



Civic Improvement Plan



Revitalising Gosford

CITY CENTRE PLAN



NSW GOVERNMENT
Department of Planning





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● citiesTASKFORCE

This document was prepared by the Regional Cities Taskforce, a group that included planners and urban designers from the Department of Planning and the local council for each of the six regional cities.

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1. Introduction

The Civic Improvement Plan for the Gosford city centre provides a description of the civic infrastructure needed to support the growth and development of the city centre, and outlines the framework for contributions to be made from development towards the funding and provision of the infrastructure in association with future development in the city centre.

This Plan is one of four documents prepared jointly by the Department of Planning and Gosford City Council for the Gosford city centre as part of the Cities Taskforce established by the Minister for Planning. The four planning documents comprise a Vision, Local Environmental Plan (LEP), Development Control Plan (DCP) and Civic Improvement Plan.

This Civic Improvement Plan is a critical component to achieve the city vision, high quality urban design and public domain character for the Gosford city centre described in the accompanying Vision document. The Vision establishes the nexus between growth, development and the need for public domain projects identified in this Plan. It sets objectives and design principles for the public domain and special projects needed to support growth and development in the city centre permitted

under the accompanying LEP and DCP. The development of these public domain and special projects is integral to the successful revitalisation and growth of the city centre.

The Civic Improvement Plan includes public domain projects for open space and recreation facilities bushland and environmental conservation works, library and community facilities, transport and access management works, and stormwater management works. The special city projects include the development of a waterfront precinct and a cultural centre. These are important components for the character and sustainability of the city centre.

The public domain projects and special city projects are to be partly funded by monetary contributions from new development within the Gosford city centre under Section 94A of the Environmental Planning and Assessment Act 1979 (EP & A Act) as described in this Plan. The monetary contributions required from new development in the city centre are summarised in the following table.

TABLE 1: SUMMARY OF DEVELOPMENT CONTRIBUTIONS

Projects	Development Levy / Contribution	Levy/ Contribution Rate
Public Domain Projects and Special City Centre Projects	S.94A Levy	4% of the cost of development

TABLE 2: SUMMARY OF PROJECTS

Public Domain Projects	
Open space and recreation facilities	\$3,300,000
Bushland and environmental conservation works	\$5,220,000
Transport and access management works	\$85,340,000
Stormwater management works	\$23,336,000
Total	\$117,196,000
Special City Projects	
Waterfront precinct	\$15,000,000
Cultural centre	\$15,000,000
Library and community facilities	\$15,270,000
Total	\$45,270,000

2. Public Domain Projects

2.1 PLANNING AND DESIGN FRAMEWORK

The planning context and framework for the improvements to the public domain in the Gosford City Centre is set out in the Vision Statement for the City Centre which accompanies this Plan. This Civic Improvement Plan consists of a number of civic initiatives. As redevelopment occurs throughout the city developer contributions can be used to assist the implementation of the Vision. This Plan will contribute to the process of transformation across the City that embraces the principles of sustainable development. The foundation of this plan is the holistic consideration of the city's ecological, social, cultural and economic basis. Gosford is located within a landscape of natural beauty and one aim of the Civic Improvement Plan is to integrate the urban form and landscape, reinforcing the city's relationship to its natural setting and its continued functioning.

This section of the Civic Improvement Plan identifies projects for enriching and expanding the public domain including open space and recreation facilities, bushland and streetscapes, community facilities, transport and access, and stormwater management.

These projects are to be funded by S.94A contributions from new development as set out in Section 4 (page 38).

The public domain framework plan is included at Figure 1.

Objectives

The objectives of the public domain projects are to:

- Improve the quality of the public domain and environment.
- Raise awareness of the urban and natural environment and the ecological systems that must function in order to retain the health of that environment.
- Strengthen community identity by fostering the city's 'Sense of Place' and a respect for landscape and culture.
- Enhance recreational opportunities.
- Engage the community in the process of change.

- Act as a catalyst in the revitalisation of the city centre, attracting investment opportunities and improving employment prospects.

Principles

- Recover the natural relationship of the city to the sea and bushland.
- Respect the city's heritage, reinforcing traditional street patterns and alignments.
- Provide recreational and community facilities for community use.
- Ensure the continued functioning of transport/ access systems.

Design strategies

- Introduce water and biodiversity sensitive designs that enhance the environment as well as create attractive public amenity.
- Re-inforce Mann Street as the city's civic spine.
- Re-align 'Wharf Road' to re-connect Mann Street to the water.
- Respect the permeable nature of the city grid and create a city-wide landscaping plan.
- Re-align and landscape Dane Drive to change its highway character to a waterfront boulevard.

2.1.1 Open space network

The city has a number of significant open spaces. Key among these are the nature reserves on Mount Mouat and Presidents Hill, Kibble Park, Burns Park and the waterfront. These open spaces can perform an important environmental function as well as providing amenity in the urban environment. At present they are disconnected throughout the city and offer limited amenity and access.

Objective

To unify the existing fragmented open spaces and create additional spaces to develop a sequence that links the waterfront to the city and surrounding hills.

FIGURE 1: PUBLIC DOMAIN FRAMEWORK PLAN



The framework outlines where landscape should relate to key streets and where water sensitive urban design can reinterpret the location of the original streams in Gosford.

2. Public Domain Projects

Principles

- Improve the environmental value and amenity of the public open spaces
- Provide coherent and legible links between them.
- Ensure open space fulfils a number of functions; environmental management, pedestrian connectivity and recreational amenity in a way that strengthens the relationship of the city to its setting.

Strategy

- Re-connect and reinforce the public open space network with the concept of the Urban Stream to the waterfront and through the East-West street landscape to local hills.

2.1.2 Urban biodiversity design

Objective

To create a place specific to site where the vegetation supports environmental values by promoting biodiversity, connectivity and enhancement of habitat as well as providing amenity in terms of shade, pedestrian scale and legibility.

Principles

The selection of plant species in the public domain should be dependent on the location of the street or public place in relation to its landscape setting. For example, littoral rainforest species should be used in the lower sections of the valley and Hawkesbury sandstone species on the upper slopes.

Strategy

An Urban Biodiversity Planting Plan should be developed for the city with appropriate plant species (street trees and mass planting) selected according to location, specific opportunities and constraints such as urban scale, local character, overhead and underground services, soil types, drainage and street parking requirements. The Urban Biodiversity Planting Plan should aim to implement the following:

Habitat Links

- Provide suitable habitat and wildlife refuge
- Reinforce vegetation links across the city between Mount Mouat and Presidents Hill, and from the city to Brisbane Water.

