



Gosford City Centre Revitalisation

Proposed delivery mechanisms

**Consultation Paper
May 2018**



May 2018

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Contents

Executive summary	3
Gosford revitalisation program	4
Have your say	9
Program Goal 1: Land use planning	10
Implement a design-led approach to planning	13
Simplify and rationalise local provisions and development standards	17
Increase mixed use opportunities and preserve the commercial core	20
Provide a clear assessment and determination framework	21
Program Goal 2: Infrastructure for revitalisation	22
Prioritise infrastructure in the city centre	25
Identify infrastructure funding and delivery opportunities	28
Program Goal 3: Great places	30
Improve the public domain	33
Attract more people to the city centre	33
Strengthen leadership and collaborative governance	35
Appendix A: Proposed planning controls	37
Appendix B: Gosford City Centre special infrastructure contribution – proposed approach	54



Executive summary

A revitalised Gosford City Centre will bring investment into the city and attract new residents, business, tourists and cultural activity. Gosford's renewal will help the Central Coast to reach its potential and make the region an even more desirable place to live, work and play.

This Consultation Paper formally starts the conversation about how best to realise the NSW Government's ambition for a multi-faceted revitalisation program for Gosford. The program will be underpinned by the recommendations and design principles in the Urban Design and Implementation Framework (UDIF) prepared by Government Architect NSW.

The UDIF stems from the consensus view that the vision of the *Central Coast Regional Plan 2036* – for Gosford to be the capital of the Central Coast – needs a clear framework with a focus on key places to shape decision-making and prioritise investment.

This Consultation Paper uses the recommendations of the UDIF to outline a package of initiatives to support and encourage revitalisation and investment in Gosford City Centre.

Appendix A sets out the proposed planning controls:

- amending the *State Environmental Planning Policy (State and Regional Development) 2011*, recognising that revitalising the Gosford City Centre can meet the NSW Government's objectives for increased housing and jobs; and
- a proposed Gosford City Centre State Environmental Planning Policy 2018 to bring development controls in the Gosford City Centre into line with the UDIF and Government Architect NSW recommendations.

This is the legal mechanism through which the proposals will be delivered.

Appendix B details a proposed special infrastructure contribution for Gosford City Centre to better align infrastructure planning to the growth enabled through the revitalisation.

This Consultation Paper builds on work by Central Coast Council and the Government Architect NSW to integrate a program of initiatives for the long-term revitalisation of Gosford City Centre.

Central Coast
Regional Plan 2036



Urban Design and
Implementation
Framework



Delivery Mechanisms
and Consultation
Paper



Gosford City Centre
SEPP and SIC

Amendment to SSD
SEPP

Gosford revitalisation program

A new approach to revitalising Gosford City Centre will integrate land use planning, infrastructure and place-based design, underpinned by the UDIF.

Based on the recommendations of the UDIF, the revitalisation of Gosford City Centre is proposed to go beyond changes to the planning framework, and encompass other aspects of city making that have proven to drive revitalisation around the world.

The major components of the revitalisation of Gosford are land use planning, infrastructure (including public domain improvements) and place-based, design-led principles and processes.

This Consultation Paper outlines a program of statutory changes, a special infrastructure contribution and collaborative approaches between Central Coast Council, Central Coast Regional Development Corporation and the Coordinator General for the Central Coast. Specifically, the program will lead to:

- an amended planning framework to promote growth, activity, development and well-located land uses that protect and enhance what makes Gosford attractive and distinctive
- strong and consistent urban design principles to help shape development and provide greater certainty and consistency in how development applications will be assessed
- better infrastructure planning and prioritisation of public domain improvements
- greater opportunities to bring people to the city centre
- better physical and visual connections between precincts.

Revitalisation will allow Gosford City Centre to evolve into a more sustainable, liveable and resilient city. More jobs and housing in the city centre will bring economic, environmental and social benefits to deliver the goals and actions in the *Central Coast Regional Plan 2036*.

Engagement programs conducted by the Department of Planning and Environment, Government Architect NSW and Central Coast Council make it clear that stakeholders support the approach of focusing growth in Gosford City Centre to enhance its function as a regional capital.

Implementation and delivery

A partnership between many stakeholders is essential to success.

To achieve real change and realise the potential of Gosford City Centre, the initiatives in this Consultation Paper are proposed to be cooperatively implemented by the NSW Government, Central Coast Council, the private sector and the community.

The Coordinator General for the Central Coast will guide and oversee the delivery of the initiatives, in part through the Central Coast Regional Development Corporation and the Delivery, Coordination and Monitoring Committee that has been established to oversee implementation of the *Central Coast Regional Plan 2036*.

Some initiatives will have significant short-term benefits, as well as being catalysts for encouraging private investment and stimulating a wider change in the city centre. These include:

- planning initiatives supported by urban design principles and processes, such as a Gosford State Environmental Planning Policy, and clarifying the assessment pathway by amending the *State Environmental Planning Policy (State and Regional Development) 2011*.
Led by the Department of Planning and Environment.
- infrastructure initiatives, such as implementing a special infrastructure contribution, expediting open space and social infrastructure improvements and accelerating infrastructure, housing and jobs through funding programs.
Led by the Department of Planning and Environment, with Central Coast Council and Central Coast Regional Development Corporation

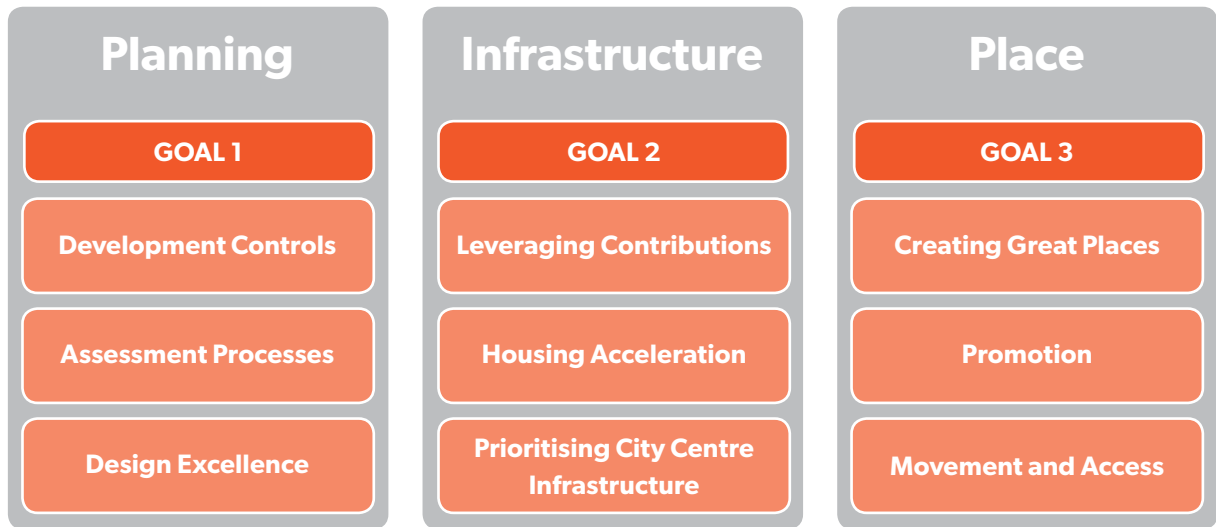


Figure 1: Gosford Revitalisation Program

Previous efforts to stimulate development

Gosford City Centre planning provisions have progressively changed over the last 15 years.

The Gosford City Centre LEP 2007, prepared by the Cities Taskforce, included provisions for the city centre. These were amended and included in the Standard Instrument-consistent Gosford LEP 2014. The Gosford LEP also includes specific provisions for the city centre's south. A *Civic Improvement Plan 2007*, also prepared by the Cities Taskforce, includes a development contributions plan for the city centre.

Other initiatives to stimulate development – including bonuses in allowable height and floor space and reduced developer contributions – have had varying results. It is likely that the bonus scheme led to an increase in applications for residential and mixed use developments over what may otherwise have occurred. However, these have not all translated into construction in the city centre. Reduced developer contributions have limited available funding for public improvements, with a resultant longer lead time in those improvements being provided and a shortfall in available funds.

This Consultation Paper proposes several changes to the planning framework to address these issues.





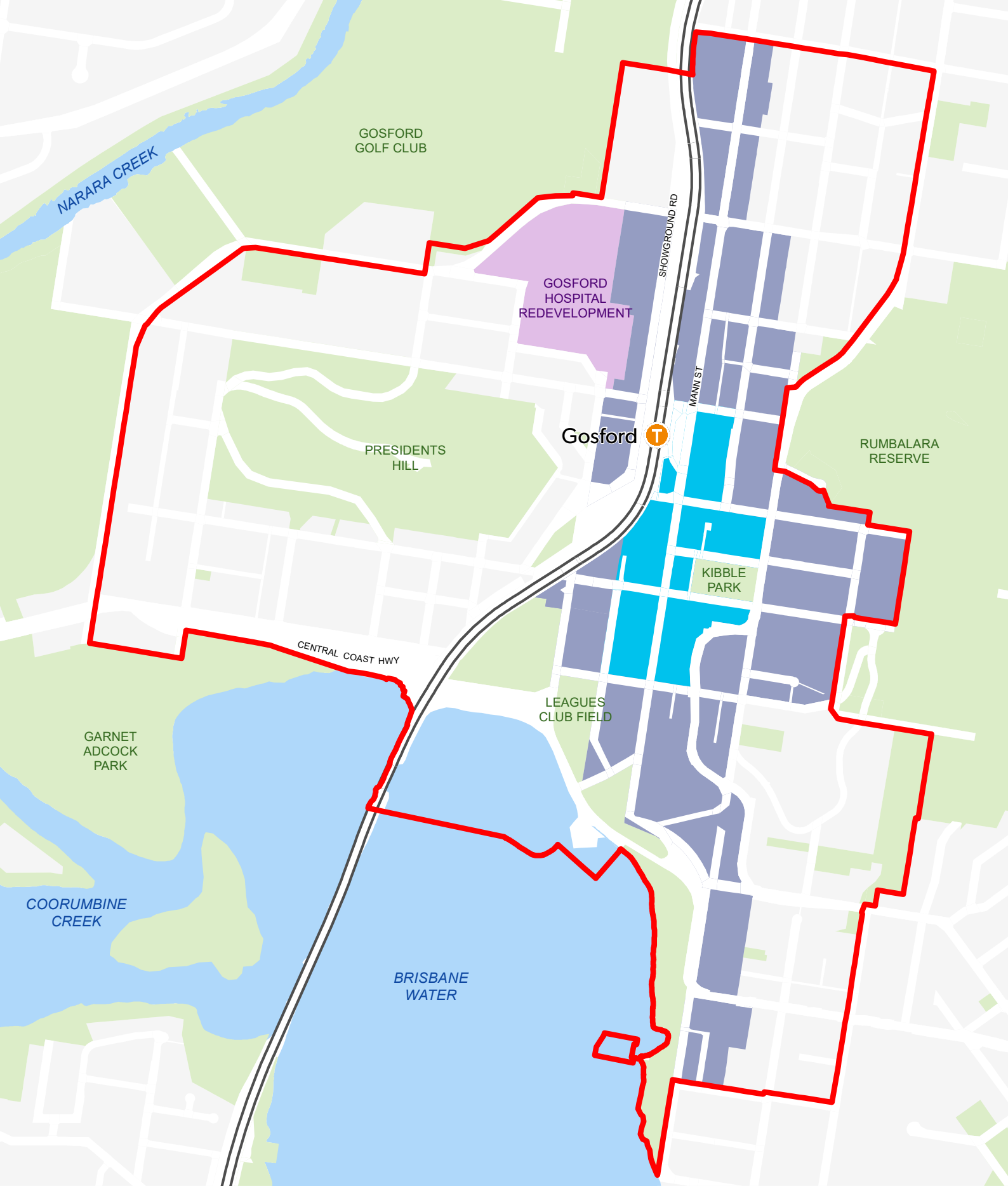
Central Coast Regional Development Corporation

The Central Coast Regional Development Corporation will drive delivery of Gosford City Centre revitalisation.

The Corporation will identify development opportunities to drive job growth and provision of strategic regional facilities in Gosford City Centre by helping to shape market drivers.

The Corporation's Strategic Priorities are:

- 1.** Working with all levels of government and industry to unlock underutilised government-owned lands, repurpose government assets, capture value and facilitate transit-orientated development that contributes to Gosford's role as a regional city.
- 2.** Leading the promotion and branding of Gosford.
- 3.** Delivering public domain and place-based projects with Central Coast Council.
- 4.** Attracting private investment.



Map 1: Gosford City Centre
Gosford NSW



- Gosford City Centre Boundary
- Railway Station
- Railway
- B4 Proposed Mixed Use Zone
- B3 Proposed Commercial Core



Have your say

The NSW Government is seeking comments on the proposed approach to land use planning, infrastructure and place.

This Consultation Paper sets out several initiatives for Gosford City Centre's revitalisation. Feedback is specifically sought on:

- the proposed Gosford City Centre State Environmental Planning Policy that would amend the planning controls applying to Gosford City Centre
- proposed amendments to *State Environmental Planning Policy (State and Regional Development) 2011* so that development over \$10 million is assessed by the Department of Planning and Environment
- a proposed Gosford City Centre Special Infrastructure Contribution and the infrastructure it would fund.

You can provide feedback on this Consultation Paper by:

- making an online submission at www.planning.nsw.gov.au/gogosford
- emailing: centralcoast@planning.nsw.gov.au
- writing to Department of Planning and Environment, PO Box 1148, Gosford, NSW, 2250.

The Department will review all submissions and use this feedback to inform the preparation of the State Environmental Planning Policy and Special Infrastructure Contribution that will be presented to the Minister for Planning for consideration.

Published submissions will include your name and the organisation on whose behalf you may be writing. Contact details, such as email and postal addresses, and telephone numbers are not published. The NSW Department of Planning and Environment reserves the right to not publish selected submissions (in full or part). Please read the privacy statement available on the Department's website, www.planning.nsw.gov.au/privacy.



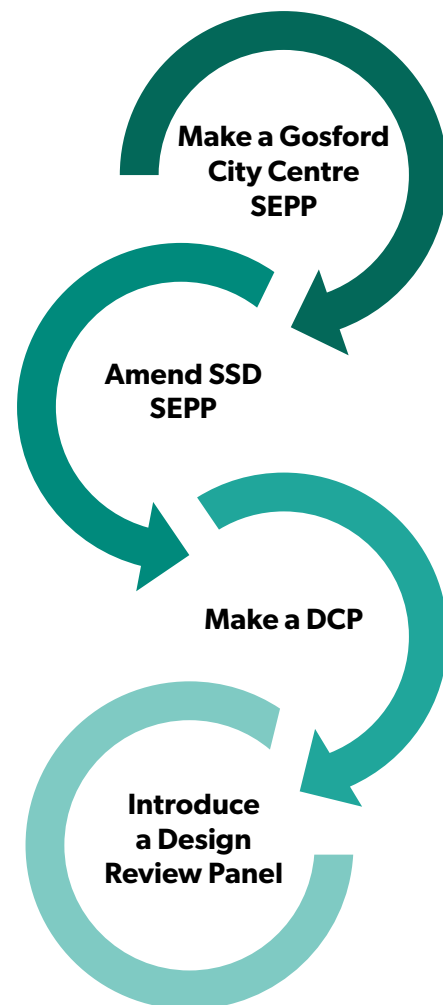
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***Program Goal 1:
Land use
planning***

The UDIF provides early recommendations to implement simplified, flexible and streamlined development controls for Gosford City Centre:

- **provide statutory weight to the UDIF urban design principles**
- **establish a case management approach to manage major development applications that includes pre-application design review and planning advice**
- **utilise a Government Architect NSW-led Design Review Panel to promote good design throughout the development process and merit-based assessment processes**
- **work with relevant agencies to fast track referral processes and provide pre-application advice.**

Figure 2: Proposed Response to the UDIF



The UDIF recommends updating planning controls in the Gosford City Centre to remove complexity, protect and enhance what makes Gosford attractive and create an efficient framework for revitalisation and growth. It recommends processing these amendments quickly to provide a clear framework to help shape development proposals and decision making and avoid a protracted period of uncertainty.

