop was to identify priority projects including those that could be delivered quickly.

The workshop also focused on:

1. Integrated access and movement
2. Green grid opportunities for Gosford
3. Stewardship, identifying who maintains projects and supporting action

#### KEY FINDINGS:

Past failures of the prior master plan implementation can be attributed to there being no shared vision, a lack of leadership and the voice of all the key stakeholders not being represented adequately.

Identity and brand, a clear image of what the city could be, all year round, linked to a sense of history, including indigenous history.

Gosford is the place of choice for business as the regional centre of the Central Coast.

There needs to be a network of attractions and things to do.

A conference centre with accommodation is needed.

Activities in the natural environment must be accessible.

Test concepts and ideas with short term pop-ups and small scale developments to help the activation 'snowball'.

Consider opportunities for young people.

Gather quality food offering in a primary 'Eat Street'.

Incentives to help fill vacant shops for vibrant high streets.

A short, medium, and long-term parking strategy for commuters and short visits.

The need for collaboration, respect, and transparency.

Audit of existing assets necessary.

An access and movement study necessary.

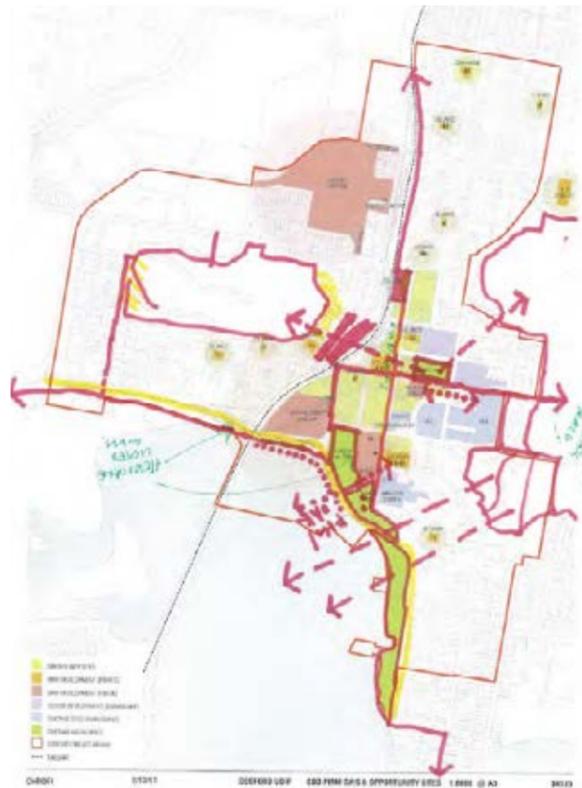
24 / 7 activation.

Connections and networks of places, businesses and events needed.

Quality, premier destinations to be clustered to create desirable destination precincts such as: a conference centre and hotel; regional playground, water play or creek project; stadium; markets; pop-up; health; all levels of education; and innovation or start-ups.



Examples of the key maps produced in workshop 03.



What will make Gosford a liveable city?

- Strong image and branding
- Range of opportunities for young people
- New development – good quality building stock for residential, commercial and retail.
- Reasons to visit: programming and events
- 24hr – safe city
- Range of education opportunities
- Arts and culture
- Celebrating history and tradition
- Harnessing natural beauty and surrounds – including water, Presidents Lookout and Rumbalara.
- Better services and amenity – retail, hotels and food and beverage.
- Intergenerational community
- Creating a “playground” – a network of activities and things to do.
- “Pop-ups” – testing ground for new ideas while limiting risk.
- Consider big ideas like swimming in Brisbane Water



What do we need to do?

- Establish a shared vision
- Agree on key messages
- Promote identity and what Gosford has to offer

Major public and private projects that need to be capitalised on and promoted:

- ATO / Finance Building
- Residential projects
- RPACC / regional library
- Hospital

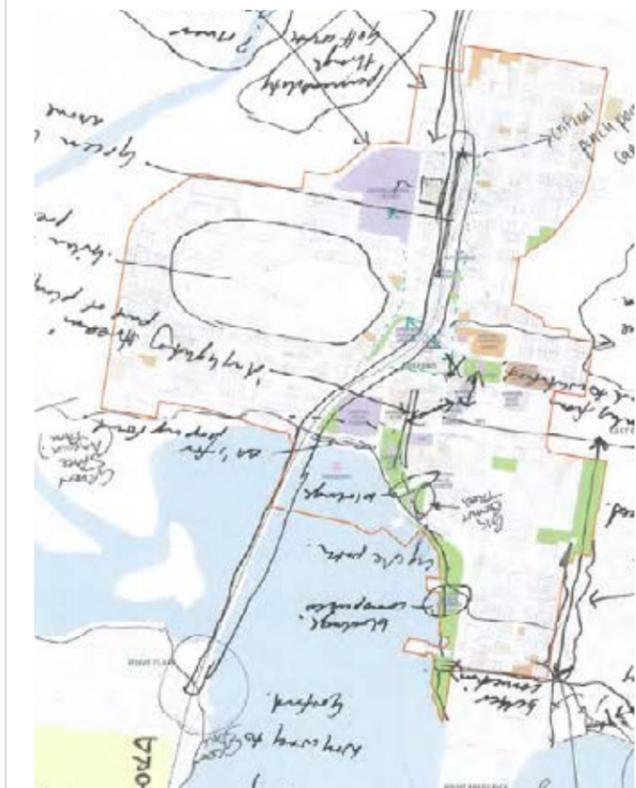
Small scale public and private investment opportunities to be promoted:

- Pop ups / testing ideas
- Local business success stories
- Public works upgrades
- Private residential and mixed use developments have started



Missing links / key blockages

- Connection between Hospital and city centre
- Presidents Hill is hard to locate, needs to connect to the city
- Congestion at the stadium on event days – poor connection to city centre
- Unsafe road network
- City is not walkable
- Bike and footpath



Creating a connected city centre – future opportunities:

- Developing walking and cycling plans
- Improved public domain
- Mountain bike track
- Land bridge over rail corridor
- Attract local and greater Sydney tourists – for example a ‘Bay to Bay’ run
- Etna Street and Donnison Street Bridge upgrades
- Amenities, food, beverage at the Leagues Club Field – opportunities for local businesses.
- Connecting the hospital to Point Claire along the rail corridor
- Connect shoreline from Elizabeth Ross Park to Gosford waterfront
- Regional walk from Rumbalara Reserve to Katandra

## Workshop 4 What we heard from the property and development industry.

### Participating businesses:

The fourth workshop brought together representatives from the following design, development and property businesses with attendees organised by the local study group of the Australian Property Industry.