Planting Style

- Reinforce the fine and coarse grain of street pattern with the scale of trees. Large scale for large spaces and smaller, more intimate for finer grain, pedestrian spaces.
- Where visibility is required for pedestrian or vehicular safety, plant trees combined with low ground cover.
- Combine, where possible, vertical layers of planting from grasses and ground covers, to low and medium sized shrubs and then tree canopy.
- Ensure trees in both cases are clean trunked with a high canopy to allow for clear visibility beneath the canopy.
- Create, through planting a variety of different habitats, responsive to specific microclimatic conditions.
- Use locally indigenous species of provenance to the Narara valley area.
- Where appropriate use native and exotic plantings in suitable areas as highlights within the indigenous plantings.

Public Amenity/Safety

- Ensure ease of access on paths near all plantings
- Maintain ample shade in all public places and enhance local microclimates.

Bushfire threat abatement planting

Because the city is surrounded by bush, the threat of fire during the summer months is of concern.

A buffer planting of littoral rainforest species along the CBD boundaries (either in existing reserves or as street tree planting), may help to reduce that threat. Possible species are listed on page 7, however a full analysis of the potential to use this type of planting

to mitigate fire hazard should be explored in the Biodiversity Planting Plan.

Community education

- Develop a community education/ participation program as part of the overall urban biodiversity strategy to increase community understanding and responsibility for biodiversity in their neighbourhood.

Suggested Tree Species (based on soil types)

Wyong soil landscape:

Eucalyptus longifolia, *Eucalyptus robusta*, *Eucalyptus saligna*, *Melaleuca linariifolia*, *Melaleuca styphelioides*, *Casuarina glauca*.

Erina soil landscape:

Eucalyptus pilularis, *Syncarpia glomulifera*, *Corymbia maculata*, *Angophora costata*, *Eucalyptus paniculata*, *Eucalyptus saligna*, *Allocasuarina torulosa*.

Suggested Tree Species (Bushfire abatement)

Syzygium paniculatum, *Elaeocarpus eumundi*, *Harpullia pendula*, *Eucalyptus robusta*, *Ficus obliqua*.

For a full list of recommended species, refer Appendix.

2.1.3 Water sensitive urban design

Water Sensitive Urban Design (WSUD) aims to integrate the urban built form and the three aspects of the urban water cycle, namely potable water, wastewater and stormwater, to minimise impacts on the natural water cycle. WSUD promotes sustainable water cycle management and protects aquatic ecosystems by improving the quality and quantity of stormwater discharges.

Objective

This WSUD strategy aims to enhance the visual quality and amenity of the urban environment by integrating natural water flows into the urban fabric. This integration will create a unique urban form for the city while reflecting

a renewed respect for the natural ecological processes of the landscape and the city as a 'Living Place'.

Principles

- Reduce organic loading into Brisbane Water.
- Reduce typical urban pollutants in accordance with current best practice objectives.
- Reduce the volume of urban runoff.
- Protect and/or rehabilitate existing waterways whenever practicable
- Re-establish natural waterways.
- Limit peak flows to natural catchment levels up to the 1 in 5 year Annual Recurrence Interval event.
- Ensure flood protection up to the 1 in 100 year Annual Recurrence Interval event.

Strategy

The Urban Stream

The 'urban stream' is an interpretation of the original creek that flowed through the valley and emptied into the Broad Water. It operates as a sequence of water treatment strategies that use the public domain (streets and parks) to filter and detain stormwater flowing through the catchment. It is meant to operate as a flexible system, so where WSUD strategies are not able to be implemented, the stream may be interpreted through public art or water features.

The Urban Stream framework incorporates the foreshore and its associated wetland and water gardens, Baker Street, Kibble Park and Burns Park, where the stream has the potential to connect (either symbolically or physically) to WSUD strategies associated with the Gosford Hospital precinct. The stream traces the natural flow path through the city and acts as part of the overland flow path in times of flood. As well as performing an important environmental function and operating as a source of public amenity for the city, the Urban Stream reinforces the pedestrian network linking city to sea and follows what is likely to have been the traditional indigenous pathway between Brisbane Water and the Bora ceremonial ground near Ourimbah. Nominated potential

2. Public Domain Projects

links between elements reflecting overland flow paths that are currently obstructed by development. While the Urban Stream framework focuses on specific sites and the links between them, all streets have the potential to incorporate water sensitive urban design strategies (eg. rain gardens or swales), either in the footpath or incorporated in parking lanes. The following treatment strategies are recommended.

Bioinfiltration Swales

Bioinfiltration swales are vegetated channels for the conveyance of stormwater runoff combined with stormwater filtration systems of a prescribed media (eg. sandy loam) which drain a portion of the runoff into the surrounding soils.

Rain Gardens

Rain gardens are small-scale wetlands which filter water through sand/organic mulch medium and are used for stormwater quality treatment, floodwater detention and as ornamental features.

Detention

Parks in the open space network, and particularly Kibble Park, provide an opportunity to detain water and thereby provide relief to the existing stormwater infrastructure.

Wetland/Park

A wetland and series of water gardens on the waterfront interpret the original creek and its relationship with Brisbane Water. It is fed from the urban stream in Baker Street and from grey water generated by adjacent new development before it is discharged into Brisbane Water.

2.1.4 Street typology

Objective

To develop a consistent hierarchy of street types that reinforce the grid structure and the city's relationship to its landscape setting, while improving urban amenity.

Principles

- Consistent treatments for each street type should be developed using the following principles:
 - Simple kerb separation between pedestrian and vehicles to avoid overuse of bollards.
 - Street tree planting consistent with the urban biodiversity design strategy.
 - Incorporation of water sensitive urban design principles.
 - Continuous canopy where possible.
 - Vertical layering of vegetation where possible.

Key street types

- **East west streets:** Form an important part of the open space network, visually connecting the surrounding hills to existing open space in the city. Retain existing street section, incorporate WSUD strategies where possible, plant with wide canopied eucalypts to visually link with Rumbalara Reserve and Presidents Hill.
- **Civic spine:** Mann Street is the city's historic civic spine. Base streetscape design on current streetscape improvements. Allow for uncluttered footpaths, with a minimal use of bollards to separate pedestrian and vehicular traffic. Plant large spreading rainforest trees to achieve a continuous canopy where possible.
- **Baker Street:** Reinforce the street's relationship to the original creekline with 'Urban Stream' strategies eg. incorporate swales and rain gardens as part of street infrastructure. Plant with littoral wetland/ rainforest species.
- **Dane Drive:** Boulevard with wide parking lane, four lanes of traffic, and median with iconic waterfront planting eg. *Araucaria cunninghamii*.
- **Laneways:** Provide through block connections to form fine grain scale in the city centre. They should have active frontages and be accessible 24 hours a day.

They will not usually support vegetation but may be appropriate places for art work or interpretation of local history.

2.1.5 Pedestrian network

The city's existing pedestrian network is fragmented with an unclear visual hierarchy that takes little advantage of the city's dramatic landscape setting.

Objective

- To create an easy and legible pedestrian and cycle passage through the city, taking advantage of the unique qualities of the city's natural setting.
- To provide safe and equal access for pedestrians across the entire city.