This new approach will provide a framework for investment and development, recognising that, like other cities, Gosford City Centre needs to be continually designed as it transforms.



Proposed amendments to the planning framework

Implement a design-led approach to planning

Strengthen solar access and view corridor controls

Strengthen street frontage, building separation and setback controls

Apply an enhanced design excellence process to guide exceptions to height and floor space controls

Simplify and rationalise local provisions and development standards

Remove 24-metre minimum street frontage requirement from the B4 zone

Remove provisions that are no longer required

Review car parking standards

Development Control Plan considerations

Increase mixed use opportunities and preserve the commercial core

Protect Gosford City Centre's commercial function as a regional city

Expand the B4 Zone to increase mixed use development opportunities

Provide a clear assessment and determination framework

Classify certain development as of Regional or State Significance

Coordinate and fast track the agency referral process

Accelerate civic improvement works

Implement a design-led approach to planning

Gosford's location between two hills is one of the city's defining characteristics. Rumbalara Reserve rises east of Kibble Park forming part of a longer natural reserve system that extends to Katandra Reserve and beyond.

Gosford's harbour, network of waterfront parkland and areas of natural bush, closely connects the urban centre with its natural environment.

Kibble Park has the potential to be the city centre's civic heart, connecting the green spaces surrounding the city. It is the only significant open space in the City Civic Heart.

Strengthen solar access and view corridor controls

The UDIF recommends providing enough sunshine and open views to the surrounding bushland by:

- locating development height, setbacks and street walls to minimise overshadowing of Kibble Park and the public domain
- protecting solar access to public places ensuring that at least 50 per cent of Kibble Park and 70 per cent of Leagues Club field receives sunlight for four hours between 9am and 3pm at the winter solstice
- retaining view corridors through to Presidents Hill and Rumbalara Reserve.

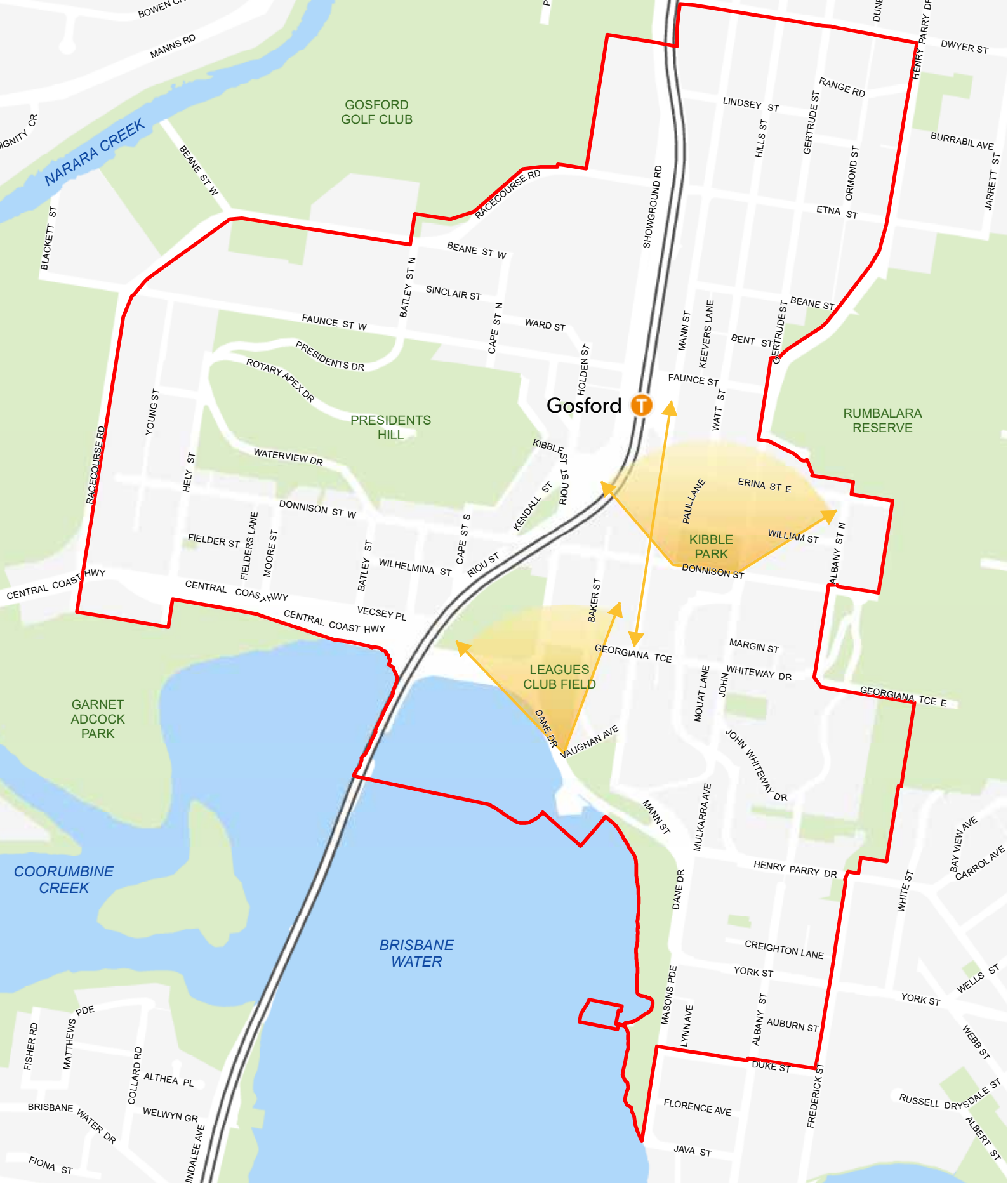
It is proposed that the sun access, street vistas and view corridors in the following indicative maps be used in the development assessment process. A maximum podium height of three storeys around the fringe of Kibble Park and along Mann Street at the street level is also proposed.

Strengthen street frontage, building separation and setback controls

Maximum street wall and façade heights on certain sites in the city centre is proposed to achieve a comfortable street environment for pedestrians in terms of scale of development, overshadowing and visual impact at the street level in clearly identified locations and maximum wall heights. It is also proposed to identify building separation and building setbacks.

These controls will help to preserve the character of Mann Street and other key locations, protect views and openness of the city, protect residential amenity and privacy, and ensure solar access to the public domain and important recreation areas.

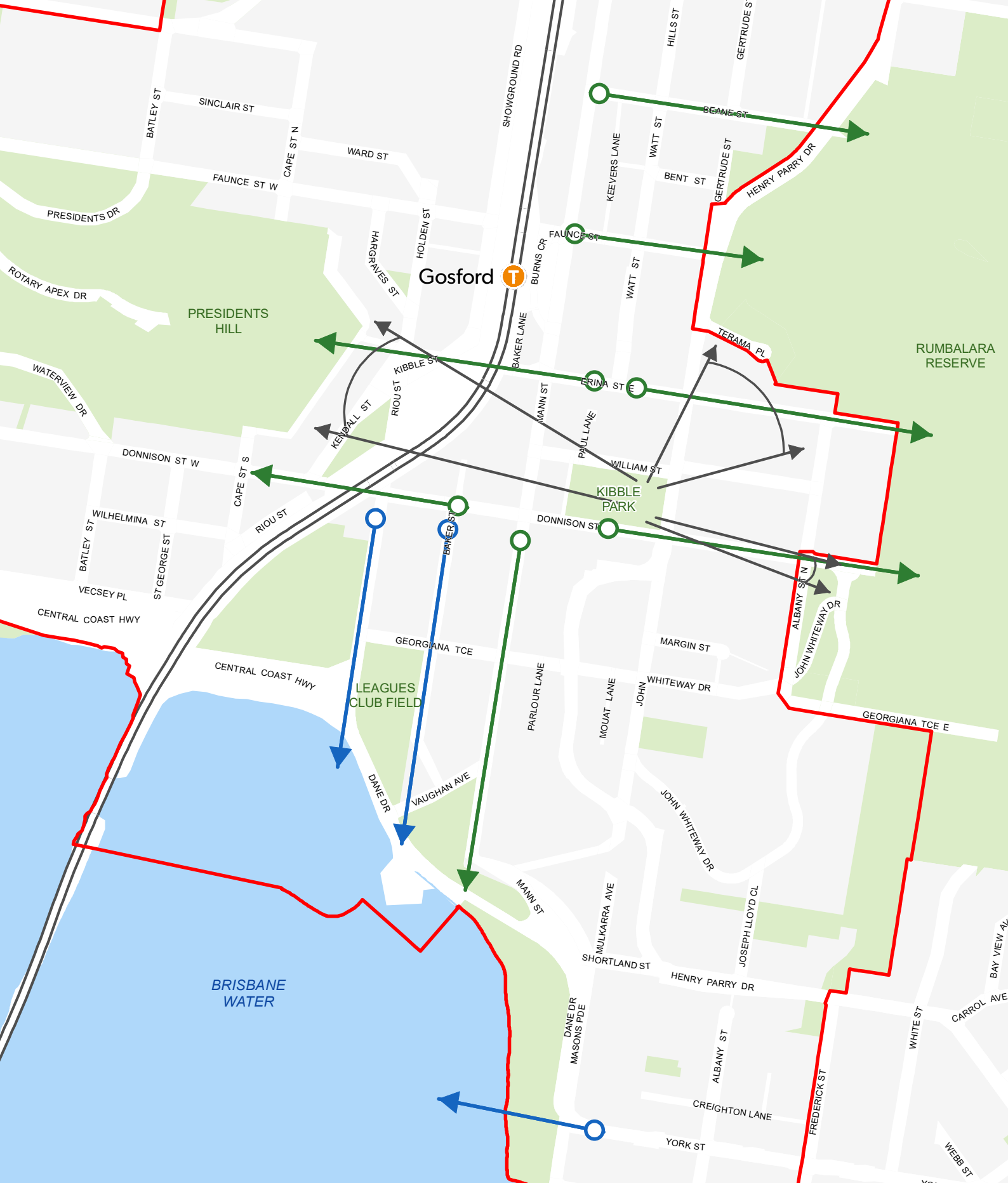




Map 2: Open Space and Sun Access
Gosford NSW



- Gosford City Centre Boundary
- Sun Access Area
- ↔ Sun Access Corridor
- T Railway Station
- Railway



Map 3: Street Vistas & View Corridors
Gosford NSW

- Gosford City Centre Boundary
- Street vista to landscape
- Street vista to water
- View Corridors
- T Railway Station
- Railway



Apply an enhanced design excellence process to guide exceptions to height and floor space controls

The Gosford LEP 2014 requires the consent authority to be satisfied that a development or an alteration to an existing building exhibits design excellence. However, no associated design excellence review process applies to Gosford City Centre.

The recommendations of the NSW Government Architect (the UDIF, and the Urban Design Principles and Built Form Principles in each Place Based Report) will guide development proposals in the city centre by forming part of the heads of consideration for development applications.

New provisions are proposed to simplify access to increased height and FSR when specified site requirements are met and when enhanced design excellence processes are met.

Where increased heights are possible, these will respect the topographical character of the city centre, with building heights following the visual ridge lines of Rumbalara Reserve and Presidents Hill.

The new provisions have been framed to avoid the loss of existing entitlements, while clarifying the parameters by which existing height and FSR standards can be exceeded. For smaller sites, FSR controls will be simplified whilst maintaining existing height controls. The presentation of the height of building and floor space ratio maps has been altered, by excluding local roads, to provide clear and transparent planning controls.

Proposed provisions:	Height and FSR	Clause 4.6	Exception
Small Site <2,800sqm; or <36m primary street frontage	HOB Map FSR (2:1 - 4:1*)	Applies	Minor variations to HOB only
Medium >= 2,800 and < 5,600 sqm; or >= 36m primary street frontage	HOB Map FSR Map	Applies, except for FSR	Variations to HOB permitted subject to: Design Review Panel Minimum sustainability/ environmental performance (for example, NABERS 5-star rating) Additional commercial floor space
Large >= 5,600 sqm	HOB Map FSR Map	Excluded, however may be applied to site criteria for minor variations	Variations to HOB and FSR permitted subject to: Design Review Panel Design Competition process Minimum sustainability/ environmental performance (e.g, NABERS 5-star rating) Additional commercial floor space Site masterplan

* The base FSR will be 2:1, with additional FSR achievable based on a percentage of non-residential uses (up to 4:1 for a wholly non-residential building)

Simplify and rationalise local provisions and development standards

Planning provisions applying to Gosford City Centre are complex and are being reviewed to provide greater certainty to investors regarding potential development outcomes for land in Gosford City Centre.

Gosford LEP 2014 contains principal development standards and additional local provisions that apply to development in Gosford City Centre. Most planning controls are applicable across the city centre, and some provisions are specific to certain zones or specific to location.

Gosford Development Control Plan 2013 provides supplementary detailed built form controls.

Reviewing existing development standards contained in Part 8 of Gosford LEP 2014 will support revitalisation and reduce complexity.

Remove 24-metre minimum street frontage requirement from the B4 zone

Current development standards seek to encourage amalgamation of smaller lots to achieve the efficient development of land and design of buildings (Clause 8.4 in the Gosford LEP 2014).

A review of opportunity sites and amalgamation opportunities indicates some sites in Gosford City Centre are unlikely to be able to be amalgamated.

The UDIF emphasises the importance of the city centre's fine grain character and recommends removing the requirement of a minimum 24-metre street frontage to allow for smaller and fine-grained development, particularly for sections of Mann Street where fine grain building and frontages are part of the character of the area and provide a diversity of spaces and building types. Smaller sites are also more likely to come forward in the short to medium term.

It is proposed to remove Clause 8.4 containing the requirement for a minimum 24 metre street frontage from the B4 (Mixed use) zone.

Remove provisions that are no longer required

It is proposed to remove Clause 8.9 and Clause 8.10 in the Gosford LEP 2014, which have ceased operation or are no longer applicable.

Clause 8.9 (Development Incentives) aimed to stimulate development by temporarily allowing an increase of 30 per cent bonuses in allowable height and floor space. The clause ceased operation after 2 April 2016 and is no longer needed.

Clause 8.10 (Development requiring the preparation of a development control plan—South Mann Street) accords with a site-specific development control plan which has been incorporated into the Gosford DCP 2013 and is also no longer needed.

Review car parking standards

Cities across the world are reviewing car parking standards in city centres that are easily accessed by public transport and offer potential for ride and car sharing. The amount of car parking required, the visual impact of this car parking, and how cars and pedestrians interact, will all affect how Gosford City Centre looks and operates.

The provision of adequate car parking in Gosford is contentious, with competing requirements for resident car parking, visitor car parking, worker parking and commuter car parking.

The UDIF recommends providing commuter parking in the right places. This includes moving it out of the central city core to sites within an 800 metre to one kilometre (10-minute) walk to the train station, with a further recommendation to identify sites suitable for all day car parking outside the city centre core in the short term together with the provision of shuttle bus services. This frees the inner core for short-term parking.

Mann Street must be protected as the high street for people. As such, it is proposed that no new parking entries will be accessed from Mann Street or key places such as Kibble Park. In response, these streets may be mapped as 'active street frontages' with a supporting provision to meet the intention for these streets to be pedestrian friendly and, where possible, not used for vehicular access points into buildings.

Gosford DCP 2013 requires on-site parking to be provided underground to manage the visual impact of car parking in the city centre. Anecdotal evidence indicates that the cost of car parking adds significantly to the cost of development, which challenges development feasibility. In other cases, it is not possible to provide underground car parking for geotechnical reasons. This issue is further exacerbated by minimum car parking requirements for all types of development, both in the LEP and in the DCP.