- MUDO
- Robertson and Robertson
- R+H Commercial Central Coast
- Chapman and Frazer
- CBRE
- Matrix
- Commercial HQ
- ADG Architects
- CKDS Architecture
- Baker Ryan Stewart
- ADW Johnson
- Central Real
- Central Element
- Bonython Property and Investments
- EC Property
- Pinnacle Construction Groups
- St Hilliers
- Lederer Group
- Stevens Group
- NAB
- WW And Associates
- Foundation President UDIA

### KEY FINDINGS:

The market would respond positively to improvements to the city centre's public domain to make Gosford a place where people want to live, work and invest.

Attractions, events, cafes, parks and the waterfront are all needed to make Gosford desirable.

Development margins are tight and the bonus floor space and s94 reduction incentive scheme is needed to make projects economically viable.

Approvals are not all land banking, and developers are keen to build. It was also noted that a number of DA approved properties were being sold shortly after approval was granted.

The development industry needs pre-commitment from business to provide new A grade office space. Generally they need an area of 5000-10000m2 with a minimum 10 year commitment.

Prospective tenants and buyers often want to see the space already built to consider Gosford as an alternative to Sydney, and don't have the lead times to wait for the new space to be built.

Many opportunity sites in Gosford and many good developers ready to work in the city. New land release areas across the Central Coast are adding competition to the residential market in Gosford.

Some DAs have been lodged and approved with a focus on maximising yield but lack quality and require redesign before development commences. The developers need time and a mechanism to improve the design before the approvals lapse to allow for redesign and to maintain the incentive bonus floor space.

Developers are happy to contribute to public realm upgrades through S94 contributions – but want transparency about how and when the contributions are spent

There is a shortage of experienced builders on the Central Coast due to the demands of Sydney.

Developers highlighted the fact that many developments need to provide their own power substation. This increases costs for the developer and has a poor public domain outcome at the street level.

City living in Gosford can be popular as it offers convenience for services, good public transport connections, a coastal lifestyle, water views and the opportunity to downsize out of busy Sydney.

The development industry is keen to better understand the property demands that may come with a health and education innovation precinct.

Currently, the market demands two parking spaces per apartment due to the heavy reliance on cars in Gosford. This adds cost and further congestion in the city. An improved public transport network is needed. An alternative to underground car parking could include central car parking and car share spaces.

A one hour train journey to Sydney would greatly improve demand for public transport – noting that Gosford and Penrith have the same journey times currently.

An inconsistent approach to planning and development over time.

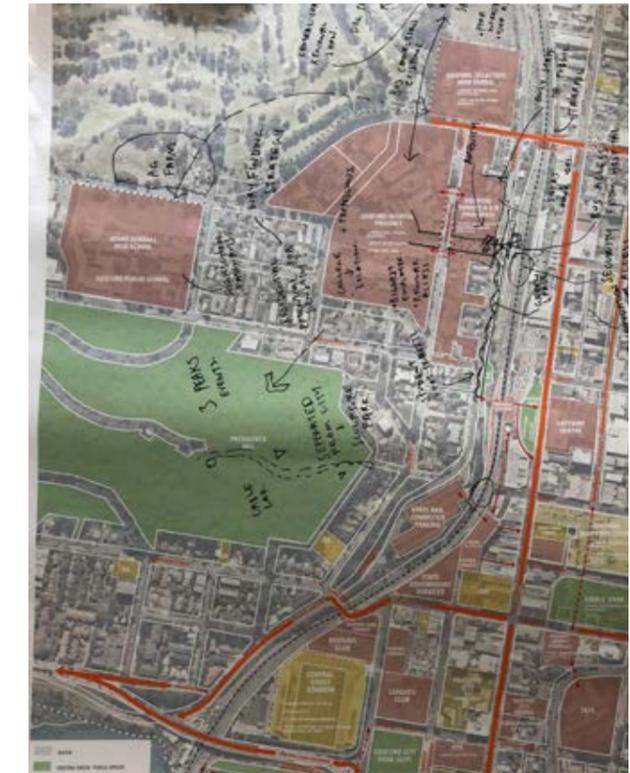


Image: Salty Dingo

## Workshop 5 What we heard from community representatives.

**Over 50 key community stakeholders attended this workshop, representing diverse interest groups including business, media, community groups, students, not for profits organisations, education, traditional owners and the Mayor (Central Coast Council).**

Workshop 5 heard from a cross section of leaders in the community. Attendees represented key businesses, community groups, land owners and cultural groups and was one of the largest workshops held.

These community representatives shared valuable insights and detailed information on their understanding of the city and provided feedback on the suggested place based approach.

Representatives were asked to consider what would make a successful regional capital, and what Gosford needed to be a more activated and lively city. The key places of Kibble Park, the Leagues Club Field, the waterfront, and the hospital/school area were analysed in detail for opportunities and constraints and to capture projects or initiatives that were underway that might help make great places.

### KEY FINDINGS:

Overall the city needs to focus on its connectivity and inclusiveness. Accessibility across the city was a key theme with many missing links and connections mapped by participants.

Upgrading the public domain is critical to make a place people want to visit, stay and live.

Concern was raised, that many of Gosford's former uses had moved out to Erina, Tuggerah, Terrigal and other centres. It was important to bring the services and specialised businesses back to the capital.

Links to the existing bushland reserves were missing. There was an opportunity for a clear identity and events programme focused on the natural assets and the connection to the city centre.

The school students and hospital workers needed a safe walking route to the station.

Overall wayfinding strategies were needed across the city.

The future potential of the racecourse and showground needed consideration.

Generally participants recognised traffic as an issue. Despite living close to the city centre many participants drove to work in the CBD. Public transport and active transport links were needed to provide an alternative.

The community understood the importance of Kibble Park, and again identified it as the heart of the community.

Waterfront suggestions focused on improved connectivity, amenities, and places to stay by the water, with either a playground, cycle and walking path, or areas for food and beverage.