Principles

- Strengthen the pedestrian network with consistent street paving, lighting and landscape design with a permeable street grid and a consistent tree planting strategy.
- Develop safe pedestrian north-south connections through Dane Drive and a public promenade along the Brisbane Water frontage.
- Integrate the pedestrian city network with a safe and direct connection to the waterfront in order to enhance the connection of the city to its landscape setting.
- Create a sequence of legible urban spaces.
- Re-connect local and regional cycle routes through the CBD and along the waterfront.

2.1.6 Furniture and paving

Furniture/paving/lighting

Objective

To achieve a unified and consistent paving treatment, range of quality street furniture and street lighting throughout the city to improve visual quality, accessibility, legibility, safety and satisfy maintenance requirements.

Principles

- Ensure a consistency of treatments and use of materials throughout the city that have realistic maintenance and replacement requirements.
- Keep any changes consistent with the current style unless a complete phasing out of the replaced item is envisaged.
- Consider the sustainable use of resources such as: energy efficient lighting, separable garbage system for recycling, material selection (sustainable timber products, non-toxic finishes, recycled content in steel and aluminium).

Strategy

Public Domain Technical Manual for furniture, pavements and treatments at special locations eg. kerb ramps. The manual should include:

- A review of the existing range of street furniture and paving to ensure it provides simple, low cost, easy to maintain, flexible, safe and comfortable furniture.
- A pedestrian street lighting strategy for the city and the Brisbane Water Waterfront.

Public safety

Objective

To enhance public safety throughout the city.

Principles

- Implement the principles of 'Safety by Design' throughout the public domain and at the interface with private developments.
- Design public transport nodes and places of congregation such as the waterfront, Mann Street, Kibble Park and Burns Park in consultation with Gosford police to enable informed decision making with regard to public safety.
- Encourage safe 'street life' at night with outdoor areas for cafes and restaurants.

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2.1.7 Public art

Objective

To foster a creative environment in which community values and 'Sense of Place' can be expressed within the public domain.

Principles

- Develop a public arts program which will encourage the community to engage in public artistic expression, interest and discussion.
- Use public domain projects as an opportunity for the community to participate in the process of changing their City through the integration of community events and multiple artistic mediums in the process.
- Use art to enable an understanding of the interrelationship between people and their environment 'respect for place' and the reconciliation of past, present and future cultures.

2.2 OPEN SPACE AND RECREATION FACILITIES

Public open space plays an important role in meeting the recreational and social needs of the city community. To provide amenity for the future residential and workforce community in the city centre and surrounding suburbs, there will be a need to provide active structured open space, clearly distinguished public spaces, and local open space areas.

The city has a number of significant open spaces. Key among these are the nature reserves on Mount Mouat and Presidents Hill, Kibble Park, Burns Park and the waterfront. These can perform an important environmental function as well as providing amenity in the urban environment.

Many existing open space areas can be developed further to deliver improved recreation opportunities. Many of these existing assets have the necessary size, topography, ease of access and potential range of recreation settings to enable them to function within a designated open space category, subject to appropriate augmentation/ embellishment.

Strategic locations for open space and recreation facilities to meet the demands of the new population of Gosford city centre and surrounding suburbs are described in the works schedule. Facilities will be provided in locations where they can most effectively satisfy the needs of the surrounding population. Open space and recreation facilities will be provided throughout the contributions area to which this plan applies in locations which are accessible to the contributing population. The location and design concepts for the facilities will be determined as part of Council's annual management plan process during the plan period.

The 'qualitative' as opposed to 'quantitative' provision approach is consistent with previous open space strategies and development contributions plans, and reflects the contemporary method of planning for open space. Council has developed plans of management for its parks. Embellishment works involving these facility types would include earthworks, turfing, drainage, planting, play equipment, sports equipment, sports installations, picnic facilities, amenity buildings, fencing, lighting and irrigation.

Council's Strategic Plan 2003 – 2008, Community Plan 2001 and Public Domain Plan sets out the rationale and delivery options for upgrading and augmenting local parks, district parks and reserves. These include:

- provide new soccer, cricket and netball facilities according to demonstrated needs
- continue to upgrade sportsgrounds – with floodlighting, improved playing surfaces, amenities, drainage, irrigation, car parks, and adjacent playground facilities

FIGURE 2: OPEN SPACE LANDSCAPE IMPROVEMENTS



- joint ventures with schools with adequate land for sports field development and/or upgrading
- reconfiguration of existing sports space
- progressively develop new local parks in areas where suitable undeveloped land is available
- provide new and/or upgrade existing playgrounds
- provide new and/or upgrade existing park furniture, pathways and landscaping on passive recreation reserves
- progressively augment the existing network of local and regional walking and cycling trails and paths
- review and update existing parks plans of management
- provide a range of youth-oriented play facilities (including skate facilities, basketball)
- rings and play facilities for youth at key accessible sites within the Contributions Area.