Car parking provisions are proposed to be amended to:

- Review and update car parking development standards and supporting development controls, and reduce car parking requirements where appropriate;
- Provide greater flexibility for the provision of parking above ground, where underground parking isn't possible or suitable on that site, subject to the parking being sleeved car parking; and
- Provide greater flexibility for reduced parking provision, during development application stage, where it can be supported by a technical report and where the consent authority is satisfied that the provision of parking is adequately provided elsewhere.

Development Control Plan considerations

The Development Control Plan (DCP) provides additional detailed planning and design guidelines to support the planning controls applying to Gosford City Centre.

The Department of Planning and Environment will make a DCP to support the SEPP.

The DCP will be prepared using recommendations of the NSW Government Architect NSW within the UDIF and Place Based reports. This will include reflecting the Urban Design Principles and Built Form Principles and the proposed updates to built form development standards and the requirements for building separation and tower setback.

Proposed DCP provisions will be published for public comment under the provisions of the *Environment Planning and Assessment Act 1979*.



Increase mixed use opportunities and preserve the commercial core

The UDIF recommends amending planning controls to permit additional mixed use development in the city centre, while still protecting the commercial core related to its regional capital role.

Recently, the preferred development outcomes in the Gosford City Centre have been standalone residential flat buildings. Placing a requirement for these developments to have ground floor retail and commercial components could create token retail elements and vacant shopfronts. Instead, additional residential development should be permitted across the city centre and retail and commercial activity consolidated around existing commercial, civic and cultural activity.

Protect Gosford's commercial function as a regional city

As a regional city with increasing commercial activity, Gosford must continue to provide local jobs for to the Central Coast. Revitalisation projects elsewhere (such as Newcastle) demonstrate that maintaining commercial activity is critical to revitalisation. Commercial activity will allow the city centre to support a scale of employment that aligns with its regional capital role.

The UDIF recommends protecting the commercial core in "appropriate areas and on key sites which can support large floor plates". This responds to the existing low-grade commercial floor space - with 'A-Grade' commercial floor space generally limited to the new Australian Tax Office (ATO) building.

In response, a B3 (Commercial Core) zone in the city centre would be retained and the provisions would be amended to allow residential development on the third level, with floorplates and ceiling heights that could be converted to commercial floor space when demand allows.

The aim is to rationalise the current B3 (Commercial Core) zoned area around Mann Street, Kibble Park and towards the waterfront, where commercial activity has recently expanded, via the ATO and Department of Finance, Services and Innovation (DFSI) buildings. This will enable an evolution of the commercial core around existing commercial and civic functions and allow housing to be developed around this area.

Expand the B4 Zone to increase mixed use development opportunities

The UDIF recommends expanding the B4 (Mixed Use) zone to allow for more mixed use development to increase the number of residents in the city centre and support greater retail and night-time activity.

B4 (Mixed Use) permits a range of compatible activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, social, education and health services and higher density residential development.

Recently, significant residential development has been approved in existing mixed use areas and additional mixed use development locations have been identified. This will build a livelier, more attractive and safer city.

The proposed changes to controls would rezone certain B3 (Commercial Core) land away from Mann Street to B4 (Mixed Use) to increase the mix of housing and other mixed use opportunities.

Provide a clear assessment and determination framework

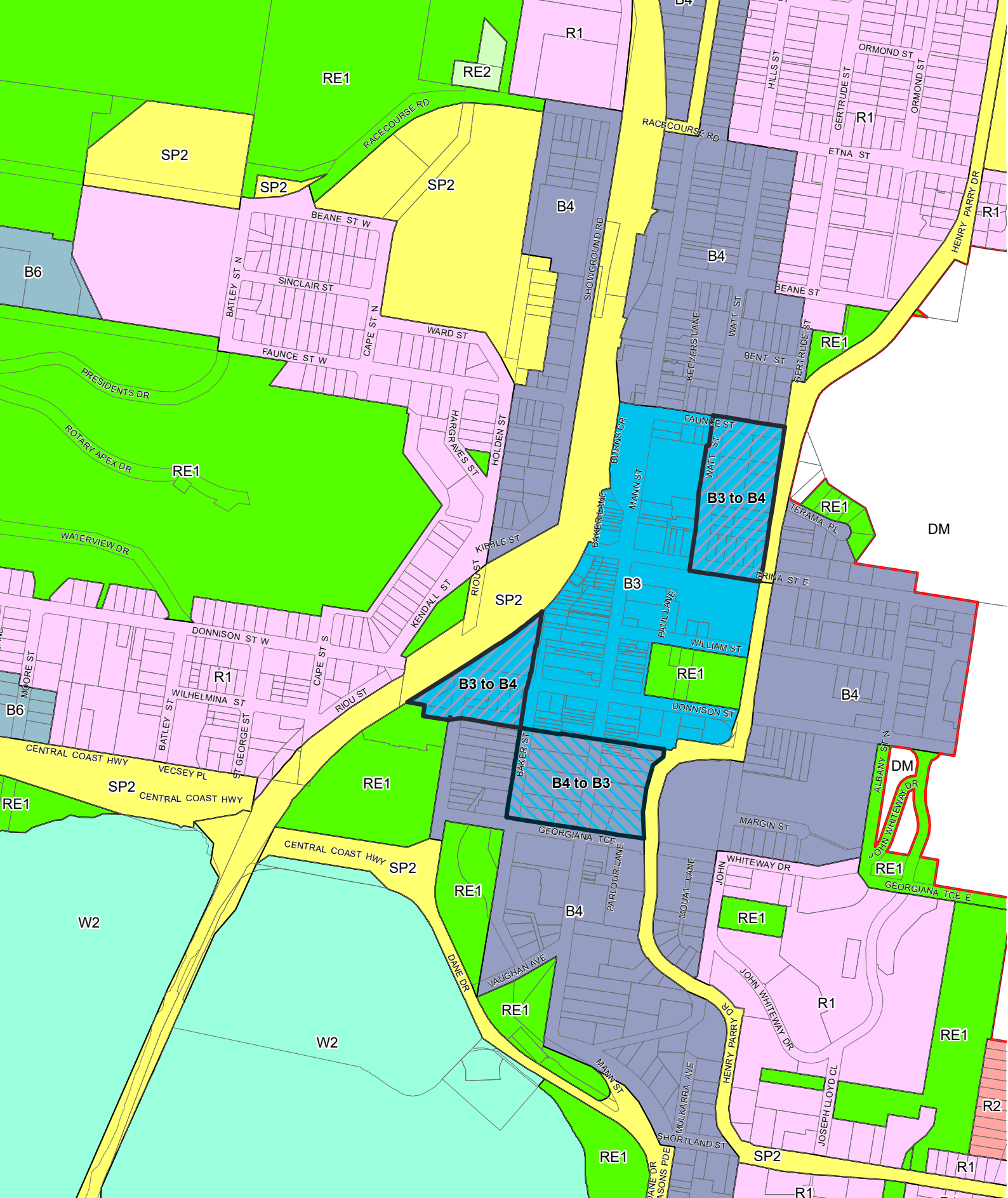
Classify certain development as being of Regional or State Significance

Gosford City Centre can deliver more housing and jobs through its role as the capital of the Central Coast and its ability to provide jobs closer to where Central Coast residents live.

The city centre is a major centre for commuting to Sydney. It has good transport accessibility with potential visitor catchment from neighbouring communities of approximately 172,000 people. It can be accessed by the broader Central Coast population of approximately 339,550 people.

The proposed changes to planning controls outline a specific approach to the assessment of development in Gosford City Centre. After the Central Coast Council comprehensive LEP has been developed and adopted, applications will be assessed by Central Coast Council in line with the relevant policies contained within it.





Map 4: Proposed Land Zoning
Gosford NSW



Zone Change	Existing Land Zoning	R1	General Residential	SP2	Infrastructure
	B3 to B4		B3 Commercial Core		R2 Low Density Residential
	B4 to B3		B4 Mixed Use		RE1 Public Recreation
	B6 Enterprise Corridor		RE2 Private Recreation		W2 Recreational Waterways
			DM Deferred Matter		

Certain types of development are identified as being State Significant no matter what their capital investment value, examples include new educational establishments, hospitals and tourist and recreational facilities. The assessment process for those types of development will remain as is.

Coordinate and fast track the agency referral process

The UDIF recommends the Department of Planning and Environment work with agencies and utility providers to develop fast-track referral processes for development in the city centre.

The Central Coast Coordinator General and the Department will work with agencies and Council to streamline technical referrals for development proposals and to identify any issues or opportunities early in the process, preferably prior to application lodgement.

Accelerate civic improvement works

Civic improvements are traditionally carried out by Council or by developers as part of their planning consents. It is proposed to include a provision that would enable civic improvements and activation activities to be carried out by, or on behalf of, Council or Central Coast Regional Development Corporation without development consent on any land if:

- the development does not have a capital value exceeding \$1 million
- it meets the recommendations and design principles outlined in the UDIF.

This will enable Council or Central Coast Regional Development Corporation to undertake civic improvements and activation activities to Kibble Park, Leagues Club Field and Burns Place without delay.

Proposed Assessment Process:

Capital Investment Value	Pathway	Assessment	Determination
More than \$75 million	State Significant Development under the <i>State Environmental Planning Policy (State and Regional Development) 2011</i> .	Department of Planning and Environment	Minister (or delegate) OR Independent Planning Commission, if the council or more than 20 submitters object, or if the applicant discloses a political donation
\$10m-\$75m	Part 4 of the <i>Environmental Planning and Assessment Act 1979</i>	Department of Planning and Environment	Minster (or delegate) OR Independent Planning Commission, if the CIV is more than \$40million and the Council objects
Less than \$10 million	Part 4 of the <i>Environmental Planning and Assessment Act 1979</i>	Central Coast Council	Central Coast Council

*Note that regionally significant development arrangements will not apply to proposals in the Gosford City Centre, however proposals could be State significant development for other reasons based on the classes in *State Environmental Planning Policy (State and Regional Development) 2011*.

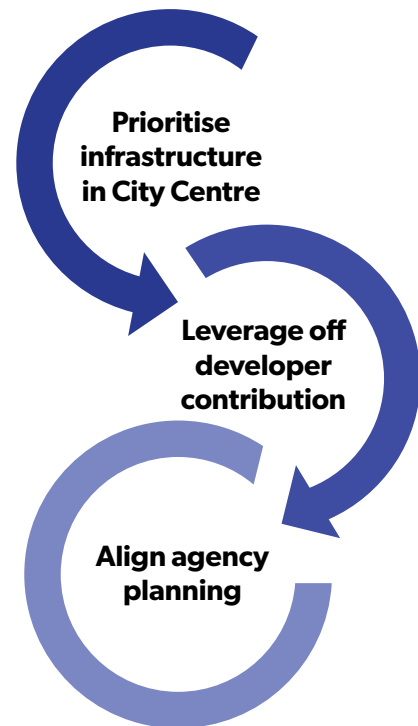
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***Program Goal 2:
Infrastructure for
revitalisation***

The UDIF provides early recommendations on infrastructure requirements and developer contributions:

- **prepare an updated schedule of infrastructure projects and public domain works**
- **prepare a revised local development control plan based on this updated schedule**
- **finalise Central Coast Council's review of the existing local contributions plan and other approaches to developer contributions and be transparent on how contributions are spent**
- **prioritise funding on projects identified in the UDIF that will have a high impact and build confidence**
- **apply a special infrastructure contribution to help fund the delivery of some of the key pieces of State and regional infrastructure required to support the revitalisation of Gosford City Centre.**

Figure 3: Proposed Response to the UDIF



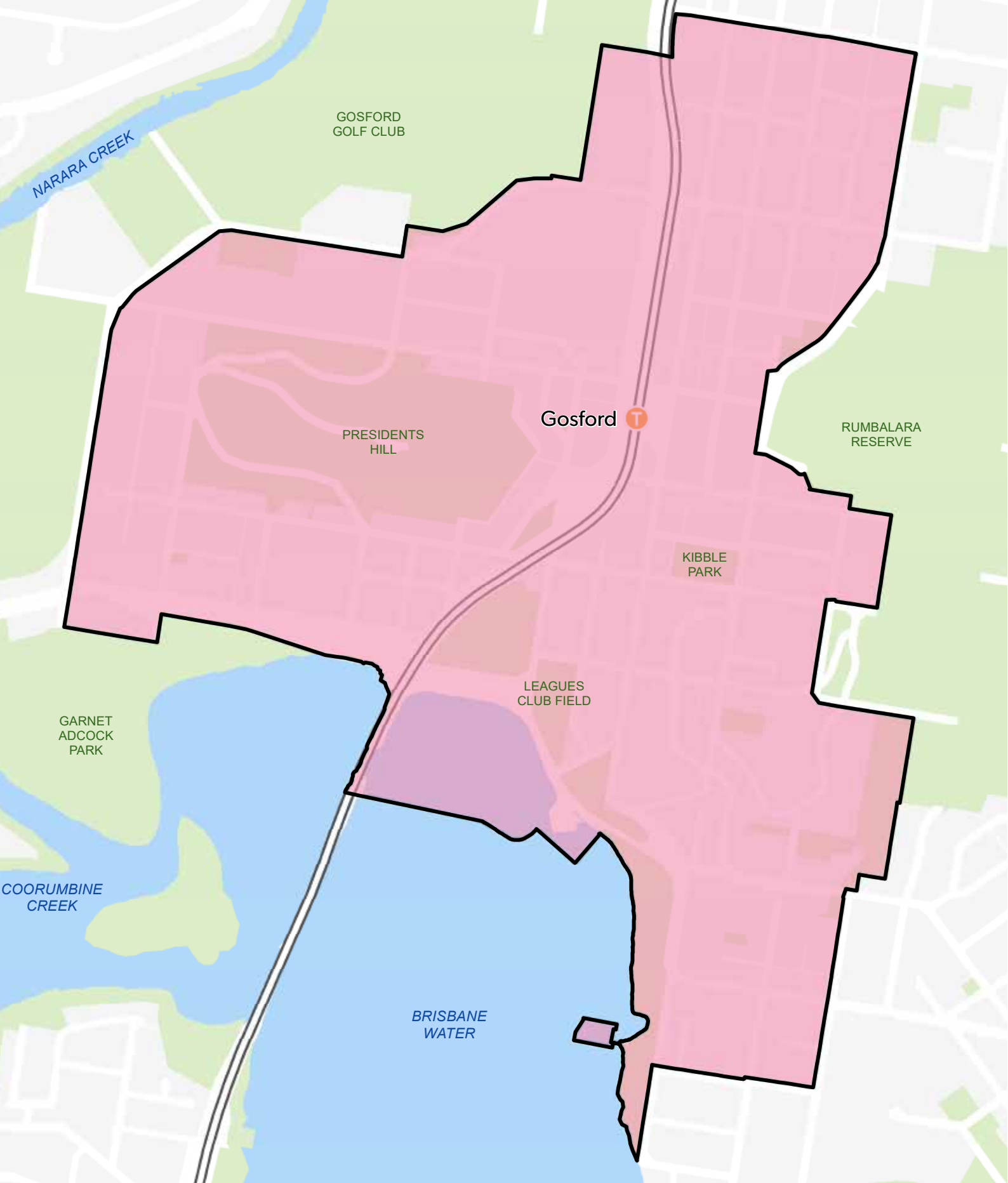
The NSW Government is upgrading Gosford Hospital and has invested in the new Department of Finance, Services and Innovation building and expansion of TAFE.

For this investment to catalyse a successful revitalisation, coordinated planning, funding and delivery of infrastructure projects is required. The lack of a clear line of sight between developer contributions and how they are spent reduces confidence for all involved in the process, including the development industry.




Opportunities exist to better align Council, NSW Government and other funding sources with growth infrastructure projects.

The proposed approach to infrastructure planning for Gosford City Centre will:

- clarify Central Coast Council's and the NSW Government's infrastructure priorities
- better leverage funding collected through developer contributions
- increase transparency on the expenditure of developer contributions
- align a range of public funding towards Gosford City Centre infrastructure priorities
- support in-kind contributions where more efficient.