Images: Salty Dingo

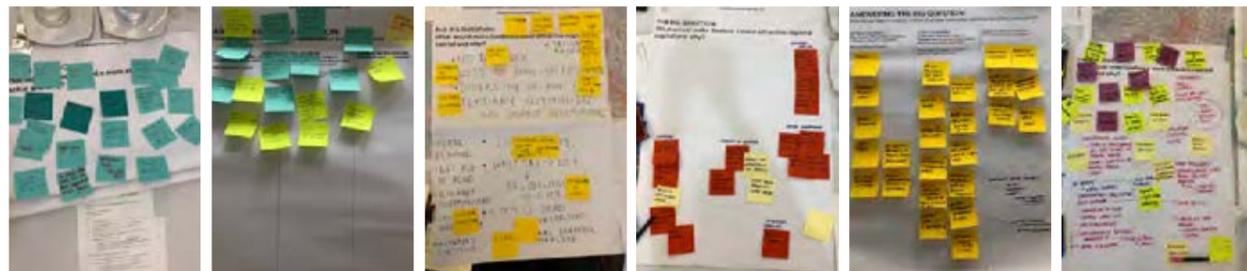


### Priorities – the summary

This list summarises the top 25 ideas from the workshop attendees in answer to the questions:

What would make Gosford a more attractive regional capital and why? What might make people stay longer or even live in the city centre?

These comprise the items mentioned four times or more, with the top five ideas marked red.



#### GREEN LINKS

##### Trees

More parks and gardens, better quality existing parks, botanical gardens

#### PARKING

More short term parking (currently used by commuters)

#### TRANSPORT OPTIONS AND ACCESSIBILITY

Better public transport options, other than the car, more direct bus routes

Ferry Service to Woy Woy and Sydney

Better pedestrian access and accessible footpaths for all (will help things feel closer)

Reduce through traffic on Mann Street, including buses. Make Mann Street for people

Better linkages over the station, and over the rail line

Better bike access and bike paths, bike hire, Point Clare cycle link

#### SAFETY

Improved safety – particular at night, and for women

#### DESIGN

Improved public domain and streetscape, public art, better footpaths, bins

Quality first, not low budget, which will entice further investment

A welcoming entrance, better arrival for kids

#### SOCIAL

Diversity of users (youth, aging population)

#### PROGRAMME AND ATTRACTORS

Active usages at all hours, 7 days

Night life (after 5pm), including small bars

Support Gosford as a cultural capital with diverse arts and music

Space for sports and outdoor recreation

Family playground with BBQs, shelter, preferably on the water

#### IDENTITY

A big clear idea, not band-aid solutions

#### ECONOMY

Provide quality commercial centre strengthen to compete with other centres

More variety of retail and jobs

More high quality shops, culture and arts

Options for food and beverage after events, e.g.: a Saturday Game at the stadium, on the waterfront



## Workshop 6 What we heard from Central Coast Council, Transport for NSW and Roads and Maritime Services.

An integrated access and movement workshop was held; attended by staff with responsibility for Gosford and the Central Coast from TfNSW, RMS, Sydney Trains, Central Coast Council, Department of Planning and the GANSW to discuss particular transport and movement issues to Gosford, current and future.

The conversation covered the following priorities:

- Integrated Movement and Access Strategy
- Car parking
- Short, medium and long-term parking strategy
- Green infrastructure and active transport as part of public domain
- Connecting Gosford to Sydney and Newcastle – 1 hour service desirable
- Connecting Gosford to the region
- Opportunities for connecting the people and places across the railway line
  - Etna Street Bridge
  - Pedestrian connections between the hospital, schools and station
  - The station – opportunity with changes to platforms/ services
- Walkability and public domain
- Improving access between the CBD and the waterfront
- Through traffic versus local traffic – reducing the impact of traffic on key places
- Conflict between traffic and pedestrians Northern Precinct
- Improvement of interface with the water
- Funding and governance

### KEY FINDINGS:

An *integrated place based access and movement plan* should be fast-tracked and incorporate existing work program underway for traffic and car parking.

The car will continue to be important in the short term and needs to be accommodated, but we need to plan for a scenario where car parking can be designed to be repurposed.

Need to ensure the efficient use of existing car parking and identify sites both in centre and outside for future car parking.

Crossing of the railway line – not all crossing need to cater for every mode – opportunities to prioritise modes at different locations

Junctions on either side of Etna Bridge are important – not just the bridge

New Inter-City Fleet will improve services – longer trains, tables, Wi-Fi

New trains require extensions to platforms – explore opportunity to better connect to City Centre