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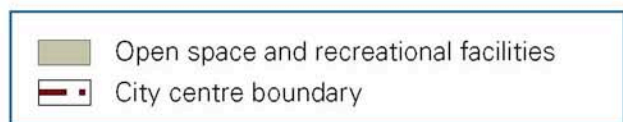
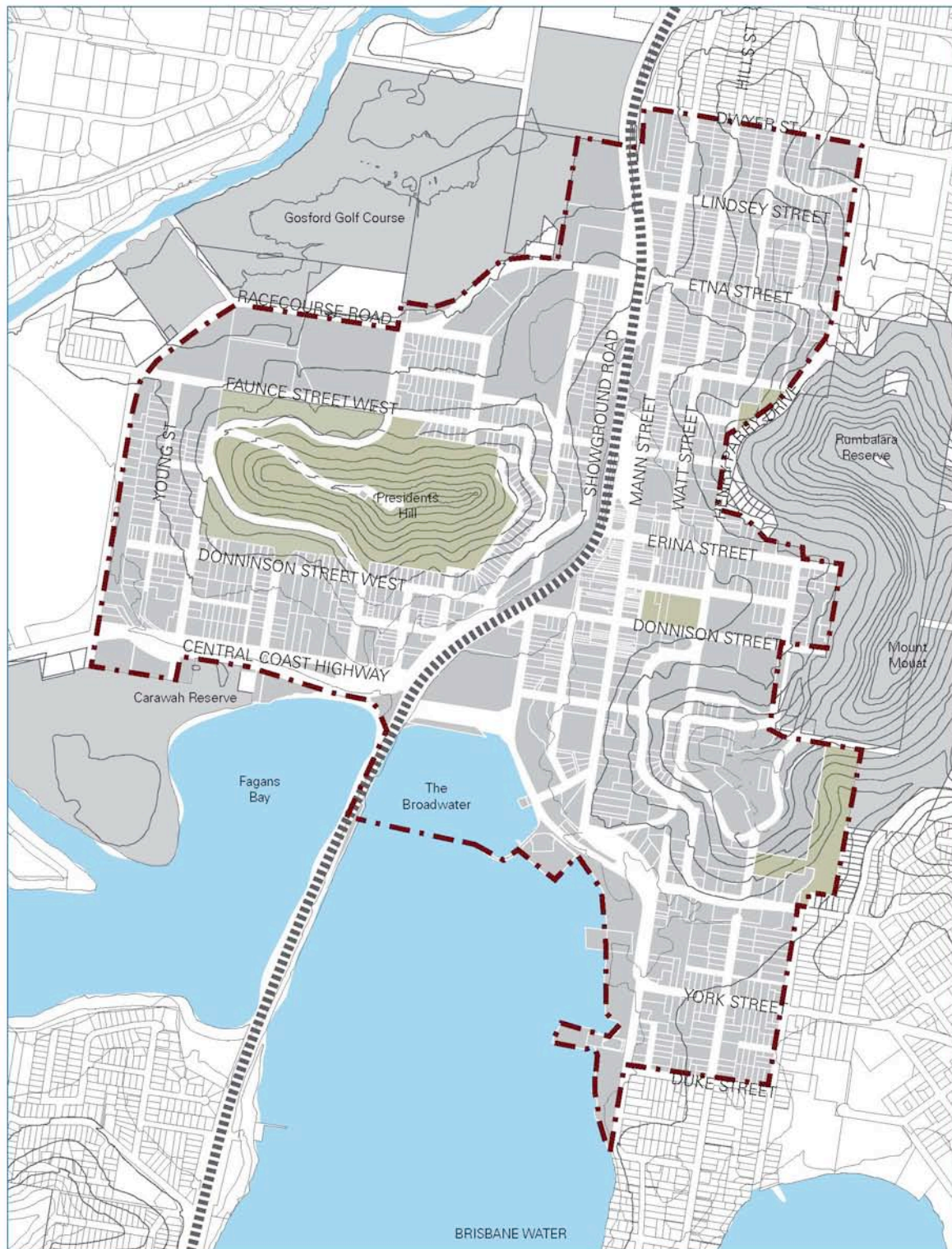
The aim of these open space projects is to revitalise the city centre, provide recreational opportunities, integrate with the natural setting and to assist residents to embrace ecologically sustainable development. A range of facilities will be required as a consequence of growth in and around the Gosford's city centre. The facilities proposed are intended to enhance the amenity of the centre as a place to live and do business.

Table 3 outlines the proposed works for public open space and total costs.

TABLE 3: OPEN SPACE AND RECREATION FACILITIES

Item	Description	Total cost
Kibble Park Upgrade (Part)	Paved civic plaza with lighting, grassed and landscaped park with lighting, and a Café.	\$2,300,000
Disability Playground	Development of a disability playground to be sited centrally within the CP boundary area	\$300,000
Park Furniture augmentation	Additional park furniture (not associated with playground facilities as per Gosford Regional Playground Strategy)	\$350,000
Other parks embellishment	Development of shade structures over selected play equipment and park furniture, landscaping, pathways etc	\$350,000
TOTAL		\$3,300,000

FIGURE 3: LOCATION PLAN



2. Public Domain Projects

2.3 BUSHLAND AND ENVIRONMENTAL CONSERVATION FACILITIES

The scenic and natural qualities of Gosford's bushland setting and the recreational opportunities it provides are significant contributors to Gosford's quality of life. Bushland is an asset which needs active management to enable the city population to experience the bushland amenity as a natural heritage item. Protection, maintenance and enhancement of Gosford's bushland have been identified as a key priority in Council's customer satisfaction survey. Enhancement and embellishment of the natural reserves is required to support the growth and development of the city centre.

Gosford has a relative abundance of bushland reserves however many of these areas are not currently usable or accessible as a recreational resource. The extent of required works is based on qualitative factors rather than quantitative standards. This plan identifies appropriate embellishment or regeneration works which will maintain Council's commitment to protecting the bushland both with this area to which this plan applies and the LGA. These embellishment works are distinct from maintenance works and are specifically aimed at supporting the recreational and biodiversity aspects of these areas. The embellishment projects will provide important and peaceful recreation opportunities for residents and workers in the city centre.

This plan identifies certain types of bushland and environmental works which Council intends to implement to safeguard the environmental quality of the area to which this plan applies. Further detail on design concepts for the facilities will be determined as part of the annual management plan process during the plan period. The range of works have been determined on the basis of an assessment of the impacts and demand as a result of new development.

New development will generate the need for the following types of works:

- bushland rehabilitation and regeneration
- augmentation of bush walking tracks
- provision of new recreational facilities such as lookout points and picnic facilities.

Council has quantified the impact on, and required works to address, bushland and biodiversity issues. These works are a component of a wider program of bushland and environmental works which Council provides. Council commences projects as funds become available. Council considers the merits of a set of alternate proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule is therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

Bushland reserves

The relevant bushland areas affected are listed below:

- Rumbalara Reserve
- Presidents Hill Reserve
- Carawah Reserve.

The total cost for rehabilitation of bushland generated by new development is \$980,000.

City centre public domain

The proposed public domain projects are 'connecting projects' that integrate urban forms using natural features, and provide an opportunity to integrate these forms into an open space network. The natural topography, water flows and biodiversity of the valley are used as the basis for urban design projects linking urban form back to the city's landscape setting. The total cost of these works will be \$4,237,125.

These projects include:

- The Civic Spine (Mann Street);
- Baker Street; and
- Green Fingers (east-west streets).

FIGURE 4: BUSHLAND RESERVE FACILITIES



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Civic Spine

The Civic Spine upgrade will consist of constructing 'rain gardens' within the existing infrastructure. Rain gardens are small-scale wetlands which filter water through sand/organic mulch medium and are used for stormwater quality treatment, floodwater detention and as ornamental features. 'Rain gardens' will be provided on both sides of the road between Dane Drive and Racecourse Road. The design principles for the civic spine include:

- Use current streetscape improvements as a basis for further streetscape development consistent with the WSUD principles and the recommendations of the Public Domain Plan.
- Plant grand street trees such as *Flindersia schottiana* (Bumpy Ash) to provide shade and urban amenity.
- Provide shade through the use of awnings.
- Use consistent street furniture, paving and appropriate lighting.
- Introduce rain gardens where possible to define parking bays while treating stormwater and linking the civic spine to the urban stream project.
- Connect the civic spine to the waterfront.
- Maintain the cultural heritage of the street.

