



MEDIA RELEASE

The Hon Frank Sartor MP

Minister for Planning

Minister for Redfern Waterloo

Minister for the Arts

21 December 2007

VISION FOR GOSFORD DELIVERED: 6,000 NEW JOBS

NSW State Plan Priority E5: Jobs closer to home

NSW State Plan Priority E6: Housing affordability

NSW State Plan Priority E4: Better environment outcomes

NSW State Plan Priority E8: More people using parks, sporting and recreational facilities

The NSW Government has delivered a 25-year vision for Gosford which is designed to generate 6,000 new jobs in the city centre, renew links to the Brisbane Water foreshore and consolidate the city's status as a major centre.

Planning Minister Frank Sartor announced he had approved the Gosford City Centre Local Environmental Plan (LEP) which provides the statutory planning framework to revitalise the city and secure its future as the capital of the Central Coast.

Mr Sartor thanked the community for its input into the Cities Taskforce project, to build a strong network of regional cities outside of the Sydney CBD.

Plans have also been finalised for Parramatta, Liverpool and Wollongong. Draft plans have been exhibited for Newcastle and Penrith.

"The revitalisation of Gosford is an important part of the Cities Taskforce initiative which was announced by the Premier, Morris Iemma, in February last year," Mr Sartor said.

"We wanted to make these cities great places in which to live, work and play."

The Department of Planning, in conjunction with Gosford City Council, developed four key draft documents which were released for community comment.

The LEP implements important planning provisions such as building heights and floor space ratios. Along with a City Centre Vision, a Development Control Plan and a Civic Improvement Plan, it completes the overall picture for a revitalised city centre.

Member for Gosford Marie Andrews said the community had taken the opportunity to play a role in shaping the city's future.

"I believe this will be the way forward for the Gosford CBD – it will rejuvenate the city and bring more life back to the regional centre of the Central Coast," Ms Andrews said.

Mayor of Gosford City Council Cr Jim McFadyen welcomed the finalisation of the Gosford City Centre Plan.

"I am pleased that the City Centre LEP is being gazetted and look forward to this LEP propelling development and assisting in the revitalisation of Gosford City Centre as the regional capital of the Central Coast," Mr McFadyen said.

Key elements of the city centre plan include:

- 6,000 new jobs by 2031 through significant increases in building height controls and floor space ratios;
- 10,000 new residents in the city centre by 2031;
- Increased heights within the commercial core and city edge precincts to provide for anticipated job and housing growth;
- A requirement that the ground floor of new developments within the commercial core be used for commercial or retail purposes;
- Improvements to the foreshore and surrounds, including enhanced pedestrian access;
- Upgrading of existing local parks, district parks and sportsgrounds – including a major upgrade to Kibble Park to create an impressive new town square;
- Architectural competitions for buildings greater than 36 metres in height, for key sites close to the railway station and two key sites along the Gosford waterfront; and
- Renewal of the Brisbane Water foreshore as a leisure and cultural precinct – including enhanced pedestrian access.

Council's own Civic Improvement Plan also includes plans for a cultural centre within the city centre, with as a concert hall, art house, cinema, museum, indigenous cultural centre and civic centre.

The Gosford LEP has undergone a number of minor changes following public exhibition including a reduction in allowable building heights along Masons Parade to avoid overdevelopment on the waterfront.

The heights of three 'gateway' sites – two in Mann Street (corners of Georgina Terrace and Dwyer Street) and one on the Central Coast Highway (near Hely Street) – were increased to allow taller, thinner buildings that will better reflect the sites' potential to provide landmark development opportunities.