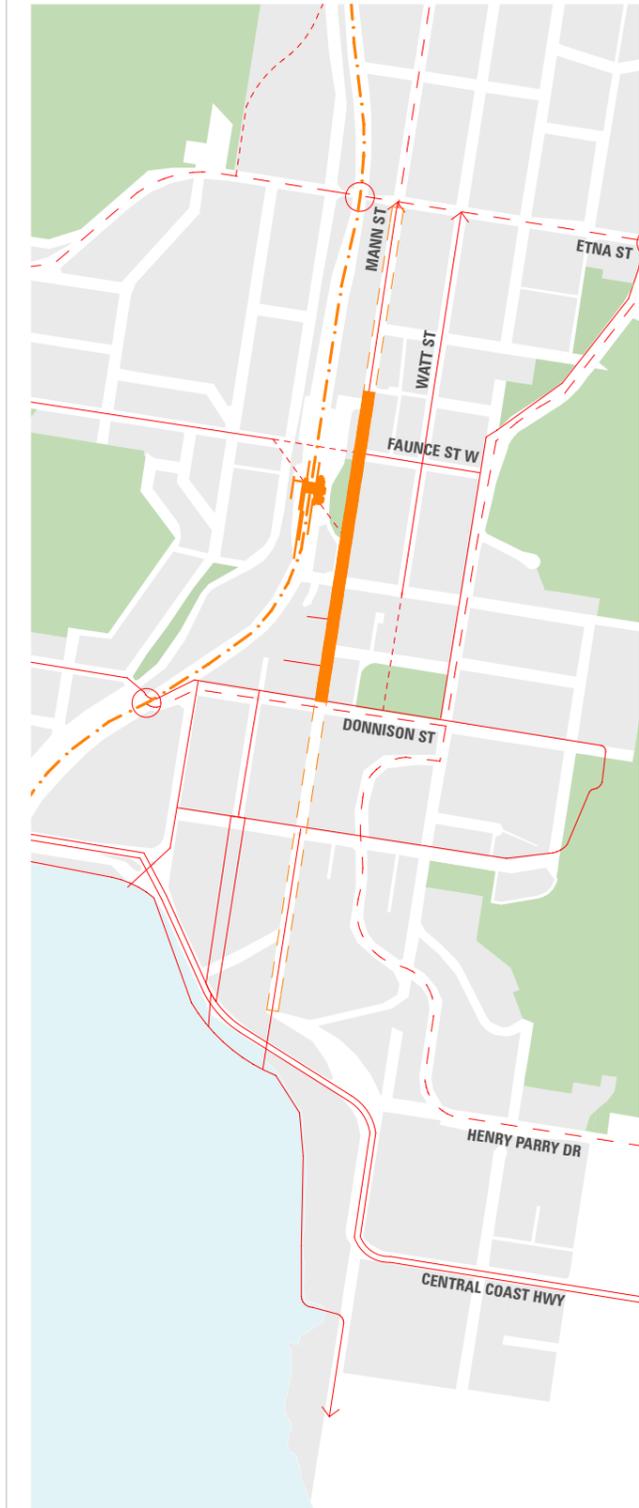
Station upgrades also planned

Opportunity to extend shuttle bus route to serve new parking locations and key attractors

95% of workers who live within 5km of Gosford currently drive-in – there could be an opportunity to target this group for other transport modes

Investigate opportunities for on-demand services operating elsewhere on the Central Coast

Reinforce that the city operates in different ‘modes’ – peak rail commutes, local journeys to work and event mode.



## Workshop 7

### What we heard from Central Coast Councillors.

The workshop was attended by a number of Central Coast Councillors including the Mayor and members of the Executive and Urban Growth Strategies Team.

The workshop focussed on what is required to make Gosford an attractive regional capital and the three key places.

The following is a summary of the key issues and opportunities raised.

#### WHAT WOULD MAKE GOSFORD MORE ATTRACTIVE AS A REGIONAL CAPITAL?

- Critical mass and diversity of people and offer
- Diversity of housing from luxury to student and keyworker housing
- More visitor accommodation including 5 star and boutique, to cater to a range of markets
- Better strip shopping /retail offer – different to out-of-town centres
- Night time and weekend activities/ Live music venues/ RPACC
- More cultural activities
- Conference centre
- Greater diversity of education opportunities – grow TAFE/ University in centre
- Locating additional government services and offices in Gosford
- Pop up shops and cafes
- Eat street and festivals linked to events
- Medical suites
- NBN
- Look-outs, vantage points and vistas
- Safer lighting/ festive lighting
- Street trees and better open space
- Pet friendly spaces
- Public art
- More green spaces
- Green infrastructure including recycled water not just street tree planting

- Safe cycling routes into the city centre/ more cycle parking
- Car parking – competing pressure from commuters and visitors
- Council working on car parking plan to identify short, medium and long-term options
- Transport – further opportunities for ride share, Uber, car pooling
- Coordination of transport for events – particularly public transport and road closures
- Better timetabling of buses – direct routes/ shorter journey times, better interchange
- Increase and extend shuttle bus services
- Improve event parking options
- Establish southern exit from station
- Explore ferry/ water transport option – local and regional
- Encourage flexible working
- Support social services – acknowledgement that there are people in community that need support – impact on place

#### KIBBLE PARK

- Important public green space in the centre of the city
- Not currently attractive enough to draw people to Gosford
- Busy at lunchtime – people working and studying nearby use it
- Perceived safety problems particularly at night
- It is hidden from the street
- Poor accessibility and connections across the park
- Lack of greenery
- Cars cut off space from the Imperial Centre
- Conflict with loading and servicing
- Issue with maintenance
- Taxis impact on amenity

#### Opportunities

- Reuse library for public use – gallery, temporary exhibitions, meeting space
- Maintain sunlight to public spaces
- Natural amphitheatre
- Footpath dining
- Hedge or something to block view and impact of Henry Parry Drive
- Temporary road closure on surrounding streets for special events
- Food trucks

- More outdoor dining
- Outdoor movie theatre
- Markets
- Music
- University/TAFE
- Safe play

#### NORTHERN CITY CENTRE

- Congestion problems and pedestrian conflicts at either side of Etna bridge
- Station – problems with wayfinding and connection to city centre
- Entry to short term parking area problem
- Drop off and pick up arrangements causing congestion

#### Opportunities

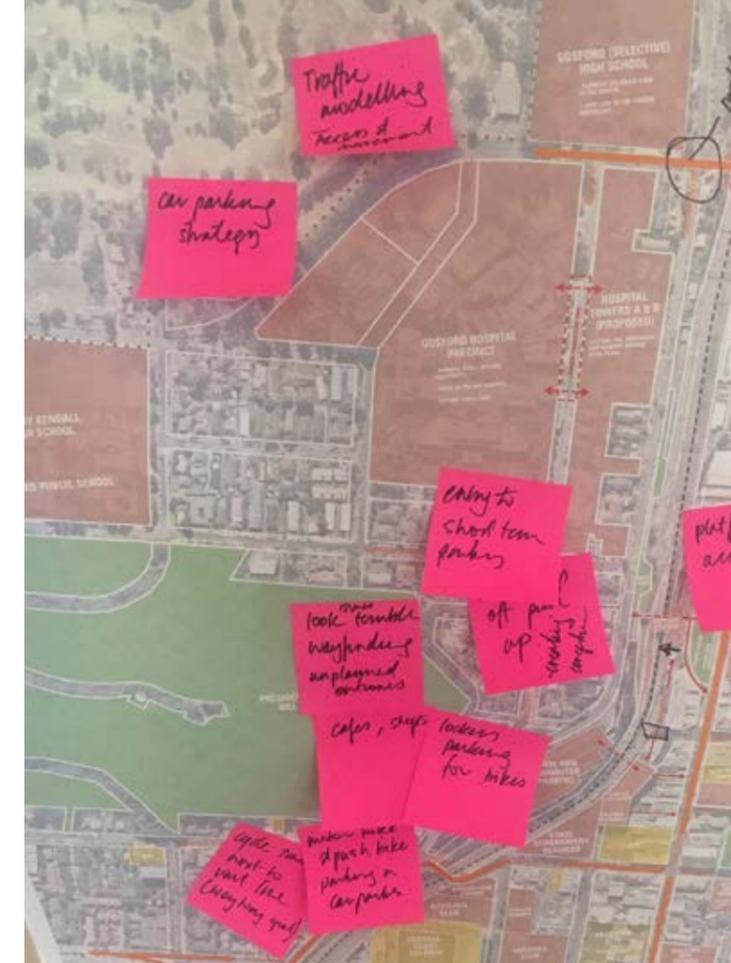
- Need plan to avoid series of unplanned outcomes
- More shops and retail
- More motorcycle and bike parking in commuter car parks
- Better bike parking and lockers
- Better connecting station into the City centre
- Improve direct access to platforms