FIGURE 5A: CIVIC SPINE

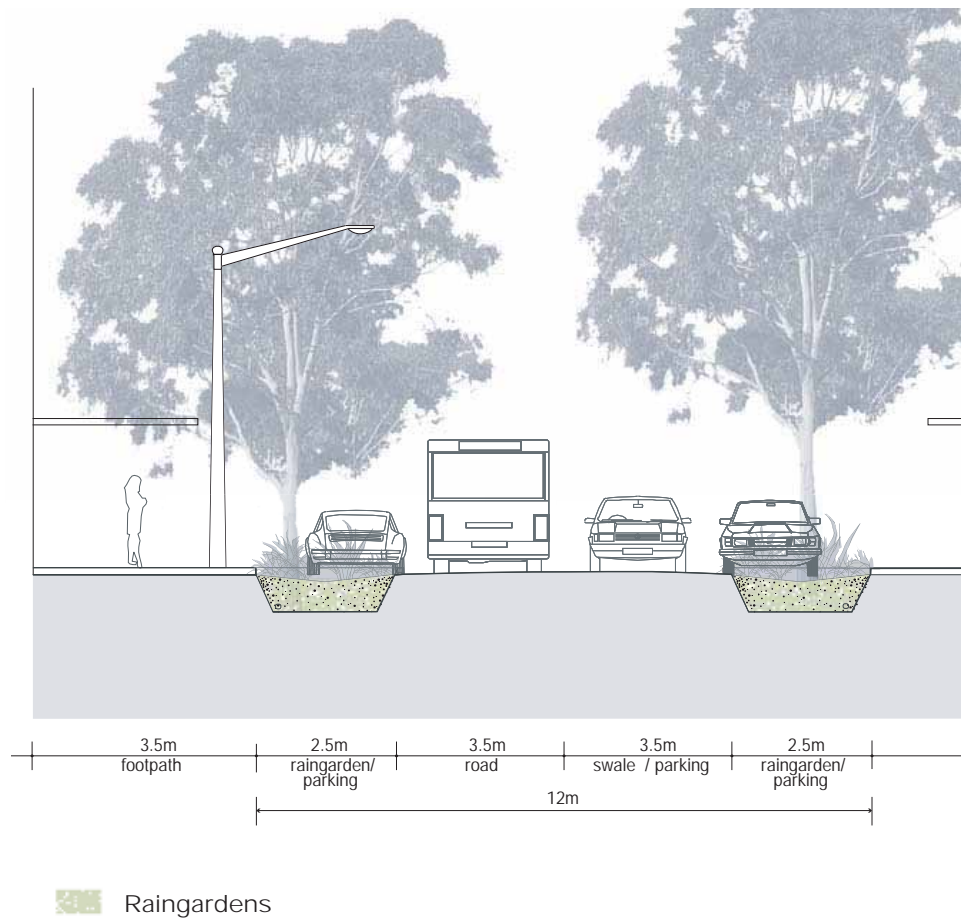
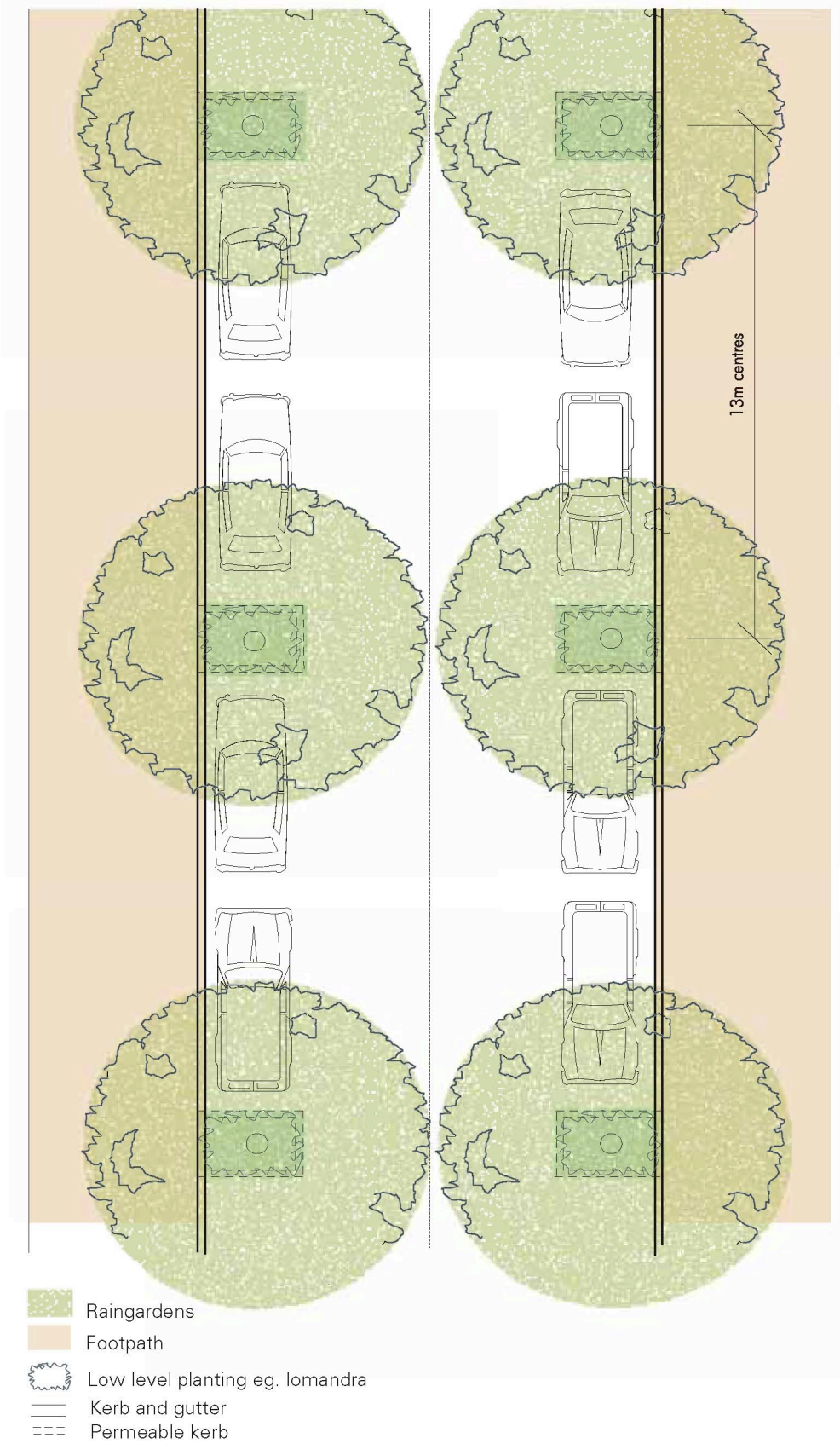


FIGURE 5B: CIVIC SPINE



2. Public Domain Projects

Baker Street

The Baker Street Upgrade will consist of constructing 'rain gardens' and 'urban streams' within the existing infrastructure. 'Rain gardens' will be provided on the right side of the road and the 'Urban Stream' on the left side of the road between Georgiana Terrace and Donnison Street. The design principles for Baker street include:

- Strong expression of the urban stream.
- Use of littoral rainforest species to define the low point in the valley.