Map 5: Gosford Special Contribution Area
Gosford NSW

-  Gosford Special Contribution Area
-  Railway Station
-  Railway



Prioritise infrastructure in the city centre

Prepare a list of infrastructure priorities and public domain

The Department of Planning and Environment will work with Central Coast Council, agencies and infrastructure providers to align infrastructure needs and priorities, including the public domain improvements identified in the UDIF.

Improving public domain infrastructure is a clear priority for community and industry and will underpin the revitalisation of Gosford City Centre. The UDIF identifies public domain improvements to knit together three focus areas: City North, Civic Heart and City South. These works include:

- improvements to Kibble Park, Leagues Club Field and Burns Place and a potential new public space in City North
- a new pedestrian and cycling bridge to connect Gosford Hospital, Gosford High School and regional facilities on the west side of the railway to the core and north of Gosford City Centre
- upgrades to the bridges on Etna Street and Donnison Street.

Development contributions alone will not be sufficient to fund the required infrastructure and as such other funding sources and approaches to delivery will be required.

Work will continue to prioritise public domain and infrastructure improvements based around the above works with funding from the NSW Government, Central Coast Council and developer contributions used to deliver the works.

Leverage contributions in the Gosford City Centre

Development contributions collected in Gosford City Centre will be leveraged by the NSW Government working with Council to update the *Civic Improvement Plan 2007* and introduce a special infrastructure contribution (SIC) for the Gosford City Centre.

A Special Infrastructure Contribution is a levy paid by developers to share the cost of delivering the infrastructure required to support new development and growth. The SIC funds a variety of infrastructure types.

Contributions are collected for new developments within a defined boundary called the special contributions area. Sharing the cost of growth infrastructure is an important principle. Both regional and local infrastructure contributions will be used to fund infrastructure in Gosford City Centre.

To achieve this, the NSW Government is proposing to update local contributions that apply to development in Gosford City Centre and introduce a SIC to fund regional infrastructure.

The approach taken for the Gosford City Centre may differ from that being investigated for a broader Central Coast Region SIC, which will identify additional infrastructure funding and delivery opportunities and apply to areas outside the city centre.

Update local contribution plans

Local infrastructure contributions are collected by Council in line with the *Civic Improvement Plan 2007*. Specific city centre projects include development of a waterfront precinct and a cultural centre. These projects were identified prior to 2007 as important to the city centre's character and sustainability. As at April 2018, Council has collected more than \$8.1 million in contributions towards projects in the *Civic Improvement Plan 2007*

The NSW Government will work with Council to expedite the delivery of local infrastructure set out in the *Civic Improvement Plan 2007* through a targeted spending plan that will clarify which items remain a priority, where contributions are expected to be spent and the timeframe for delivery.

The *Civic Improvement Plan 2007* will be updated to include an infrastructure schedule of projects and public domain works that will guide the collection and expenditure of local infrastructure contributions. This will be based around the prioritised public domain infrastructure improvements previously outlined.

The NSW Government and Council will work together to develop a new local contribution plan through section 7.12 of the *Environmental Planning and Assessment Act 1979*.

The proposed update will encourage and incentivise development with development costs of between \$20,000 and \$1million.



Principles for the Gosford City Centre SIC

Apportion infrastructure cost to growth

Share infrastructure costs across all development that generates demand for infrastructure to achieve a more equitable distribution of costs.

Identify the type of development suitable for contributions

Identify what development types create demand for infrastructure and match costs to the type of development to achieve fairer contribution amounts.

Identify potential exceptions

Exempt schools, places of public worship and public hospitals. Consider exemptions for other uses that provide a public benefit.

Identify priority infrastructure for funding

Apply special infrastructure contributions to partly fund regional infrastructure, public domain works and community facilities. It cannot be applied to water supply or sewerage services.

Apply contributions

Simplify the special infrastructure contribution by charging a percentage of the development cost for all types of development.

Monitor and implement

Monitor growth data throughout implementation to prioritise infrastructure as growth occurs.

Calculating the SIC rate

Developer contributions can impact the feasibility of development; the existing local infrastructure plan and interface with a SIC must be rationalised to support growth.

A two per cent charge could be collected for regional infrastructure under the proposed SIC and a separate local infrastructure contribution of one per cent collected by Council for local infrastructure. These rates are subject to feasibility testing.

The ability for the development industry to pursue works in kind arrangements, such as a developer delivering infrastructure or dedicating land for the provision of infrastructure, will be investigated as a means of paying a SIC.

Compiling the SIC infrastructure list

In addition to infrastructure projects in the UDIF, and necessary public domain works advocated for by community, other inclusions on the regional infrastructure list could be:

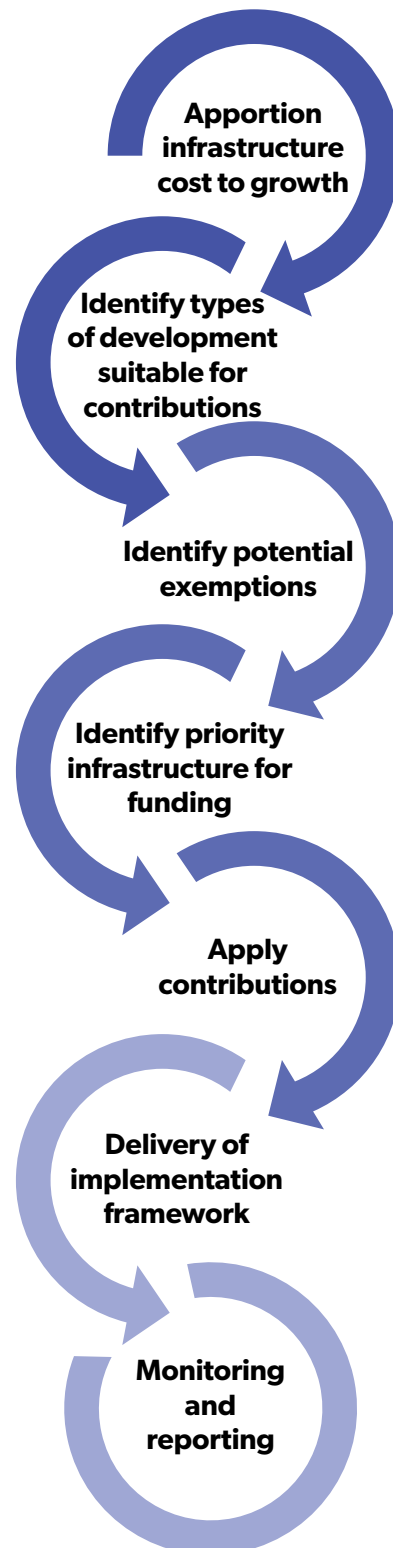
- improvements to Kibble Park
- a pedestrian connection over the rail corridor to connect the hospital, school and station
- Etna St and Donnison Street Bridge upgrades.

Land use planning work is helping to identify additional regional infrastructure needs to support growth. These will be shared with agencies to understand the cost implications and potential funding sources. The NSW Government will work with Council to align infrastructure priorities and investment.

The SIC will only seek to recover a portion of funding required to deliver regional infrastructure projects. Money collected will need to be combined with other funding from agencies. Aligning Gosford infrastructure priorities with agency capital programs will help secure both funding and a clear commitment to delivery.

If you would like to nominate regional infrastructure that supports growth, please make a submission at www.planning.nsw.gov.au/gogosford

Figure 4: Steps in applying a SIC



Applying the SIC

The proposed SIC will apply to all new development in the Gosford City Centre shown as the special contributions area on Map 5 that exceeds a development cost threshold of \$1 million. The proposed procedure for determining the cost of development will be based on those used by Council for their local contribution plans, as outlined in clause 25J of the *Environmental Planning and Assessment Regulation 2000*. The cost of development would include the costs of all out works associated with building works, change of use and subdivision. Some costs are excluded from the development cost calculation. See Appendix B for further detail. A cost report would need to be submitted with the development application.

Council's threshold value for collection of local contribution plans will remain at \$250,000. The SIC plan would have a higher threshold to reflect regional infrastructure's natural relationship with larger-scale growth. The SIC is not intended to levy minor development such as alterations and additions and small-scale development.

A limited number of development types that serve a public benefit will be exempt from paying a SIC. This may include development for schools, places of worship and public hospitals. Appendix B lists the proposed exemptions.

Monitoring and reporting

The Department of Planning and Environment will monitor and annually report on development activity and contributions collected to inform the funding priorities. The Department will also report on collection and expenditure of SIC contributions.

This will involve collection of population and housing data, reprioritisation of infrastructure to adapt to forecasted growth, and snapshots of contributions collected and spent. Input from Central Coast Council, agencies, and the development industry will be essential.

Identify infrastructure funding and delivery opportunities

The Department of Planning and Environment will identify a range of infrastructure funding and delivery opportunities in addition to the contributions collected through a SIC. The Department will provide growth data and infrastructure priorities to agencies, including Transport for NSW, Roads and Maritime Services, the Department of Education and NSW Health to inform capital programming.

	Local Infrastructure Contribution	Special Infrastructure Contribution
A development with a Development Cost of <\$250,000	No Local Infrastructure Contribution required	No Special Infrastructure Contribution required
A development with a Development Cost of \$250,000 - \$999,999	1% of cost Local Infrastructure Contribution required	No Special Infrastructure Contribution required
A development with a Development Cost of \$1M or more	1% of cost Local Infrastructure Contribution required	2% of cost Special Infrastructure Contribution required

Facilitate housing through infrastructure

The Housing Acceleration Fund seeks to facilitate new housing by funding critical infrastructure projects. Since 2012, the Fund has set aside over \$900 million towards infrastructure, with an additional \$600 million made available in 2017-18. Housing Acceleration Fund investments include road infrastructure, and critical electricity, water supply, sewer and drainage projects.

Gosford City Centre is expected to support over 13,000 new dwellings over the next 20 years. With critical infrastructure challenges hindering the realisation of new growth opportunities, the NSW Government will investigate opportunities to use the Housing Acceleration Fund to resolve infrastructure blockages in the Gosford City Centre, in the short term.

Other funding opportunities

The Department will continue to look at other opportunities to align Gosford City Centre's infrastructure priorities with appropriate funding opportunities. This could include one-off grant funding opportunities or utilisation of other State funding, such as Restart NSW.

Unlock surplus or underutilised government land

The full utilisation of NSW Government assets is an important component when assessing infrastructure requirements and provisions for funding. The Department is investigating existing and dispersed NSW Government-owned sites to identify renewal opportunities.

The Central Coast Regional Development Corporation will work with Property NSW to develop business cases to coordinate this asset renewal.

Next steps for creating the Gosford City Centre SIC

- **the NSW Department of Planning and Environment will seek nominations on regional infrastructure that supports growth in Gosford**
- **government Architect NSW will finalise recommendations informing an infrastructure list that supports growth**
- **a Special Infrastructure Contribution Determination and associated infrastructure list will be prepared**
- **the Department, Council, agencies and private sector infrastructure providers will continue to provide infrastructure through other infrastructure planning and delivery processes.**



3

Program Goal 3: Great Places

The UDIF provides early recommendations to revitalise Gosford as a place:

- **develop place-based strategies to focus activity and investment in key places**
- **establish a place manager to focus on the use and activation of these places**
- **prioritise public transport investment to connect people across the Central Coast into Gosford to support its regional capital role**
- **prioritise the place-based integrated transport plan with a car parking strategy**
- **fast track the car parking review and strategy**
- **use the Coordinator General role to maintain momentum and integrate approaches**
- **coordinate activity, especially around NSW Government-owned land and projects.**

Figure 5: Proposed Response to the UDIF



The UDIF proposes an approach to revitalisation that puts public domain and people first. This is described as a place-based approach. It recognises that Gosford is a compilation of buildings and a network of well-connected places that will create an attractive city with lively streets.

A place-based approach creates social, economic and environment benefits for the community. It encourages growth, supports investment and creates places that attract people to live, work and visit.

In Gosford City Centre, this will require:

- strong leadership and collaborative governance arrangements, including community, business and government partnerships
- initiatives to improve how the built environment look and feels, to bring more people into the city centre
- improvements to public areas
- making it easier to access and move around the city.



Planning for a place

A multi-faceted approach to the planning, design, maintenance and management of public spaces helps to create places that promote health and wellbeing.

The notion of place relates to how it is used. It is a social and physical concept – a physical setting, point or area conceived and designated by people and communities. It describes different scales of the built environment. For example, Kibble Park, the Civic Heart, City North and City South, as well as a building, can all be a place.

Why is this important?

The built environment influences the quality and wellbeing of the people and communities who inhabit it. Cities, precincts, suburbs, places and individual buildings shape daily experiences and the way people live. How they are planned, designed and constructed, managed and maintained is important to health, happiness and prosperity.

What makes great places?

Great places are considered, cohesive and well-designed. They put people very much at the centre. Creating great places requires place-based planning, supported by a design-led way of thinking. This approach needs strong leadership, effective governance and the buy-in of key stakeholders.

Improve the public domain

Public domain improvements will be prioritised through the collection and expenditure of development contributions and identification of grant funding opportunities. NSW Government funding and development contributions will provide initial funding to enable improvements to the public domain, including improvements to Kibble Park, Leagues Club Field and Burns Place.

Improve parking and access

Most workers and visitors travel to Gosford by car and most Gosford residents own a private vehicle. This creates a city with high car dependency and related car parking issues.

The car will continue to be the key transport mode in the short term. While it needs to be accommodated, car parking needs to be designed to be repurposed as public transport access improves and private transport needs evolve.

The UDIF recommends fast tracking work, as identified under Program Goal 1, to address traffic and car parking issues to facilitate easy access to the city centre.

In response to transport and parking issues, a Traffic and Parking Subcommittee has been established with representatives from the NSW Department of Planning and Environment, Central Coast Council, Roads and Maritime Services and Transport for NSW to coordinate the response.

The Subcommittee will monitor the impacts of renewal and prepare a network study to support the car parking strategy.

The Coordinator General and the Central Coast Regional Development Corporation will work with key agencies to facilitate these solutions.

Investigate a facade improvement program

A facade improvement program would support commercial property owners and businesses wishing to improve the overall appearance of their buildings. The program could include guidance on colour schemes, planting, character elements and signage, and be coordinated by Central Coast Council, Gosford Business Improvement District Incorporated or the Central Coast Regional Development Corporation.

Consider tactical urbanism approaches

Tactical urbanism is the term given to the implementation of small-scale and relatively small budget renewal projects to make places more attractive to pedestrians. This approach allows public authorities to respond to private investment as it occurs and spreads the benefits of revitalisation.

These early changes would build community interest and momentum and test ideas for future permanent changes.

Attract more people to the city centre

The revitalisation of Gosford City Centre is not only about making the city a great place to live and work, but also a great place to visit. Gosford needs places that offer art and music, entertainment, active nightlife and green open spaces.

Opportunities to attract more people in the city centre include:

- using branding and promotion to attract people and investments
- holding events and activating open spaces including Kibble Park and the waterfront
- working with businesses and the community to coordinate initiatives to promote a night time and weekend economy
- working with tourism operators to strengthen the visitor economy
- bringing streets and public spaces to life with a series of activations, pop-up events and projects for specific places
- providing opportunities for residents and businesses to think about shared spaces and how they can be used
- investing in wider footpaths, street furniture and outdoor dining infrastructure.

There is an opportunity to build on existing events and activities and encourage more activities and events into Gosford City Centre at places like Kibble Park, Leagues Club Field and the waterfront.

GoGosford

The Department of Planning and Environment launched a community engagement campaign called 'GoGosford' in February 2018 to drive community support for revitalisation of Gosford.

People were asked about their impressions of Gosford, what is required to make it a thriving regional capital and whether revitalisation was important. Most (83 per cent) respondents believe the revitalisation of Gosford is of high importance to the broader Central Coast. Following on from this campaign, and learning from other regional cities like Newcastle (see case study), a place marketing approach is proposed to support Gosford City Centre's revitalisation.