#### WATERFRONT

- Swimming pool great asset
- Needs better landscaping, play areas
- Poor connectivity to waterfront from city centre, stadium and parks.

#### Opportunities

- Better balance between active and passive recreation
- Improve connectivity to waterfront for pedestrians
- Consider rerouting Central Coast Highway further north to increase open space on the waterfront
- Recognition that Council owns a large area of water and could reclaim land without having to interfere with parkland to the north for road
- Swimming pool – relocate grandstand to open up connection to the waterfront or relocate pool to Leagues Club Field and tennis courts on Racecourse Road
- Waterpark/ Things to do on the water



### 3.3 What council has heard from the community

The UDF has benefited from the insights of what matters to the people of the Central Coast. These insights were gathered through the Central Coast Council Community Strategic plan.

Engagement to support the development of the Community Strategic Plan began in April 2017 with the second phase of engagement completed in December 2017. The final plan is due for adoption by Council in June 2018.

- The Council has made available the early analysis of the findings to assist with this project. These are the key Gosford CSP outcomes:
- Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, as well as local residents, visitors and tourists
  - Activate spaces and places to complement activity in town centres
  - Target economic development in major centres
  - Concentrate development along transport corridors and town centres
  - Ensure all new developments are well planned with good access to public transport, green spaces and community facilities

Extract What would make the Central Coast better?: Central Coast Council Community Strategic plan.

	Transport/movement around the LGA (2208 comments)	Built Environment (1612 comments)	Services and Facilities (999 comments)	Activities and Entertainment (973 comments)	Natural Environment (837 comments)
1st	 Improved road maintenance/infrastructure (735 comments)	 Stop/reduce development/high density development (192 comments)	 Options for children and families i.e. playgrounds (219 comments)	 Community events (184 comments)	 Clean streets/waterways (280 comments)
2nd	 Improved public transport (643 comments)	 Improved infrastructure/keeping up with the population (178 comments)	 Better/more sporting facilities (191 comments)	 More/variety of cafes and restaurants (157 comments)	 More trees, green spaces, parks (180 comments)
3rd	 Improved parking availability (259 comments)	 Improved drainage/kerbs and guttering (173 comments)	 Access to quality education (99 comments)	 Public art/promote arts and culture (143 comments)	 Protection of local wildlife/ the environment (131 comments)
4th	 Adequate footpaths (187 comments)	 Develop Gosford, make it the hub of the Central Coast (155 comments)	 Better local services and facilities (80 comments)	 More/variety of entertainment facilities (126 comments)	 Sustainability/recycling initiatives (73 comments)

## 3.4 Go Gosford community engagement Stage 1

The Go Gosford Community Engagement was launched on 27 February 2018 by Department of Planning, Gosford Office. The aim of this engagement was to gauge the level of support and relevance of the revitalisation of Gosford to people living or working in the City Centre and more broadly across the local government area.



### Community Surveys:

Community members were surveyed about their impressions of Gosford City Centre and what is needed to make it a thriving regional capital. They were asked questions about how they get to the City Centre and the types of activities they would like to see in the City Centre. The survey also asked respondents whether revitalisation of Gosford City Centre is important to the region.

The survey was conducted using an online engagement website and face to face surveys at shopping centres across the region, Gosford Hospital and Gosford Railway Station.

The online engagement site included the surveys but also included:

- A Mapping Tool where respondents could record places and landmarks of relevance to them in Gosford City Centre
- A story-telling tool where respondents could share memories of Gosford City Centre
- A photo competition where respondents could share pictures of places that are valued in Gosford.

### Survey topics:

Over 600 responses were received during the engagement period.

Survey topics included:

- The perceived level of need for revitalisation
- Ease of parking in the city centre
- Mode of travel to the city centre
- Activities that should be available in a regional capital
- Opportunities for flexible working arrangements in Gosford

### KEY FINDINGS:

The revitalisation of Gosford City Centre was of very/most importance to over 80% of respondents, with the revitalisation of Gosford as the region's capital of very/most importance to over 90% of respondents.

Majority of workers and visitors travel to Gosford currently by car.

A highly-ranked answer to the question "Imagine the Central Coast in 10 years...what would you like it to be?" in Gosford was improved public transport.

The lack of efficient public transport options on the Coast has led to a dependence on travel by private car to the city centre by commuters, workers and shoppers.

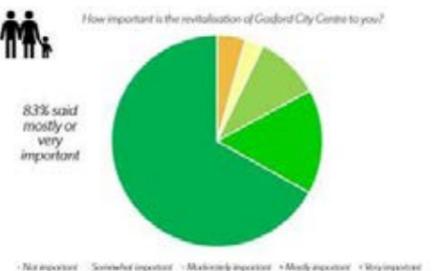
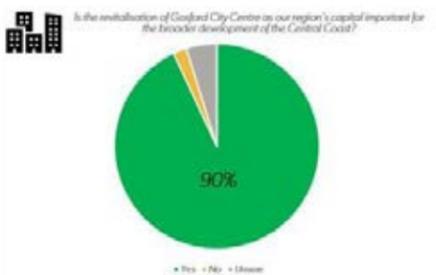
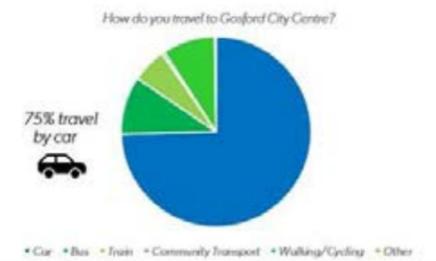
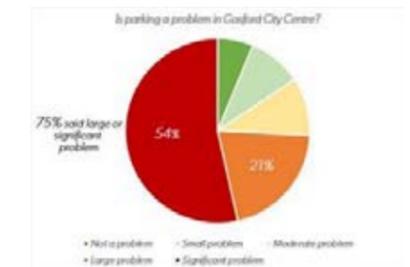
Parking is a significant problem in the city centre.