- Narrow carriageway to allow the urban stream to be uninterrupted.
- Provide consistent street furniture, paving and appropriate lighting
- Walkways to traverse the urban stream.
- Rain gardens on the opposite side of the street to match the urban stream planting while allowing increased pedestrian circulation.

FIGURE 6A: BAKER STREET

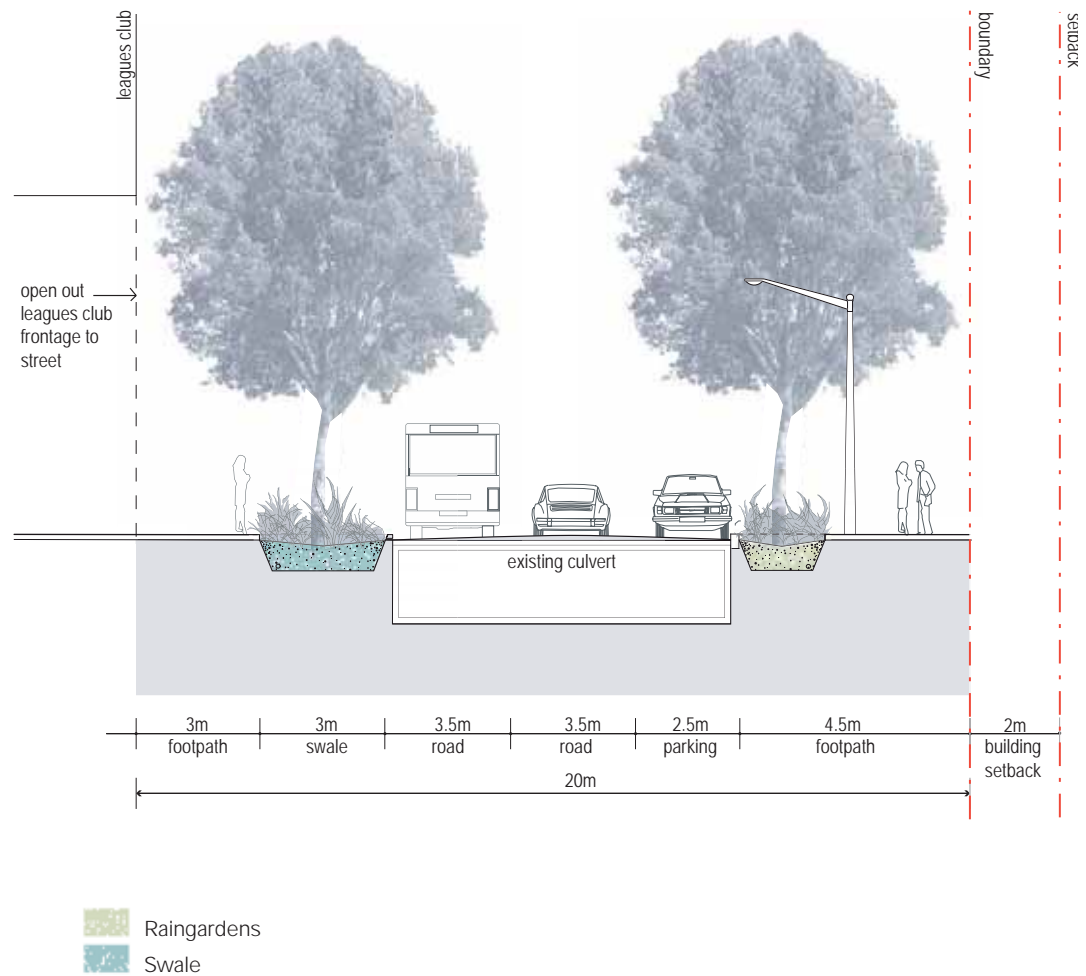
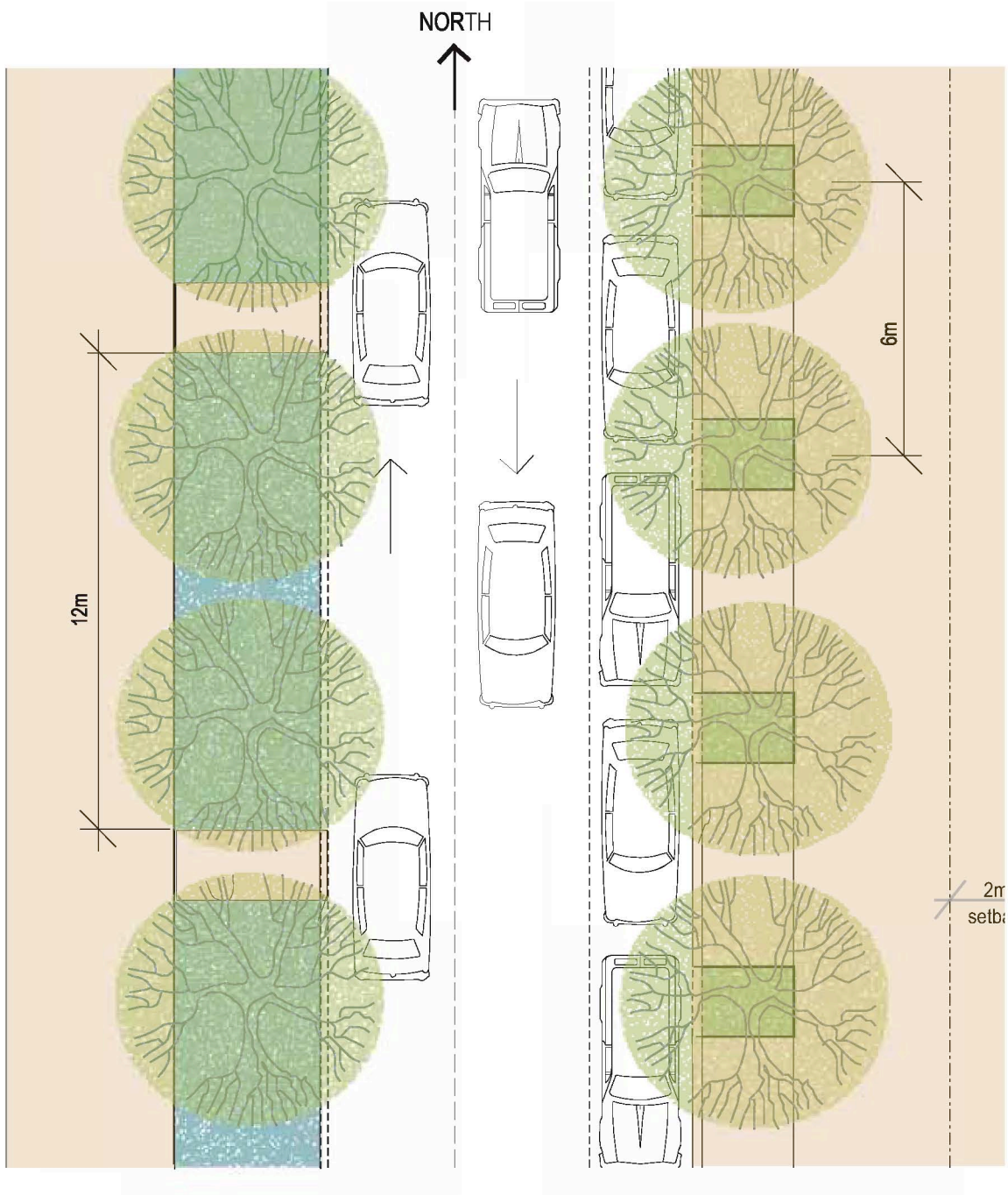