Renew Newcastle, Renew Adelaide, Renew Townsville, Made in Geelong and Pop-up Parramatta seek to revitalise and activate empty spaces. A Renew Gosford program was initiated in 2011, with a pop-up gallery experience. Revitalisation offers the opportunity for Central Coast Council and the Central Coast Regional Development Corporation to utilise this project model in Gosford, revitalising empty spaces and encouraging interesting and exciting projects.

A combined a place-based and place marketing approach will entice investment to energise the city centre, and attract new residents, business, tourists and cultural activity.

GoGosford Information Centre

The Department of Planning and Environment opened the Central Coast Regional Plan Information Centre on the corner of Mann and Donnison Streets in February 2018. People can find out more about the Regional Plan, how it impacts their day-to-day lives and give their feedback.

This space could be reinvented as the information centre for revitalisation of Gosford, a place where the community can visit and see what is planned, what is happening now and how the city centre will transform.

A flexible work hub close to home

Nearly a quarter (23 per cent) of employed Central Coast residents travel outside of the region for work each day. Around 4,000 of these are NSW Government employees who live on the Central Coast and commute to Greater Sydney.

The NSW Government opened a flexible work hub pilot for Central Coast-based NSW Government employees in office space behind the Information Centre in March 2018. The work hub is a partnership between the Department of Planning and Environment and Property NSW that can accommodate up to 45 people a week.

The work hub brings residents into Gosford City Centre while providing more options for Central Coast commuting residents and a life-changing opportunity to work closer to home.

The flexible work hub pilot will test shared office systems for potential use in the Department of Finance, Services and Innovation building.



Strengthen leadership and collaborative governance

Gosford City Centre's revitalisation needs to establish leadership and collaborative governance arrangements at a region, city and place level from the outset.

The Central Coast Coordinator General will drive implementation of the *Central Coast Regional Plan 2036*, including the revitalisation of Gosford City Centre. This will require coordination between State agencies, Central Coast Council, the local community and industry groups.

This role will be supported by a range of organisations:

- Central Coast Delivery Coordination and Monitoring Committee is the governance framework to coordinate implementation of the *Central Coast Regional Plan 2036*
- Central Coast Regional Development Corporation will support the revitalisation and is tasked with identifying development opportunities to drive economic growth
- Central Coast Council will partner with the NSW Government to represent the community as the city centre is revitalised. Council undertakes many strategies that support the revitalisation program
- Gosford Business Improvement District will represent the business community and drive promotion activities. It has formed strategic partnerships with community, business and government sectors
- Other agencies and stakeholders include NSW Health, NSW Education, TAFE NSW and universities
- A Place Manager will be established by the Central Coast Regional Development Corporation to foster stronger community, business and government partnerships, with oversight of activity that impacts Gosford City Centre.

Case Study: Newcastle City Centre – A partnership approach

Initiatives that support place, design and revitalisation in Newcastle could be applied to Gosford City Centre to build on investment, new commercial developments, and the work of Council and the Gosford Business Improvement District and the Central Coast Regional Development Corporation.

Revitalise Newcastle is the NSW Government's \$650 million investment program related to the long term lease of Newcastle Port that includes new light rail, the Wickham Transport Interchange and proposed bus interchange and redevelopment. It also includes activation activities while the light rail is constructed, and new places along the former heavy rail corridor, such as a new Civic heart, heritage conservation and interpretation, active green spaces, places for families, and walking and cycling.

Renew Newcastle is a not-for profit organisation that connects owners of vacant floor space within the Newcastle City Centre with temporary tenants who are often entrepreneurs, artists and community groups. The program has generated activity and investment in buildings that could otherwise have been vacant, contributing to the strengthening of the arts and culture movement and supporting the ongoing revitalisation of the city centre. Landowners have also benefited from having their buildings tenanted, improvements being made by tenants and areas becoming more attractive to long-term tenants.

Newcastle City Council programs include its Smart City program, walking and cycling infrastructure investment and supporting events such as the Supercars and festivals and markets. Given the existing NBN provision or Gosford City Centre, the opportunity exists to leverage this and existing wi-fi provision to establish a similar Smart City initiative supporting changes in innovation, education, mobility, public infrastructure, way finding and promotion of the city centre.





***Appendix A
Proposed
planning
controls***

Proposed State Environmental Planning Policy for Gosford City Centre

1. Introduction

The Department of Planning and Environment (the Department) is proposing to introduce a State Environmental Planning Policy (the proposed SEPP) which will contain provisions relating to Gosford City Centre. This discussion paper explains the intended effect of the proposed SEPP.

The proposed SEPP will amend Gosford Local Environmental Plan 2014 (Gosford LEP) to implement aspects of the policy by relocating and replicating relevant provisions of the LEP to the SEPP. The SEPP will adopt standard provisions which exist in the current version of the Gosford Local Environmental Plan 2014 which can be accessed at - <https://www.legislation.nsw.gov.au/#/view/EPI/2014/42/full> as well as propose new controls to apply to Gosford City Centre.

Gosford LEP 2014 will no longer apply to the Gosford City Centre.

A supporting Development Control Plan (DCP) will be prepared by the Secretary of the Department to support the intended effect of the SEPP. The DCP will not form part of this discussion paper, however it will be an important guide to achieve the best design and built form outcomes in Gosford City Centre.

2. State Environmental Planning Policy (Gosford City Centre) 2018

It is proposed to amend the SEPP to apply to all land in the Gosford City Centre boundary (as shown on the land application map).

2.1. Part 1 Preliminary

1. Name of Plan

State Environmental Planning Policy (Gosford City Centre) 2018

2. Commencement

This SEPP will commence on the day on which it is published on the NSW legislation website.

3. Aims of Plan

Apply relevant provisions of the Gosford LEP 2014 (Clause 1.2 and Clause 8.1) in the proposed SEPP, with recommendations of the Government Architect NSW (contained within the Gosford Urban Design and Implementation Framework 2018).

4. Land to which Plan applies

This SEPP would apply to Gosford City Centre as shown on the Land Application Map which identifies the Gosford City Centre boundary.

5. Definitions and notes

Apply relevant provisions of the Gosford LEP 2014 (Clause 1.4 and Clause 1.5) in the proposed SEPP, with any necessary changes to support the intended effect.

6. Assessment Authority

In Gosford City Centre, the proposed assessment framework is:

Capital Investment Value	Pathway	Assessment	Determination
More than \$75 million	State Significant Development under the <i>State Environmental Planning Policy (State and Regional Development) 2011</i>	Department of Planning and Environment	Minister (or delegate) OR Independent Planning Commission, if the council or more than 20 submitters object, or if the applicant discloses a political donation
\$10m-\$75m	Part 4 of the <i>Environmental Planning and Assessment Act 1979</i>	Department of Planning and Environment	Minster (or delegate) OR Independent Planning Commission, if the CIV \$40million or more and the Council objects
Less than \$10 million	Part 4 of the <i>Environmental Planning and Assessment Act 1979</i>	Central Coast Council	Central Coast Council

Regionally significant development arrangements will not apply to proposals in the Gosford City Centre, however proposals could be State significant development for other reasons based on the classes in State Environmental Planning Policy (State and Regional Development) 2011.

Development in the B6 (Enterprise Corridor) zone will continue to be assessed by Central Coast Council.

7. Maps

Apply relevant provisions of the Gosford LEP 2014 (Clause 1.7) in the proposed SEPP, with any necessary changes to support the intended effect.

It is proposed to include the following maps in the SEPP to support the planning controls:

- Land Application map
- Land Zoning map
- Height of Building map
- Floor Space Ratio map
- Lot Size map
- Heritage Map
- Additional Permitted Uses Map
- Acid Sulfate Soils Map
- Active Street Frontages Map (if required)
- Land Reservation Acquisition Map (if required)

It is proposed to simplify the Height of Buildings and Floor Space Ratio maps to reduce complexity and provide clear and transparent planning controls

8. Repeal of planning instruments applying to land

All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

9. Savings provision relating to development applications

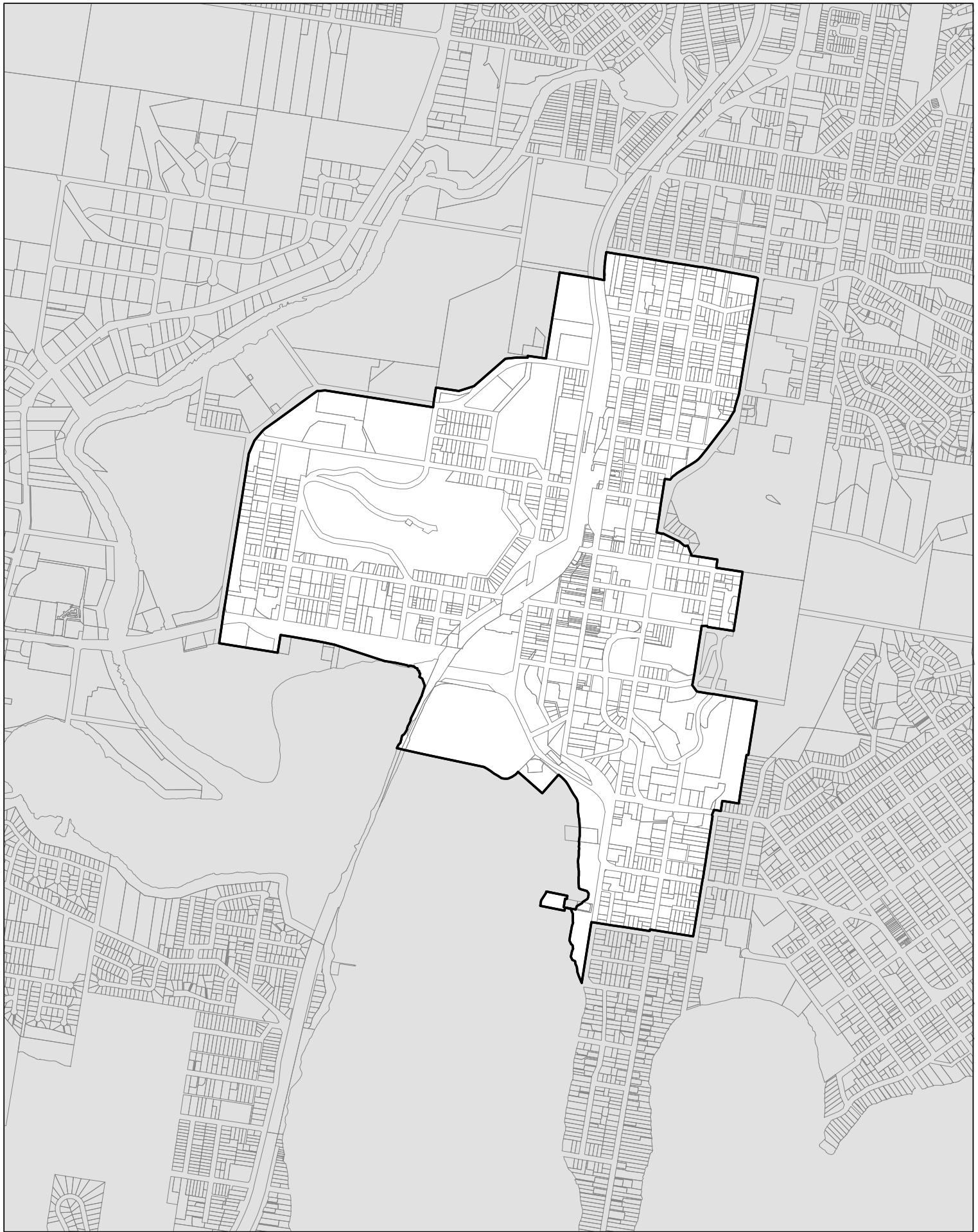
Apply relevant provisions of the Gosford LEP 2014 (Clause 1.8A) in the proposed SEPP.


10. Application of other SEPPs

This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan.

11. Suspension of covenants, agreements and instruments

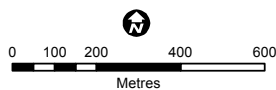
Apply relevant provisions of the Gosford LEP 2014 (Clause 1.9A) in the proposed SEPP.

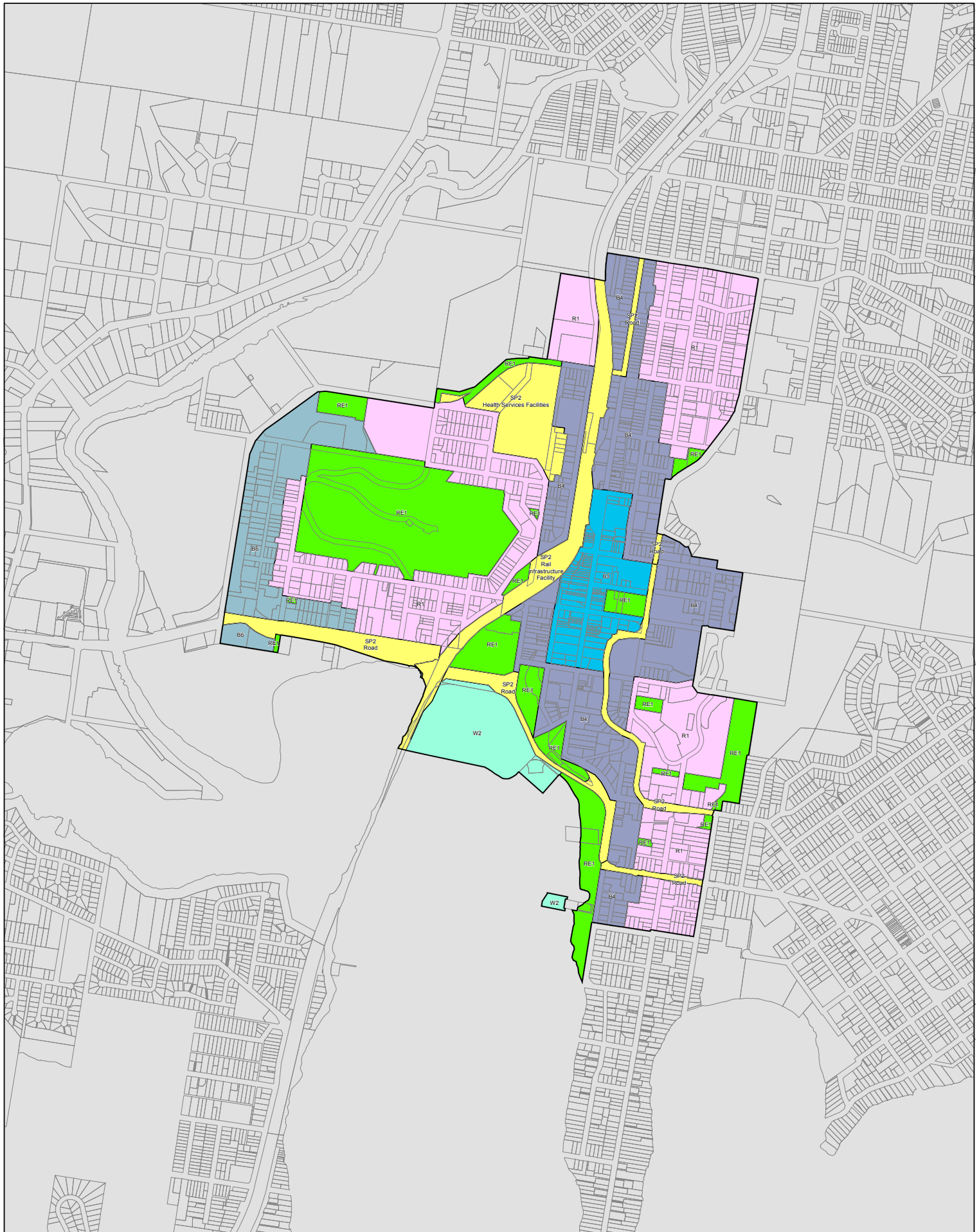


 Gosford City Centre

Gosford City Centre - Land Application Map
State Environmental Planning Policy (Gosford City Centre) 2018

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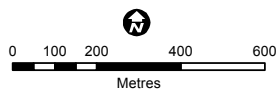