Survey responses reflected that car parking was a significant problem for a majority of respondents.

Feedback received from the mapping tool and story tool was quite positive with respondents showing how they identify with Gosford and its history. Gosford Pool and Gosford High School and Primary School were specifically mentioned.

Respondents identified public spaces, open space, parks and art needed to be improved.

Main activities respondents wanted for the City Centre included dining/food and entertainment.



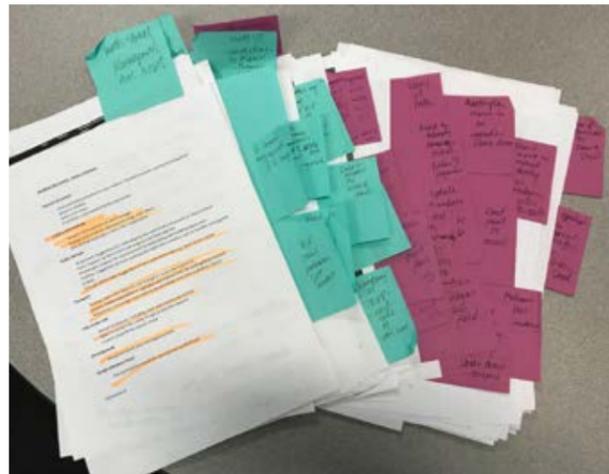
## 3.5 Summary of submissions to exhibition of draft reports

Draft reports were publicly exhibited in two batches:

- UDIF Setting the scene and early recommendations document and Place Report 1 – The Civic Heart which relates to the area around Kibble Park.
- Draft Place Report 2 – City North which included the Gosford Hospital and Place Report 3 – City South which aimed to link the city to the waterfront.

The following is a summary of the responses received via the online survey and written submissions.

Each square indicates one reference in submissions.



### GENERAL / UDIF EARLY FINDINGS AND RECOMMENDATIONS

Support for focus on places – what makes Gosford distinctive	■	■	■	■	■	■	■
Focus on place allows targeted investment and development	■	■	■	■	■	■	■
Support focus on public domain	■	■	■	■	■	■	■
Reports too long/complicated	■	■	■	■	■	■	■
Reports need to focus on actions	■	■	■	■	■	■	■
Great city for children	■	■	■	■	■	■	■
CCC Community Strategic Plan Community consultation identified the 1st priority for the built environment is stop/reduce development/high density development	■	■	■	■	■	■	■
Greater emphasis required on economic feasibility of development	■	■	■	■	■	■	■
Framework continues to support further over development	■	■	■	■	■	■	■

### LAND USE

Support for university presence – important catalyst	■	■	■	■	■	■	■
City needs to be self-sufficient in terms of services	■	■	■	■	■	■	■
Government needs to support further decentralisation	■	■	■	■	■	■	■
Need to incentivise hotel and visitor accommodation	■	■	■	■	■	■	■
More affordable housing /housing diversity	■	■	■	■	■	■	■
Support start-ups/ innovation linked to education	■	■	■	■	■	■	■
Need to equip city to be 'SMART' – high speed broadband	■	■	■	■	■	■	■
Each development should include sufficient open space	■	■	■	■	■	■	■

### TRANSPORT

Continue to need car parking	■	■	■	■	■	■	■
Provide car parking short term but plan for reduced car parking	■	■	■	■	■	■	■
Car parking study should involve residents and business	■	■	■	■	■	■	■
Car parking study should be made public	■	■	■	■	■	■	■
Planning for freights and servicing of centre important	■	■	■	■	■	■	■
Improved pedestrian amenity	■	■	■	■	■	■	■
Commuter car parking required in city centre	■	■	■	■	■	■	■
Long term car parking should be moved out of centre	■	■	■	■	■	■	■
Shuttle buses required to make out of town car parking work	■	■	■	■	■	■	■
Tram should be investigated	■	■	■	■	■	■	■
Cars should be banned/reduced in City Centre	■	■	■	■	■	■	■

Park and ride should be encouraged	■	■	■	■	■	■	■
Investment required to increase cycling – links to tourism	■	■	■	■	■	■	■
Water taxi and other water transport should be encouraged	■	■	■	■	■	■	■
New public transport interchange required	■	■	■	■	■	■	■
Gosford needs better roads and improvement to bridges	■	■	■	■	■	■	■
Not all transport issues are resolved – more work required	■	■	■	■	■	■	■

### URBAN DESIGN PRINCIPLES

Support for reduced street wall heights and podiums	■	■	■	■	■	■	■
Retain views/connections between ridgeline, parks and water	■	■	■	■	■	■	■
Planning controls and innovative design to retain solar access to key areas of public domain	■	■	■	■	■	■	■
Aboriginal community and designers should be involved in projects	■	■	■	■	■	■	■
Fine grain at street level and street wall requirements	■	■	■	■	■	■	■
Bonus FSR/Height should only apply in City Core	■	■	■	■	■	■	■
Higher building should be located away from centre, public open space	■	■	■	■	■	■	■
Provision of car parking underground – impact on feasibility	■	■	■	■	■	■	■

### PUBLIC DOMAIN

Install and encourage investment in public and street art / Public art strategy required – to attract people	■	■	■	■	■	■	■
Inclusion of Crime Prevention Through Environmental Design	■	■	■	■	■	■	■
Improve lighting/ lights on street trees – support night life	■	■	■	■	■	■	■
Hanging baskets to add colour	■	■	■	■	■	■	■

### GOVERNANCE

Support increase need to partnership across Government	■	■	■	■	■	■	■
Support increased engagement with council	■	■	■	■	■	■	■
Council and its community must have ongoing involvement	■	■	■	■	■	■	■
Need to learn from past mistakes	■	■	■	■	■	■	■
Support for/ objection to increase role of NSW government	■	■	■	■	■	■	■
Importance of partnership to avoid previous mistakes	■	■	■	■	■	■	■
Clarification re place managers role and how they are appointed	■	■	■	■	■	■	■