FIGURE 6B: BAKER STREET



-  Raingardens
-  Urban Stream / Bio infiltrated swale
-  Footpaths / walkways
-  Paving restraint
-  Kerb and gutter
-  Permeable kerb

2. Public Domain Projects

Green fingers

Another strategy is the creation of the 'Green Fingers', which form an important part of the open space network, visually connecting the surrounding hills to existing open space. The upgrade will consist of providing 'rain gardens' along both sides of the streets that run east-west including Donnison Street, William Street, Erina Street and Faunce Street. The design principles for the Green Fingers include:

- Establish street trees in the east-west streets consistent with the principles of the urban biodiversity strategy and as major links with the natural ridgeline areas.
- A continuous street tree canopy of wide spreading trees will provide opportunities for corridors of movement for insect, bird and animal species.

Table 4 outlines the proposed works for bushland and environmental conservation facilities, the capital cost of providing the facilities, and total costs.

TABLE 4: BUSHLAND AND ENVIRONMENTAL CONSERVATION FACILITIES

Item	Description	Total cost
Embellishment of Rumbalara Reserve	Walking track, lookout and picnic area and enhancement	\$510,000
Embellishment of Presidents Hill Reserve	Walking track, lookout and picnic area and enhancement	\$220,000
Embellishment of Carawah Reserve	Picnic area enhancement	\$250,000
The Civic Spine (Draft Public Domain Plan)	Rain gardens will be provided on both sides of the road between Dane Drive and Racecourse Road	\$1,110,975
Baker Street (Draft Public Domain Plan)	Rain gardens on the right and the 'Urban Stream' on the left side of the road between Georgiana terrace and Donnison Street	\$890,000
Green Fingers (Draft Public Domain Plan)	Rain Gardens along east-west streets including William, Faunce, Erina and Donnison	\$2,236,150
TOTAL		\$5,217,125

FIGURE 7A: GREEN FINGERS

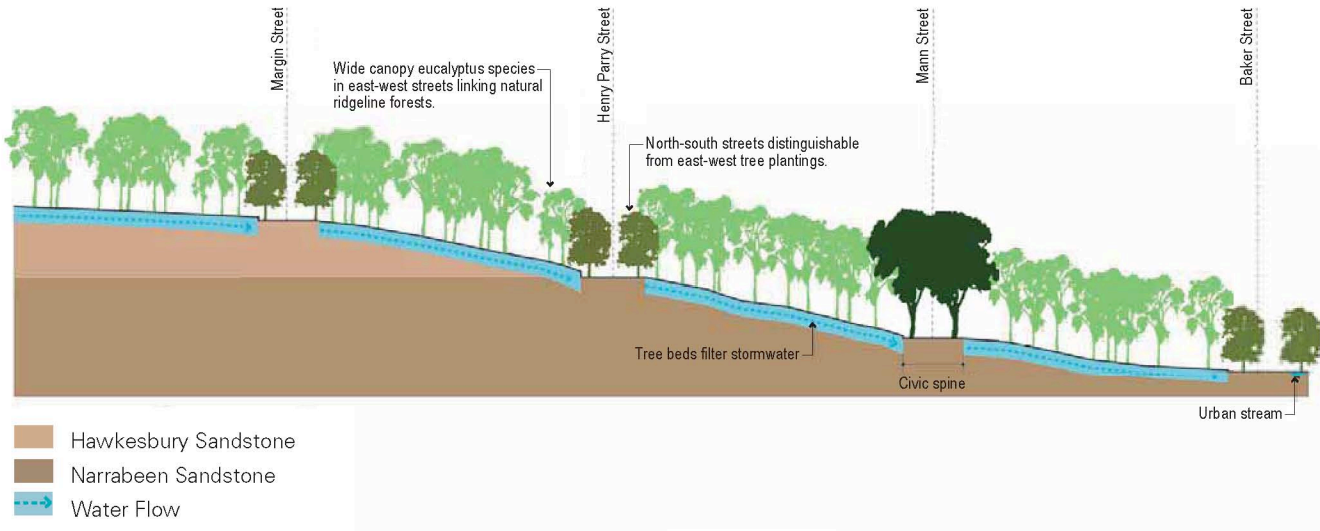
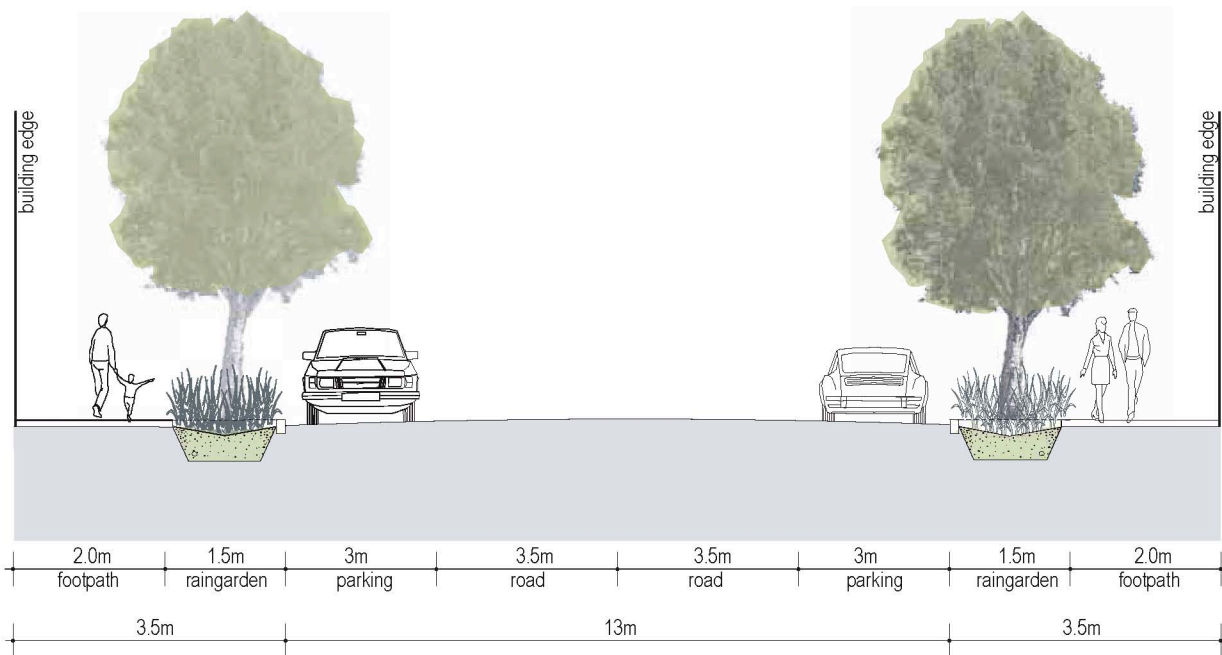


