

# Gosford CBD and Waterfront Advisory Committee Meeting Record 4 March 2021



Location:	Zoom Meeting	
Date:	4 March 2021	
Time	Started at: 3.04pm	Closed at: 5.20pm
Chair	Glenn Cannard, Unit Manager Community Partnerships	
File Ref	F2018/00101	

**Present:**

Michael Conroy, Joy Cooper, Dianne Haydon, Chris Krogh

**Council Staff present:**

Julie Vaughan – Director Connected Communities (joined 3.15pm), Jamie Barclay – Unit Manager Economic Development and Project Delivery (joined 3.22pm), Beth Burgess – Unit Manager Libraries and Education (left 3.43pm), Glenn Cannard – Unit Manager Community Partnerships, Zoie Magann – Advisory Group Support Officer

**Item 1                    Apologies and Acknowledgement of Country**

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Apologies received: Edwina Nikora, Caine King – Urban Development Institute of Australia Central Coast Branch, Michael Papadopoulos – Roads and Maritime Services, Nicola Robinson – Central Coast Regional Development Corporation

The Chairperson welcomed the Advisory Group and completed an Acknowledgement of Country.

**Item 2                    Disclosures of Interest**

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No disclosures were received.

**Item 3                    Confirmation of Previous Meeting Record**

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The Advisory Group confirmed the Meeting Record from 3 December 2020. Some members reiterated their strong opposition to Council’s asset sale as discussed in Item 5, and felt this was not adequately captured in the previous Meeting Record.

Members have significant concerns about the proposed sale of various lots in Gosford as resolved at the 30 November 2020 Ordinary Council Meeting, particularly regarding the impact on surrounding businesses. It was noted that any future plans for the sites should consider existing strategies and community priorities, including the development of a Performing Arts Centre. Further discussion to occur in General Business.

The Advisory Group discussed the Action Log, noting updates on outstanding items.

#### **Item 4 Update on Regional Library**

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Beth Burgess (Unit Manager, Libraries and Education) provided a presentation on the regional library.

The following key points were noted:

- Provided overview of history of regional library project, which commenced with the former Gosford City Council.
- Parkside site in Donnison Street (opposite current library) has been selected for regional library.
- Council resolved to progress project with submission for Development Consent to Department of Planning at [8 February 2021 Council Meeting](#).
- Guiding design principle is to create a civic presence that people are drawn to with iconic views of the region.
- Building will include various features in addition to library space such as Council customer service space and collaboration spaces for community. Intended that building will have flexible function space that can host up to 300 people – available for use by community.
- Draft designs and video walkthrough of proposed space was shared with members. Noted that space meets requirements of State Library and community needs. Option for including additional levels was explored but not progressed.
- Question regarding facilities for senior citizens – staff advised there is no intention to close existing centres so specific facilities have not been included.
- Noted importance of improving connections within city centre (e.g. pathways from TAFE to library), also considering University of Newcastle is exploring option of campus in Gosford CBD.
- Member raised concerns about accessibility of regional library and ensuring space is welcoming for all.

Joy Cooper passed on thanks for staff at Umina Beach Library for their customer service and care for a community member.

#### **Item 5 Update on CBD Parking and Cost Benefit Analysis**

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Jamie Barclay (Unit Manager, Economic Development and Project Delivery) provided a verbal update on parking for Gosford CBD.

The following key points were noted:

- Council's current financial situation is impacting how parking and direction for CBD is progressing.
- Covid implications are still being considered. Noted that free bus shuttle was paused due to low utilisation.
- Range of modelling is being undertaken to see what can be done for parking in CBD. Also liaising with other government bodies to see if project could be delivered by State.
- Noted that site next to Central Coast Stadium is considered preferred choice for parking site based on community feedback.
- Questions regarding Crown Land status of parcels of land and how parking can be provided on these sites. Jamie advised parking is considered ancillary use so is permissible.
- Noted pathway has recently been completed by State Government along Racecourse Rd – this means there is scope to use areas outside CBD for travel.
- Question about Leagues Club Field development and impact on parking requirements for ATO building – did Council raise any issue with this? Jamie unsure but will follow up.
- There remain concerns about cost equity for commuters with regard to parking.

**Action:** Jamie Barclay to check if Council lodged submission regarding loss of parking due to Leagues Club Field development and report back to Advisory Group.

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## **Item 6 Update on Gosford CBD Survey**

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Chris Krogh provided a verbal update on the Gosford CBD survey undertaken by the University of Newcastle.

The following key points were noted:

- The online survey was open 8 November 2020 to 5 January 2021, and included 36 questions to gather feedback on individual's capabilities to lead their best life with regard to Gosford CBD.
- 486 completed responses and 195 incomplete responses were submitted.
  - Two thirds of respondents identified as female – this is in line with standard survey response demographics.
  - Most respondents are from the 45-60 age bracket. There were very few responses from young people.
  - Most respondents live in the 2250 postcode – not surprising considering survey relates to Gosford.
  - Results show that sample is skewed, likely due to survey distribution and reach (most people have completed higher education). These considerations will be included in any reports about findings.
- Preliminary findings show majority of respondents are not strongly connected to the CBD. There were mixed responses regarding how redevelopment is changing Gosford – highest proportion said changes have been for the better.
- Noted there are strong connections between people's perception of the city in relation to processes, people, places, potential and needs.
  - Many experience frustrations with processes relating to CBD and Council decisions.
  - Some negative feelings about groups related to CBD (main two being developers and homeless).
  - There is significant potential with regard to how space is used – would like to see more waterfront activation.
- Feedback is largely in line with that previously collected from community, particularly as part of Community Strategic Plan preparation.
- Survey also collected feedback about Covid effects, with regard to any positive implications that may be generated.

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## **Item 7 Updates from Advisory Group Members (Standing Item)**

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This item was considered as part of other discussion.

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## **Item 8 General Business and Close**

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Members returned to discussion about Council's asset sale as raised at the 3 December 2020 meeting.

Some members are concerned that Council resolved to sell its properties at 49 – 75 Mann Street and 126 Georgiana Terrace in the Gosford CBD, given the significant regional importance of these properties with

regard to existing strategies for the region. The delivery of a regional Performing Arts Centre is a key component of these plans and is likely affected by the proposed sale.

The Advisory Group suggested that assessment of tenders for the sale of these properties should give considerable weight to potential development that would support community deliverables identified in previous strategies for the CBD, including that of a Performing Arts Centre.

There were also concerns lots may not be sold at the right cost, however staff confirmed Council resolved the properties would sell for no less than market value as determined by an independent valuer. Staff advised there have been briefings and updates with the independent Property Advisory Panel.

**Action:** Julie Vaughan to chat offline with Joy Cooper about concerns regarding Performing Arts Centre.

**Recommendation:** That Council note some members of the Gosford CBD and Waterfront Advisory Committee oppose the sale of the Broadwater site (previously intended for Performing Arts Centre), Gosford Admin Building, and land behind the Central Coast Conservatorium as part of the asset sale.

**Recommendation:** That Council requests the Chief Executive Officer ensure tender processes for the asset sale give considerable weight to community deliverables identified in previous strategies for the CBD, including that of a Performing Arts Centre.

The meeting closed at 5.20pm.