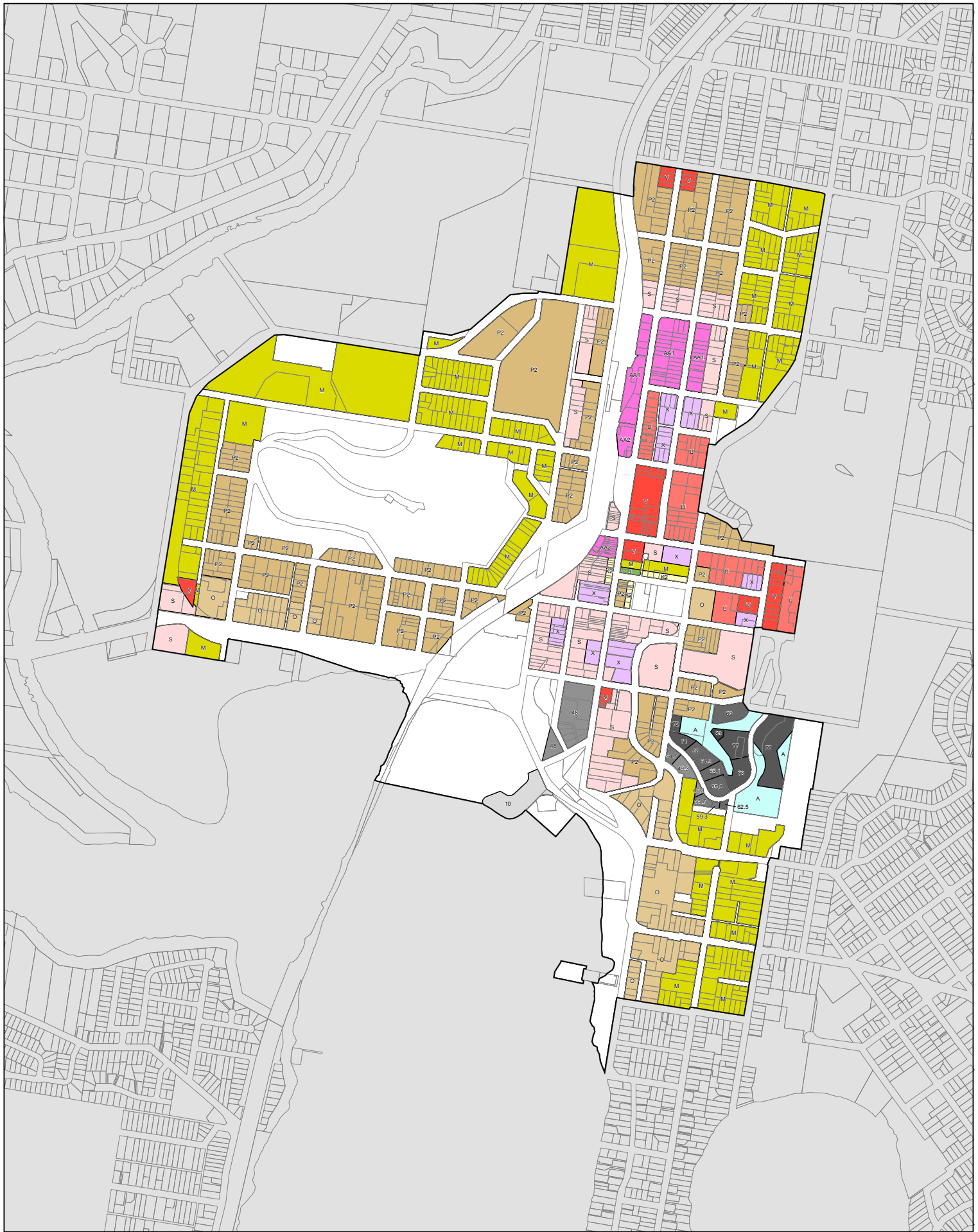
Zone

B3 Commercial Use	R2 Low Density Residential
B4 Mixed Use	RE1 Public Recreation
B6 Enterprise Corridor	SP2 Infrastructure
R1 General Residential	W2 Recreational Waterways
 Gosford City Centre	

Gosford City Centre - Land Zoning Map
State Environmental Planning Policy (Gosford City Centre) 2018

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Maximum Building Height (m)

A	0	O	15
AA1	60	P2	18
AA2	72	S	24
J	9	U	30
K2	10.5	V	36
M	12	X	48

Maximum Building Height (RL)

0 - 19.9
20 - 29.9
30 - 39.9
40 - 49.9
50 - 59.9
60 - 69.9
70 - 79.9
80 - 89.9

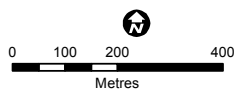
Gosford City Centre

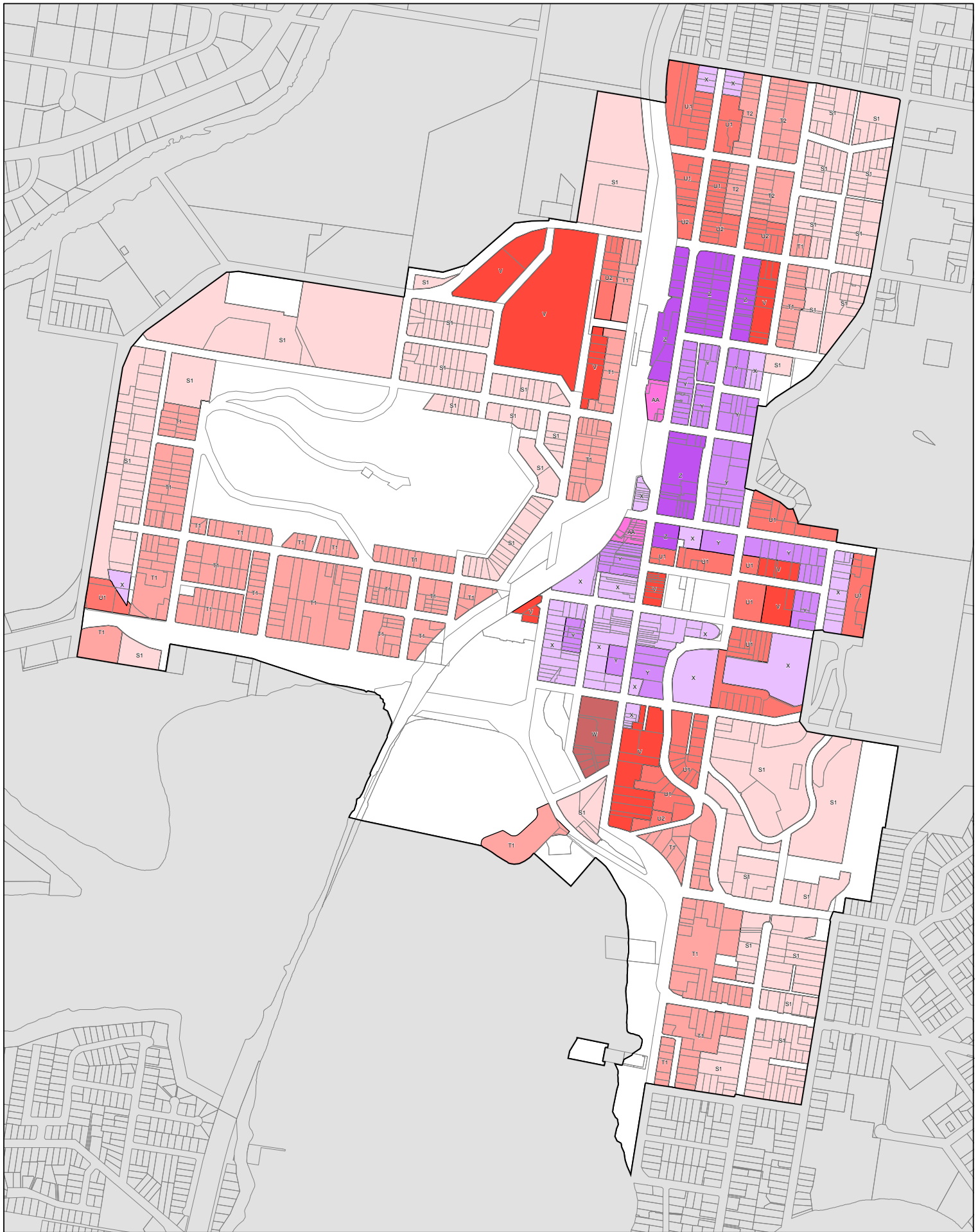
Gosford City Centre - Height of Buildings Map
State Environmental Planning Policy (Gosford City Centre) 2018

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Maximum Floor Space Ratio (n:1)

AA	6	X	4
S1	1.5	Y	4.75
T1	2	Z	5
T2	2.25		
U1	2.5		
U2	2.75		
V	3		
W	3.5		
			Gosford City Centre

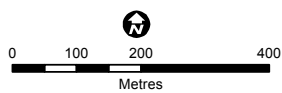
Gosford City Centre - Floor Space Ratio Map

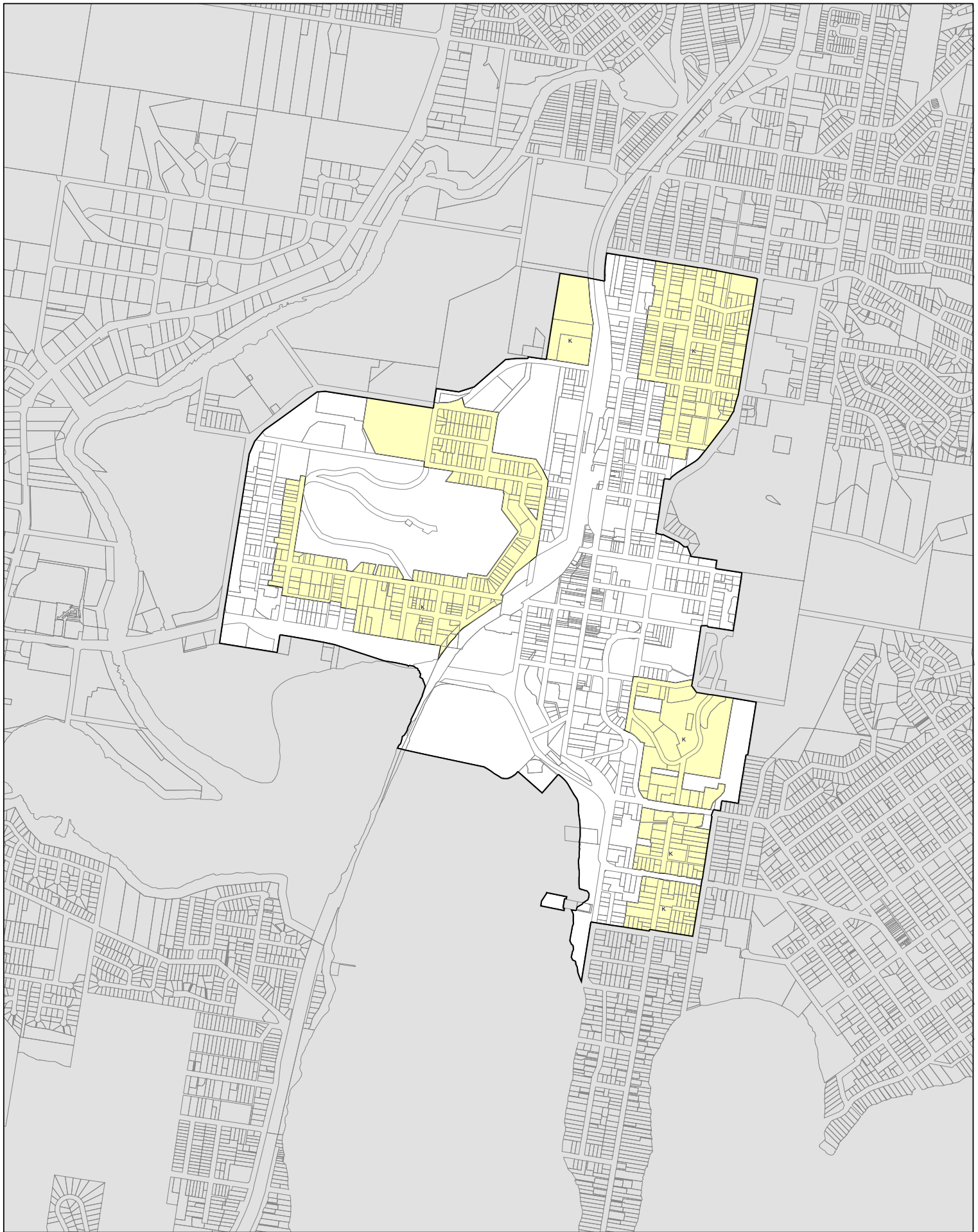
State Environmental Planning Policy (Gosford City Centre) 2018

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Minimum Lot Size (sq m)

K 550

▭ Gosford City Centre

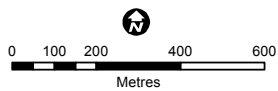
Gosford City Centre - Lot Size Map

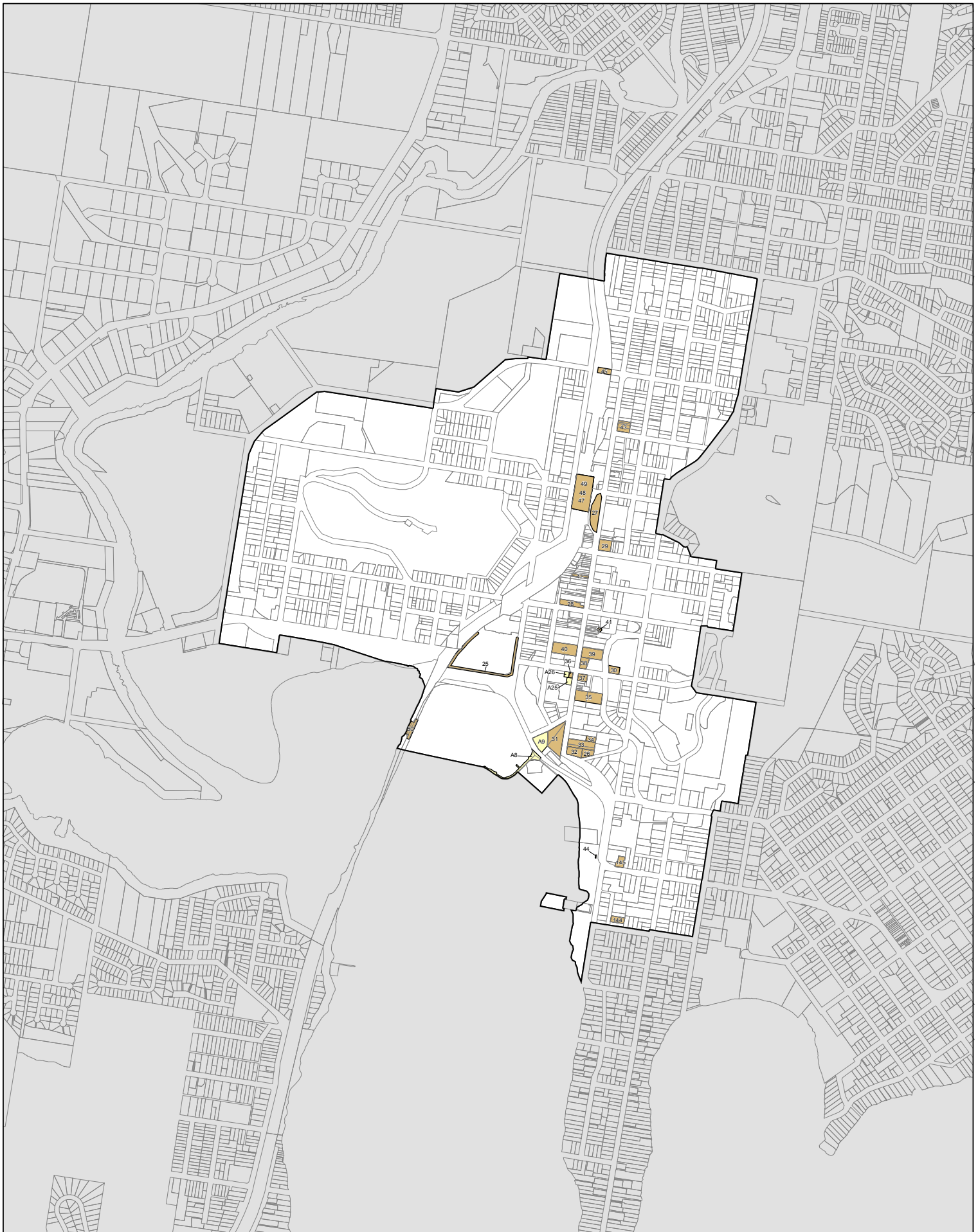
State Environmental Planning Policy (Gosford City Centre) 2018