### INFRASTRUCTURE

Flood study required	■	■	■	■	■	■	■
Need funding for infrastructure – transport, water, power etc	■	■	■	■	■	■	■



## CIVIC HEART

### PUBLIC DOMAIN

Support investment in Kibble Park and William Street as Civic Heart	■	■	■	■	■
Improve visibility and connection from Mann Street	■	■	■	■	■
Open air link from Kibble Park through Imperial Centre to Watt street important	■	■	■	■	■
Public domain improvements should be continued beyond main streets	■	■	■	■	■

### DESIGN PRINCIPLES

Support for decrease in street wall and podium heights	■	■	■	■	■
Support for protecting solar access to areas of public domain	■	■	■	■	■
Investigate increasing solar access requirement from 50% – 70%	■	■	■	■	■
Winter sun critical for improving amenity/ attracting people	■	■	■	■	■
Solar access controls should not prevent development	■	■	■	■	■
Principles are good but need to be support by planning controls	■	■	■	■	■
How will existing planning applications around Kibble Park have to respond to proposed view corridors and solar access requirement	■	■	■	■	■

## CITY NORTH

### PUBLIC DOMAIN

Right to focus on City North and connecting hospital to the east	■	■	■	■	■
New open space should be created closer to the station and hospital	■	■	■	■	■
Support for connecting all public domain areas	■	■	■	■	■

### STATION AND SURROUNDS

Gosford needs a better, more welcoming station/ gateway	■	■	■	■	■
Potential to provide improved access, interchange	■	■	■	■	■
Improve connection between station, Burns Park and Mann Street	■	■	■	■	■
Upgrade Burns Park	■	■	■	■	■
Remove vehicles from in front of Station (east)	■	■	■	■	■
Provide direct access to the platforms at ground level	■	■	■	■	■
Investigate options for redevelopment of interchange	■	■	■	■	■
Support proposal to open up southern entrance to station	■	■	■	■	■
Reroute buses to enter from the north of the interchange	■	■	■	■	■
Better connection – station to Watt Street through Gateway site to improve permeability of centre /support extension of health and education precinct	■	■	■	■	■
Improve amenity for pedestrians and cyclist	■	■	■	■	■
Support new crossing of the railways	■	■	■	■	■
Short term – clean station	■	■	■	■	■

### LAND USE

Encouraging a diverse range of building types and promoting public development opportunities	■	■	■	■	■
Support for housing diversity	■	■	■	■	■
Great place for local markets/ night markets	■	■	■	■	■
Need diverse range of business to attract footfall	■	■	■	■	■

## CITY SOUTH

Support focus on Leagues Club Field and surrounds – Gateway, potential regional visitor attraction, connection between centre and waterfront	■	■	■	■	■
Park needs significant investment	■	■	■	■	■
Support for uncovering the creek	■	■	■	■	■
Uncovering of creek should be extended through city centre	■	■	■	■	■
Need car parking to support attractions	■	■	■	■	■
Regional playground great idea to attract people to the area	■	■	■	■	■
Need kick about area as well	■	■	■	■	■
Involve local aboriginal people in the design of park and other areas to establish connection to community, culture and history	■	■	■	■	■

### PUBLIC DOMAIN

Need to improve active transport to and around city south	■	■	■	■	■
Need to improve pedestrian amenity/predominantly pedestrian area to and through City South	■	■	■	■	■
Baker Street should be a pedestrian Boulevard	■	■	■	■	■
Baker Street needs to provide access to service sites	■	■	■	■	■
Better pedestrian connections to Civic Heart	■	■	■	■	■
Safe bike lanes	■	■	■	■	■
Leagues Club field needs to be protected from Hwy	■	■	■	■	■
Stop rat runs and through traffic	■	■	■	■	■
Good lighting to create city feel/ attract people to area	■	■	■	■	■
Park should be distinctive – local materials	■	■	■	■	■

### PUBLIC DOMAIN

Need to activate park edges	■	■	■	■	■
Leagues Club key development site – opportunity to activate street frontage	■	■	■	■	■
Baker Street – Need diverse range of business to attract footfall	■	■	■	■	■

### LAND USE

Need better facilities for users of the park, stadium etc	■	■	■	■	■
Need better food options when attending stadium/food trucks	■	■	■	■	■

### WATERFRONT

Important asset that should be planned for	■	■	■	■	■
Right to prioritise city centre first	■	■	■	■	■
Needs to be better integrated with rest of city centre	■	■	■	■	■
Light -rail along central Coast Hwy	■	■	■	■	■
Central Coast Hwy is a barrier which impacts on amenity and safety	■	■	■	■	■
Pool is an incredible asset – needs investment, face water like North Sydney pool	■	■	■	■	■
Parts of Brisbane Water should be fill in to create entertainment quarter	■	■	■	■	■
No high-rise development south of Central Coast Hwy	■	■	■	■	■
Maintain public access to foreshore	■	■	■	■	■
Cairns waterfront good precedent	■	■	■	■	■
Darling Harbour good precedent – activation, childrens play, attractive for adults	■	■	■	■	■
Water transport needs to be accommodated	■	■	■	■	■

# APPENDIX 4 MORE ABOUT KIBBLE PARK

“We need more Sunday trade, somewhere to have dinner after work, more options to take the family”

## 4.1 About Kibble Park

### History

The history of Gosford highlights it has:

- civic importance
- a place for the community
- places of heritage significance
- had recent years of decline
- maintenance issues
- capacity to grow

### What do locals say

**The UDF process involved consultation with the local Gosford community. Kibble Park is a community hub valued by all who live and work in the centre.**

“The Imperial Shopping Centre which is recognised as a big attractor with its multiple entrances, as well as the Youth Arts Warehouse and the Employment and Training Australia Secondary College.”

“Improvements are needed in the public domain of the city centre to make Gosford a place where people want to live.”

“Kibble Park is poorly maintained and is limited in the events it can host. It needs services, amenities, and to function as the civic heart of the city.”

“There is lack of provision of office and commercial spaces.”

“Overall safety needs to be improved in Gosford, including Kibble Park.”

“I walk through the park on my way to the station but rarely stop”

“The library is a great building. It would be great if we could find a new use for it.”