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Planning & Environment





- Heritage**
- Item - Archaeological
 - Item - General
 - Gosford City Centre

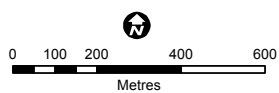
Gosford City Centre - Heritage Map

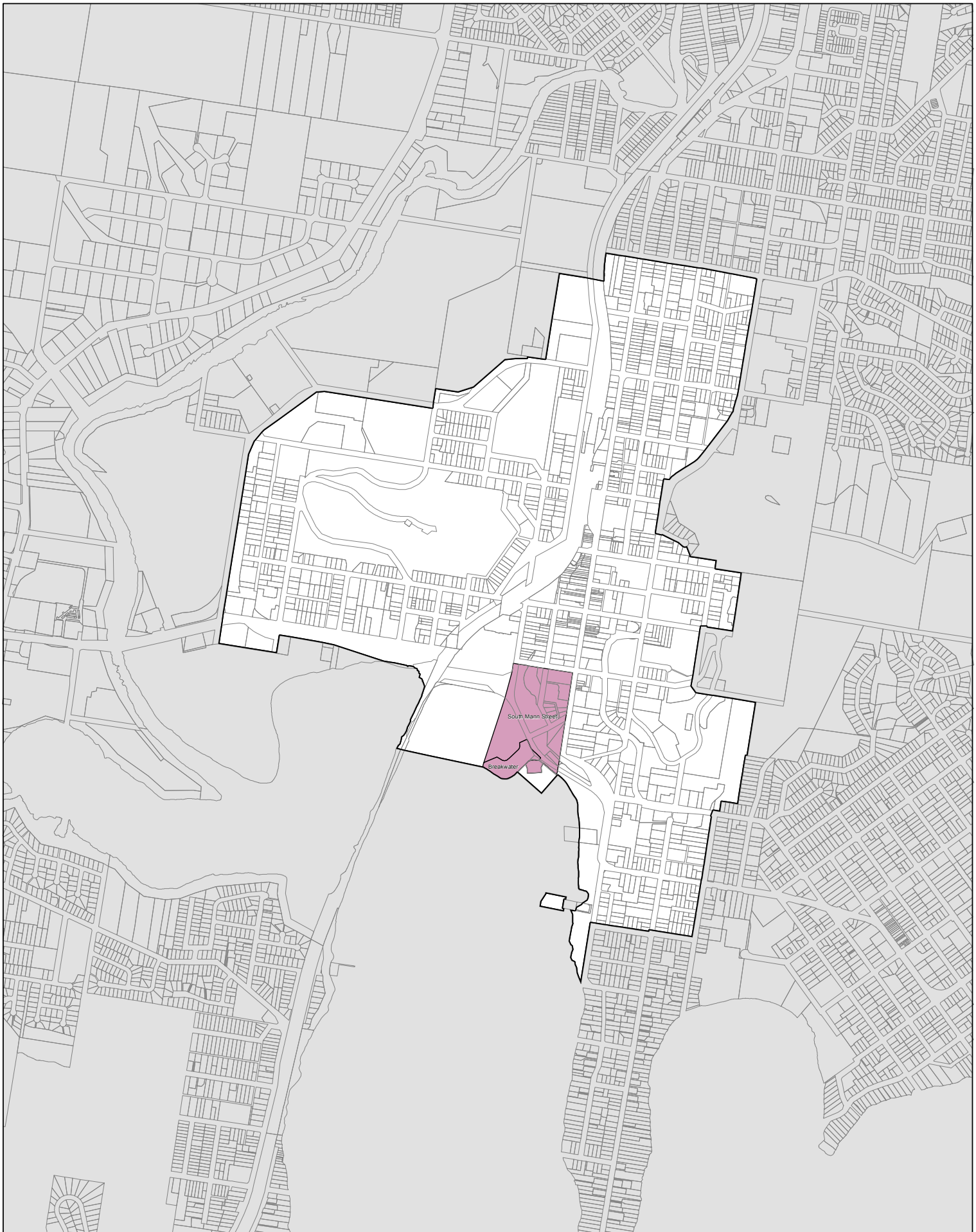
State Environmental Planning Policy (Gosford City Centre) 2018

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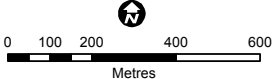


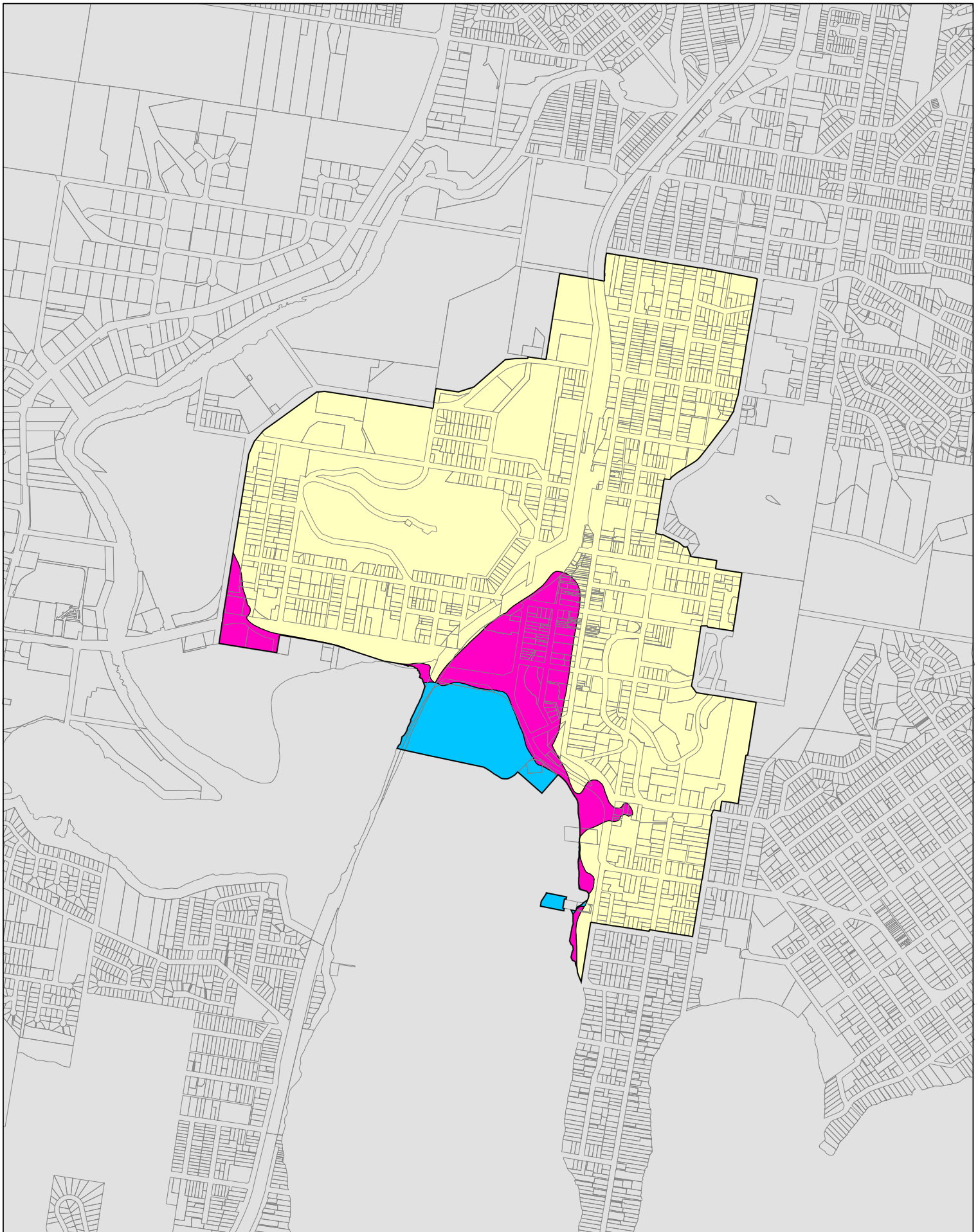


- Additional Permitted Uses
- Gosford City Centre

Gosford City Centre - Additional Permitted Uses Map
 State Environmental Planning Policy (Gosford City Centre) 2018

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Acid Sulfate Soils

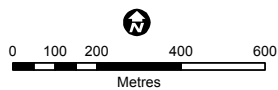
- Class 1
- Class 2
- Class 5
- Gosford City Centre

Gosford City Centre - Acid Sulfate Soils Map
State Environmental Planning Policy (Gosford City Centre) 2018

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Part 2 Permitted and prohibited development

Apply relevant provisions of Part 2 of the Gosford LEP 2014 (clause 2.1 to 2.8) in the proposed SEPP.

Land Use Table

Apply land use tables from Gosford LEP 2014 in the proposed SEPP, for the following zones:

- Zone R1 General Residential
- Zone B3 Commercial Core
- Zone B4 Mixed Use
- Zone B6 Enterprise Corridor
- Zone SP2 Infrastructure
- Zone RE1 Public Recreation
- Zone W2 Recreational Waterways

It is proposed to rezone land in Gosford City Centre from B3 Commercial Core to B4 Mixed Use and from B4 Mixed Use to B3 Commercial Core.

The land use table in Gosford Local Environmental Plan 2014 outlines the land uses that are permissible without consent, permissible with consent and prohibited in each zone. It is not proposed to amend the land use table.

Part 3 Exempt and complying development

Apply relevant provisions of Part 3 of the Gosford LEP 2014 (Clause 3.1, 3.2 and 3.3) in the proposed SEPP.

Part 4 Principal development standards

Apply relevant provisions of Part 4 of the Gosford LEP 2014 (Clause 4.1 to Clause 4.6) in the proposed SEPP, except where they are not required or do not apply to Gosford City Centre.

The following provisions will be replicated:

- Clause 4.1 – Minimum Subdivision Lot Size
- Clause 4.1AA - Minimum Subdivision for community title schemes – this clause will apply to the RE1 Public Recreation zone

- Clause 4.1A - Minimum subdivision lot size for strata plan schemes in certain rural, residential, recreation and environment protection zones - this clause will apply to the RE1 Public Recreation zone
- Clause 4.1B - Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings this clause will apply to the R1 General Residential zone
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards

12. Height of buildings and Floor Space Ratio Control

It is proposed to retain the existing height of buildings and floor space ratio maps in Gosford LEP 2014 (Clause 4.3 and Clause 4.4 of the Gosford LEP 2014). However, exceptions to mapped controls will be prescribed in a clause which is explained below under “additional local provisions”. It is also proposed to simplify the Height of Buildings and Floor Space Ratio maps to reduce complexity and provide clear and transparent planning controls.

Part 5 Miscellaneous Provisions

Apply relevant provisions of Part 5 of the Gosford LEP 2014 (Clause 5.1 to Clause 5.15) to the SEPP, except where they are not required or do not apply to Gosford City Centre.

The following provisions will be applied:

- Clause 5.1 – Relevant Acquisition Authority
- Clause 5.2 - Classification and reclassification of public land
- Clause 5.3 – Development near zone boundaries
- Clause 5.4 – Controls relating to miscellaneous provisions
- Clause 5.6 – Architectural roof features
- Clause 5.7 – Development below the mean high water mark

- Clause 5.8 - Conversion of fire alarms
- Clause 5.10 – Heritage conservation
- Clause 5.11 – Bush fire hazard reduction
- Clause 5.12 - Infrastructure development and use of existing buildings of the Crown

Part 7 Additional Local Provisions - Generally

Apply relevant provisions to Part 7 of the Gosford LEP 2014 in the proposed SEPP, as follows:

- Clause 7.1 – Acid sulfate soils
- Clause 7.2 - Flood planning
- Clause 7.3 – Floodplain risk management
- Clause 7.6 – Short-term rental accommodation
- Clause 7.9 – Location of sex services premises

Part 8 Additional local provisions - Gosford City Centre

Move relevant provisions from Part 8 of the Gosford LEP 2014 to the proposed SEPP, except as specified below.

8.1. Design excellence

The proposed SEPP will apply a new design excellence provision to Gosford City Centre. The provision will ensure development delivers the highest standard of architectural and urban design apply to all of Gosford City Centre.

This design excellence provision will apply to new buildings and alterations to existing buildings in Gosford City Centre. It will require that the development consent not be granted unless the consent authority considers the development exhibits design excellence. The matters that must be addressed will be the similar to those in current clause 8.5 of the Gosford LEP 2014.

The SEPP will look to include a provision ensuring that the recommendations of the NSW Government Architect form part of the heads of consideration for development in the city centre (i.e. UDIF recommendations, and Urban Design Principles and Built Form Principles in each Place Based Report).

8.2. Car parking

The proposed SEPP will apply a car parking provision to Gosford City Centre on land in the B3 Commercial Core and B4 Mixed Use zone.

The SEPP will look to reduce car parking requirements for development where appropriate, and this will also trigger supporting car parking requirements in the new DCP.

The SEPP will look to provide greater flexibility for car parking to be provided above ground. A provision may be introduced allowing sleeved above-ground parking where it can be shown in a geotechnical report prepared by a qualified professional that underground parking is not possible on that site.

The SEPP will also look to provide greater flexibility for reduced parking provision. A provision may be introduced to allow reduced parking provision in circumstances where a development application is supported by a technical report, prepared by a qualified professional, justifying the adequacy of parking, and where the consent authority is satisfied that the provision of parking is adequately provided elsewhere.

8.3. Active street frontages

The proposed SEPP will apply an active street frontage clause to key locations, such as Mann Street and around Kibble Park.

The objective of this clause is to ensure that active uses are provided at street level to encourage the presence and movement of people.

8.4. Ground and first floor development in B3 Commercial Core

The proposed SEPP will include a requirement for non-residential development on the lower floors in B3 Commercial Core zone (which is reflective of clause 8.7(4) of Gosford LEP). The existing LEP clause requires that premises on the ground floor, first floor and second floor of the building will not be used for residential accommodation.

The SEPP will reduce the requirement for non-residential development to apply to the first two floors of a building (ground floor and first floor) in the B3 Commercial Core zone.

8.5. Solar Access and View Corridors

The proposed SEPP will introduce a provision for solar access and view corridors. The provision will refer to the building height provisions and facilitate opportunities to exceed the identified maximum height of buildings control for a site if the solar access and view corridors are not impacted.

The intent of the clause is to protect solar access to public places so that at least 50 per cent of Kibble Park and 70 per cent of Leagues Club field receives sunlight for four hours between 9am and 3pm at the winter solstice.

The SEPP will exclude variations under Clause 4.6 from applying to these provisions.

The clause will require that the consent authority, in determining a development application, must take into consideration the relevant sun access plane controls specified for that land in the relevant development control plan.

The provision relating to view corridors will apply to any development that may impact view corridors to key sites within Gosford City Centre, including Presidents Hill, Rumbalara Reserve and the waterfront. The view corridor clause will protect view lines and corridors as shown on the map.

Indicative sun access and view corridor maps are included in Program Goal 1.

8.6. Converting serviced apartments to residential flat buildings

It is proposed to transfer the existing provisions of Gosford LEP relating to the conversion of serviced apartments to residential flat buildings (clause 8.8) into the proposed SEPP. This provision seeks to prevent residential accommodation occurring through the conversion of serviced apartments into residential flat buildings that do not comply with the design quality principles in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the design principles in the Apartment Design Guide.