“It is great to have somewhere to stop with the kids but I wish the playground was better and the fountain worked.”

“We are starting to see a few fun new restaurants and cafés open up but not many stay open in the evening or on weekend’.”

### Values

- important public green space in the centre of the city
- views to the hills
- busy at lunchtime – people working and studying nearby use it
- markets and events in Kibble Park bring the community together
- connection to the Imperial Centre and car parking
- close to the station
- history associated with Byblos restaurant and the library.

### Constraints

- not attractive enough to draw people to Gosford
- the park is cluttered which reduces its flexibility
- perceived safety problems particularly at night
- it is hidden from the street
- poor accessibility and connections across the park
- lack of greenery
- cars cut off space from the Imperial Centre and take up space
- conflict with loading and servicing
- issue with maintenance
- fountain never works
- taxis are ugly
- location of stage doesn’t work for events.

### Opportunities

- declutter to create a sense of space
- ensure design allows for flexible use including performances, markets, outdoor movies and festival
- visual and physical connections to Presidents Hill and Rumbalara Reserve
- improve connection to Mann Street
- maintain sunlight to public spaces
- reuse library for public use – gallery, temporary exhibitions, meeting space, town hall
- active uses that attract diversity range of people surrounding the park
- additional footpath eating for restaurants and cafés
- night-time and weekend activity
- something to protect the space from traffic on Henry Parry Drive
- improve pedestrian and cycle access to the park
- temporary road closures of surrounding streets for special events
- more outdoor dining opportunities
- food trucks in the short term to kick start the market
- university/TAFE presence
- better playground
- water feature that kids can play in to cool down.



# APPENDIX 5 MORE ABOUT CITY NORTH

## 5.1 About City North

### What do locals say

**The UDF process involved consultation with a range of key stakeholders and representatives from the local Gosford community. It has also benefited from the findings of the CCC Community Strategic Plan online and face to face surveys.**

“I live in City North, it is a 10 minute walk to work, but I still drive into the CBD every day”

“Our students do not use the hospital facilities at this time – this may change with the redevelopment.”

“While the railway corridor is conveniently located for the hospital – the topography makes it virtually impossible for people to walk, resulting in the need for a shuttle bus”  
*(Hospital Redevelopment Master plan Report)*

“I’m not sure what is in the North...nothing?!”

“I think of lots of car yards and warehouses. But I wouldn’t spend time there.”

“We have 600 students walking everyday from our school to the station. We have to take the younger students along a tight Etna Bridge, and Mann Street. Showground Road is just unsafe.”

“Walking from the train station to the car is really really nerve-racking!” (Showground Road: PlanFreeToBe.org)

### History

The history of this area highlights:

- the importance of the station and railway in the economic prosperity of this area
- the significant and rapid growth of the hospital.
- issues associated with a master plan for the hospital focused on expansion rather than its role with regional capital and strong public domain
- general decline in the quality of the buildings and public domain in the City North area
- limited investment in the public domain particularly for active transport
- increased pressures on the road system, public transport and commuter parking
- traditionally light industry and auto focus due to its position on the fringe of the city.

### Values

- excellent schools with strong community of families in the area
- a valuable hospital with exceptional facilities for the wider community
- a good rail network
- good sporting facilities and some significant outdoor spaces with the golf course, tennis facilities and President’s Hill
- variety of employment opportunities.



Images: Salty Dingo



## 5.3 Observations

The following pages explore the existing condition of the public domain and the network of streets. These urban design based observations explore the current identity and physical reality of the City North, including challenges with access and mobility.

Mann Street in the north is dominated by on grade car parking and car sales showrooms. This map shows the amount of land visibly dominated by parked cars in the public domain.

The overall effect is a poor public domain with little shade, greenery or pedestrian amenity. There are no parks or public spaces.

The rail corridor is currently a physical and psychological barrier, but is also a strategic opportunity to bring east and west sides of the City North community together.

The quality of pedestrian access and mobility is often compromised with uneven, inconsistent footpath surfaces, little or no weather protection.

Showground Road, looking south past the hospital and towards the station offers little amenity, shade, or good walking access for the many students and hospital workers.

The many schools in the area offer a strong community focus and network of families and children, many of whom live in the suburbs of North Gosford. By comparison Gosford High School attracts students from greater distances with long commutes.



All images: Salty Dingo

## 5.4 Past reports – access and movement

When evaluating options to improve access and movement in the north of the city, these following reports and previous studies should be taken into consideration:

*Streetscape Design Guidelines*  
OCULUS FOR GOSFORD CITY COUNCIL

This set of streetscape design guidelines provided a more detailed analysis of the missing connections and links in the active transport network, as well as suggesting improvements to the streetscapes. The following two key diagrams (right) outlined the suggestions for an improved network.

- LEGEND**
- - - Extent of Gosford City Centre
  - Cadastre
  - ← → Desired pedestrian links identified in Gosford City Centre DCP 2007
  - ← → Desired pedestrian links identified in GCC TMAP 2010
  - Links as identified in GSS Master Plan 2010
  - ↔ Public link
  - ↔ Through site link (Private Site)
  - ↔ Main Street Linkages
  - Major Destination
  - Existing crossing
  - Traffic light crossing (no intersection)
  - Four way crossing with traffic light



Images (both diagrams): Streetscape Design Guidelines, Oculus for Gosford City Council

*Our City, Our Destiny 2010*  
COX FOR GOSFORD CITY COUNCIL

The 2010 master plan identified two precincts including a Railway Precinct and Hospital Precinct with the following projects which all remain relevant:

### The Railway Precinct:

TMAP (complete)

Review possible improved interchange

Mann Street north upgrade

Hills/Watt Street green spine and upgraded pedestrian street to link northern residents to Kibble Park

Upgrade Burns Park

Upgrade Bus Interchange

Removal of Gateway Centre bridge (airspace owned by council)

### Hospital Precinct:

Support the expansion of health and wellbeing services

Etna Street Bridge upgrade – priority to service the hospital and schools

Holden Street, Racecourse Road and Showground Road pedestrian upgrades and green infrastructure

New development along Showground Road

Gosford Public School Relocation (completed)

Gosford and Henry Kendall High School oval upgrades, in partnership with council to help provide these facilities for the wider community

Railway pedestrian link upgrades acknowledging the challenges of topography