8.7. Residential Flat Building in zone B6

It is proposed to relocate the existing provisions of Gosford LEP 2014 relating to residential flat buildings in B6 Enterprise Corridor (clause 8.11) to the proposed SEPP.

This clause will require that any residential flat building in the B6 Enterprise Corridor zone does not have a dwelling on the first floor. The intention of this clause is to be consistent with the zone objectives, which is to provide for residential uses, but only as part of a mixed-use development.

8.8. Civic infrastructure improvements

The SEPP proposes to introduce a new provision to enable development to be carried out by or on behalf of the Council or Central Coast Regional Development Corporation without development consent on any land, if the development does not have a capital value exceeding \$1 million.

This would enable Council or Central Coast Regional Development Corporation to undertake necessary infrastructure development and improvements to Kibble Park, Waterfront Park and Burns Place without delays.

8.9 Minimum building street frontage and built form controls

The SEPP will apply an updated minimum building street frontage in Gosford City Centre. The current provision (clause 8.4) applies to B4 and B6 zone, the revised clause will apply to B6 zone only.

In addition, it is proposed to apply a new provision for street wall height on Mann Street, setting the street wall height (podium) to maximum of three storeys, and setting built form around Kibble Park and other key locations.

The SEPP will also specify a minimum residential tower setback of 12 metres to side and rear site boundaries for buildings greater than 20 metres on sites with frontages greater than 36 metres.

8.10. Exceptions to Floor space ratio and height of buildings controls and height of buildings controls

It is proposed to simplify the existing floor space ratio provision (Clause 8.3 in Gosford LEP 2014). The proposed SEPP will identify floor space ratio controls on a map like the existing Gosford LEP 2014 FSR map. The proposed SEPP will also provide exceptions to mapped floor space ratio development standards. Exceptions will be prescribed in a clause which will identify the controls that apply to specific development and are based on site area and the primary street frontage.

The proposed SEPP will identify height of building controls on a map like the existing Gosford LEP 2014 HOB map and provide exceptions to height of building controls based on site area and the primary street frontage.

The proposed controls are described below:

Site		Controls			
Size	Criteria	Height	FSR	Clause 4.6	Exceptions
Small site	<2,800sqm; OR <36m primary street frontage	HOB Map	The base FSR will be 2:1, with additional FSR achievable based on a percentage of non-residential uses (up to 4:1 for a wholly non-residential building)	Applies	Where achievement of FSR is constrained by maximum height, maximum height cannot be varied (beyond minor variations)
Medium site	>= 2,800 and < 5,600 sqm; OR >= 36m primary street frontage	HOB Map	FSR Map	Applies, except for FSR	Variation to HOB permitted subject to: <ol style="list-style-type: none"> 1. Enhanced design excellence process involving a Design Review Panel 2. Achievement of minimum sustainability/ environmental performance (for example, NABERS 5-star rating) 3. Additional commercial floor space is provided
Large site	>= 5,600	HOB Map	FSR Map	Excluded (However, may be applied to site criteria for minor variations)	Variations to HOB and FSR permitted subject to: <ol style="list-style-type: none"> 1. Enhanced design excellence process involving a Design Review Panel 2. Achievement of minimum sustainability/ environmental performance (for example, NABERS 5-star rating) 3. Additional commercial floor space is provided 4. Satisfactory completion of a site masterplan 5. Design Competition process

Schedule 1 Additional Permitted Uses

Relocate relevant provisions of from the Gosford LEP 2014 to the proposed SEPP.

Schedule 2 Exempt development

Relocate relevant provisions of from the Gosford LEP 2014 to the proposed SEPP.

Schedule 3 Complying Development

Relocate relevant provisions of from the Gosford LEP 2014 to the proposed SEPP.

Schedule 4 Classification and reclassification of public land

Relocate relevant provisions of from the Gosford LEP 2014 to the proposed SEPP.

Schedule 5 Heritage items

Relocate relevant items from the Gosford LEP 2014 to the proposed SEPP.



School children,
Gosford (Copyright Salty Dingo 2018)



***Appendix B
Gosford City
Centre special
infrastructure
contribution -
proposed approach***

Funding infrastructure to revitalise Gosford City Centre

The proposed Gosford City Centre special infrastructure contribution (SIC) seeks to help fund infrastructure and public domain improvements in Gosford City Centre.

Legislative basis

The NSW Government collects SICs under the Environmental Planning and Assessment Act 1979 (the Act) to help fund special infrastructure. The Act allows the Minister for Planning to determine what contributions are to be made by development towards infrastructure in a special contribution area. The contributions must be reasonable and have regard to the cost of providing infrastructure associated with development.

When a SIC is payable for a development, this is imposed as a condition of consent on that development. A SIC is paid by the developer. SICs are one way to equitably apportion and share the cost of new infrastructure costs arising from development activity. The proposed Gosford City Centre SIC will operate alongside the current Gosford City Centre Local Contribution Plan (previously called Section 94A plan).

Purpose

This appendix represents a proposed approach to implementing a SIC for Gosford City Centre. The application of the SIC, proposed levy and proposed list of infrastructure is open for consultation and subject to change. The SIC for Gosford City Centre does not come into effect until the Minister for Planning makes a determination.

Feedback will inform the design and preparation of a determination for the Gosford City Centre SIC.

Application of the Gosford City Centre SIC

Contributions area

A SIC determination will set a contribution rate for all new development in the Gosford City Centre special infrastructure contributions area where the development cost exceeds the threshold of \$1 million. The determination map is shown in Figure 7.

Development required to pay SIC

Development over \$1 million within the Gosford City Centre special infrastructure contributions area will be required to pay a SIC. This includes residential, non-residential development and complying development, unless exemptions apply.

The SIC will relate to the development proposed, not to the land on which it is levied. Contributions will be payable based on the cost of each proposed development.

Exemptions and exclusions from payment of SIC



The SIC does not apply to development provided for public housing, seniors housing or affordable housing where provided by a public authority, or specific development serving a public benefit.

A SIC will not be required for a development when the cost of the development is less than \$1 million.

A proponent must provide evidence that establishes that their development is exempt or excluded from payment of the SIC.

Environmental Planning and Assessment Amendment (Gosford - Special Contributions Area) Order 2018

Environmental Planning and Assessment Act 1979
 Gosford
 Special Contributions Area Map - Sheet SCA_GOS_001

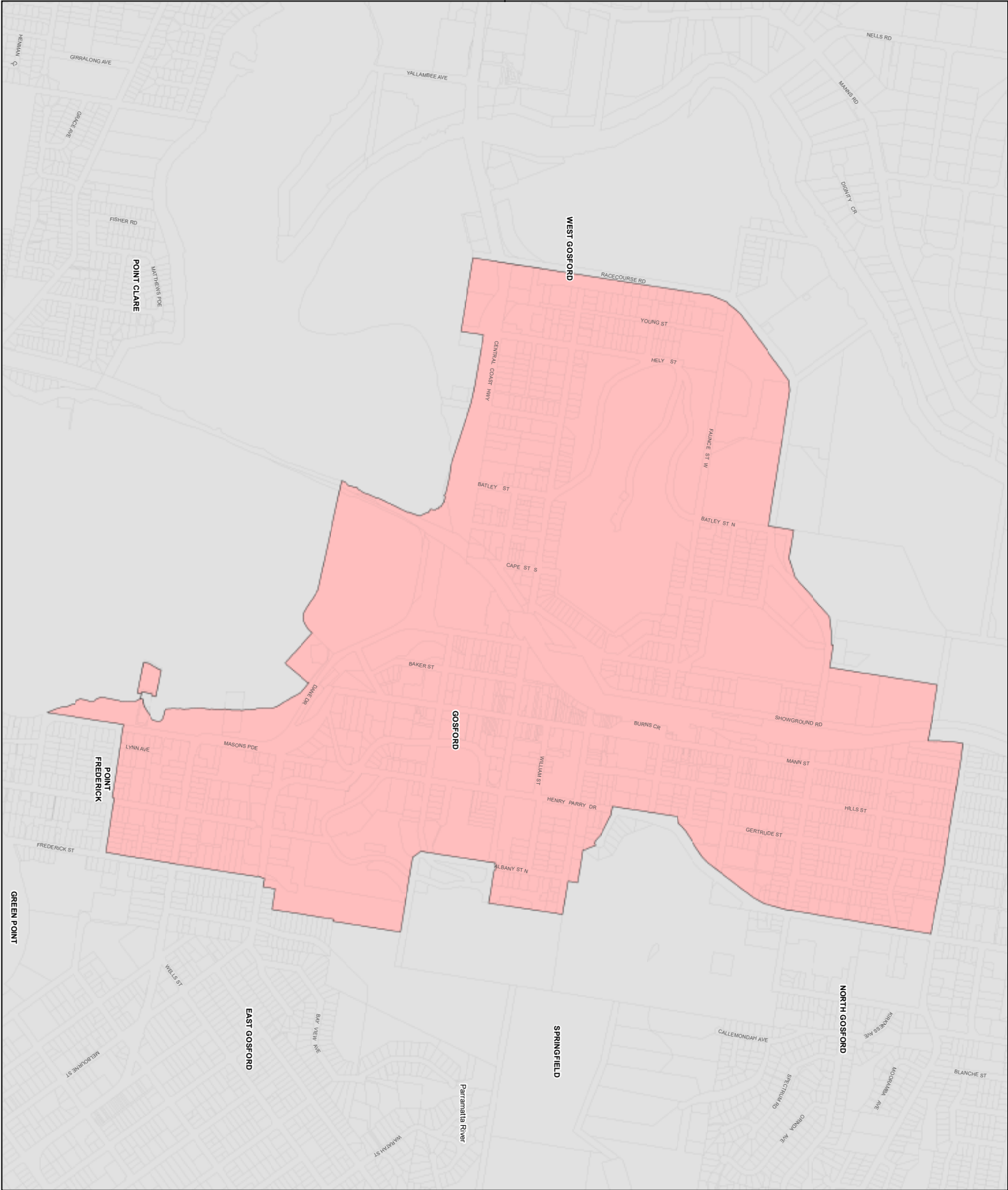
- Legend**
-  Cadastre 20/04/2018 © NSW LPI
 -  Gosford City Centre Boundary

DRAFT



Projection: MGA Zone 56
 Datum: GDA98
 Scale: 1:10,823 @ A3
 0 200 Meters

Map Identification Number
 EPA_ACT_ORD_SCA_GOS_001_20180420



Exclusions: Development exempt from a SIC:

- **school**
- **TAFE establishment**
- **emergency services facility**
- **health services facility owned or operated by a public authority**
- **passenger transport facility**
- **place of public worship**
- **public open space, including a public reserve**
- **drainage reserve**
- **public utility undertaking**
- **bus depot**
- **recreation area**
- **public amenities or public services, for which development contributions have already been imposed or may be imposed under a local infrastructure contributions plan of a local council**
- **infrastructure for which a contribution may be required in accordance with the SIC determination**
- **public housing and seniors or affordable (only where provided by a public authority).**

Contribution rate

The proposed Gosford City Centre SIC determination will set a contribution rate for development within Gosford City Centre. The proposed rate that applies in the calculation of the monetary contribution for new development is two per cent of the cost of development.

Calculating the development costs

The procedure for determining the cost of development will be derived from the procedure used by Council for local contribution plans, as outlined in clause 25] of the Environmental Planning and Assessment Regulation 2000.

The development cost calculation is completed by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including:

- erection of a building, or the carrying out of engineering or construction work including preparation costs such as excavation and site preparation
- activities to effect a change of use of land
- activities involved in undertaking the subdivision of land.

The following costs can be excluded when determining of the proposed cost of carrying out development:

- land costs
- marketing, financing or legal costs
- project management and building insurance costs
- taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

The development costs need to be compiled by a quantity surveyor, submitted at the time of lodging a development application, and revised for a modification application. The development costs will be indexed via a Producer Price Index (PPI) over the life of the development until the SIC payment is made. PPI is an index which relates more appropriately to construction costs as opposed to a Consumer Price Index.

Applicable infrastructure

The Gosford City Centre SIC is one of several funding sources proposed to support growth in the City Centre. The SIC can contribute to the following regional infrastructure:

- public domain works
- road and intersection upgrades
- pedestrian and cycleway connections
- community facilities and open space.

A proportion of the SIC (up to 1.5 per cent of the total costs collected) will support administration of the SIC and coordination of infrastructure delivery.

The UDIF identifies the regional infrastructure projects that can be considered for inclusion:

- improvements to Kibble Park
- connection over the rail corridor
- pedestrian bridge to connect the hospital, school and station
- Etna Street and Donnison Street bridge upgrades.

The final list of regional infrastructure to be included in the SIC will be published in the determination.

In implementing the Gosford City Centre SIC, the NSW Government will work with Central Coast Council to determine infrastructure priorities and coordinate funding and delivery.

Payment of the SIC

Contribution types

A SIC can be made as either a monetary contribution or works-in-kind (infrastructure provision or land), implemented through a works-in-kind agreement. Contributions may also be made as a combination of both a monetary payment and works-in-kind.

Timing of monetary contributions

The timing of when SIC payments are to be made needs to be balanced against the need for revenue security, existing statutory and business processes and cash flow. The timing of contribution payments aims to ensure infrastructure funding supports the optimal sequencing of infrastructure provision.

Payment of the SIC is required before the issue of the construction certificate to allow for payment security.

Collection mechanisms and processes

The proposed payment approach will be to integrate contribution payments into existing development assessment and approval processes. This achieves an effective and efficient payment of contributions and is critical to the timely estimation of SIC obligations and regional infrastructure funding.

To give the proposed Gosford City Centre SIC effect, the Minister for Planning will issue a direction under section 7.24 of the Act. The direction will require Central Coast Council, the Hunter and Central Coast Joint Regional Planning Panel (and any local planning panel), and private certifiers to impose where appropriate a condition of consent that requires payment of a SIC. An example of a potential condition is:

A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Gosford City Centre) Determination 2018 (as in force when this development consent becomes operative).

A proponent cannot apply for a construction certificate without written evidence from the NSW Department of Planning and Environment that the SIC has been made or that arrangements are in force to make the contribution.

If a consent authority fails to notate the condition, the condition is deemed to apply, and has the effect of requiring payment of the SIC, outlined in section 7.24(3) of the Act.

Figure 8 details the proposed SIC payment process.

Contribution management, monitoring and reporting

Transparent and accountable procedures are in place to manage infrastructure contributions and monitor delivery. This allows consent authorities, industry and the community to see that contributions are being applied appropriately.

Monetary contributions are held in the Special Contributions Areas Infrastructure Fund, established under the Act as a fund in the Special Deposit Account.

Payments from this fund can only be used for the delivery of infrastructure by public authorities, to meet administrative expenses, or as authorised by the Act or regulations (section 7.30). The NSW Department of Planning and Environment's Secretary administers the Fund in consultation with the Secretary of NSW Treasury.

The Department will implement a monitoring, evaluation and reporting program for the Determination that:

- stores SIC obligation assessments, keeps account of contributions and reports on disbursements of SIC funds for Gosford City Centre infrastructure projects
- uses housing supply forecasts to monitor growth and progress
- implements governance measures around collection and expenditure of funds, including annual reporting on contributions collected.

Administrative costs will represent 1.5 per cent of the total contributions collected for the Gosford City Centre SIC.



Step 1

Proponent to complete Department SIC eligibility and estimation form



Step 2

DPE to confirm the SIC payable for the development and any exemptions that apply



Step 3

Proponent to submit response to proposed SIC including any proposals for works-in-kind as an alternative to monetary contributions



Step 4

DPE to confirm how the SIC will be made



Step 5

Proponent to pay SIC



Step 6

DPE to issue a certificate of payment upon receipt of SIC payment for each development stage



For more information about the Gosford revitalisation visit www.planning.nsw.gov.au/gogosford