FIGURE 7B: GREEN FINGERS



2. Public Domain Projects

2.4 TRANSPORT AND ACCESS MANAGEMENT

Safe and efficient road transport access is critical to the growth, development functioning and operation of the Gosford city centre. Council and its consultants have developed a transport model for Gosford City Council covering the Gosford-Wyong region which was used to forecast changes in traffic volumes at key roads, with and without new development and develop a works schedule of upgrade works. Traffic upgrade works presented in this plan is based on traffic results contained in the "Gosford City Centre LEP Review Transport and Traffic Report, Final Report June 2004" and supplementary modelling undertaken by Irwinconsult Pty Ltd as well as previous contribution plans numbered 164, 43B, 57A, 49A, 50A.

Growth and development in the Gosford city centre and surrounding suburbs and consequent additional traffic generation

will result in the need for augmentation and/or additional traffic management facilities. These facilities will be located both within and outside of the area to which this plan applies.

Table 5 outlines broad traffic-works classification systems by project function and cost apportionment.

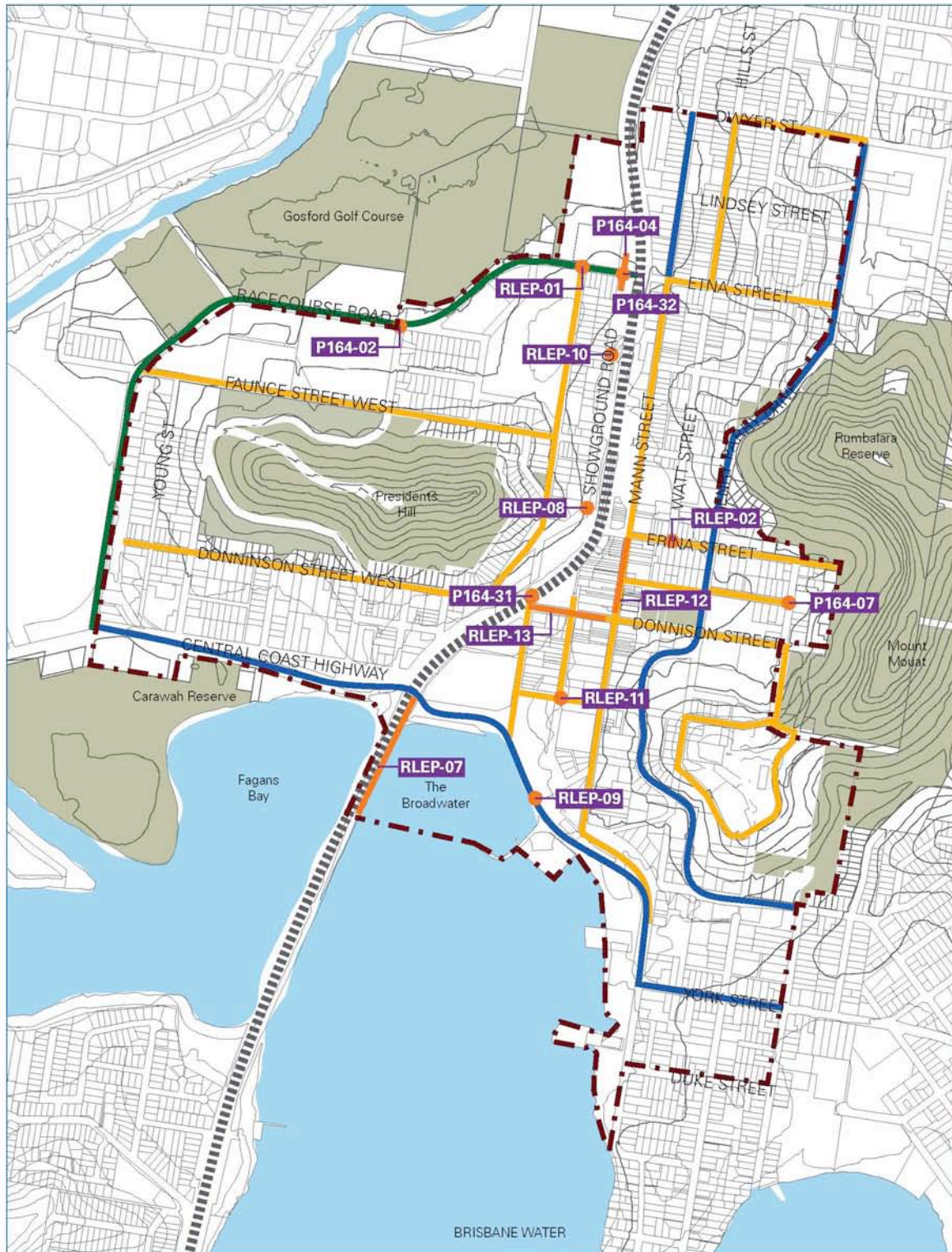
Car parking

The Gosford CBD strategic plan identifies that the provision of additional short-term offstreet parking in association with new development is part of a balanced approach to ensuring that the CBD is competitive with other major centres. The provision of off-street car parking to service commercial and retail activities of the Gosford CBD is an important component of strategic planning to develop the centre's long-term competitiveness.

TABLE 5: BROAD TRAFFIC WORK CLASSIFICATIONS

Traffic works	Description	Apportionment basis	Generic projects types	Cost
A	Major on street capital works	Partial based on traffic model	Grade separation, new/upgrade railway overbridge, new signals, roundabout	\$71,800,000
B	Major off street pedestrian/cycle ways	Partial based on change in population and employment	Pedestrian overbridge, cycle ways	\$5,060,000
C	Pavements/carriage way widening, kerb gutter	Full	Pavement/carriageway widening, kerb and gutter (depends on length of road work)	\$450,000
D	Intersection control, traffic calming, kerb gutter	Partial based on change in population and employment	Mini roundabout, safety improvements, footpath, cycle path, kerb and gutter, adjacent road shoulder, pavement construction, pavement rehabilitation, pavement widening, pavement safety improvement, carriageway widening	\$3,030,000
Shuttle bus		Partial based on change in population and employment		\$5,000,000
Total				\$85,340,000

FIGURE 8: TRAFFIC MANAGEMENT WORKS A AND B



2. Public Domain Projects

Gosford CBD

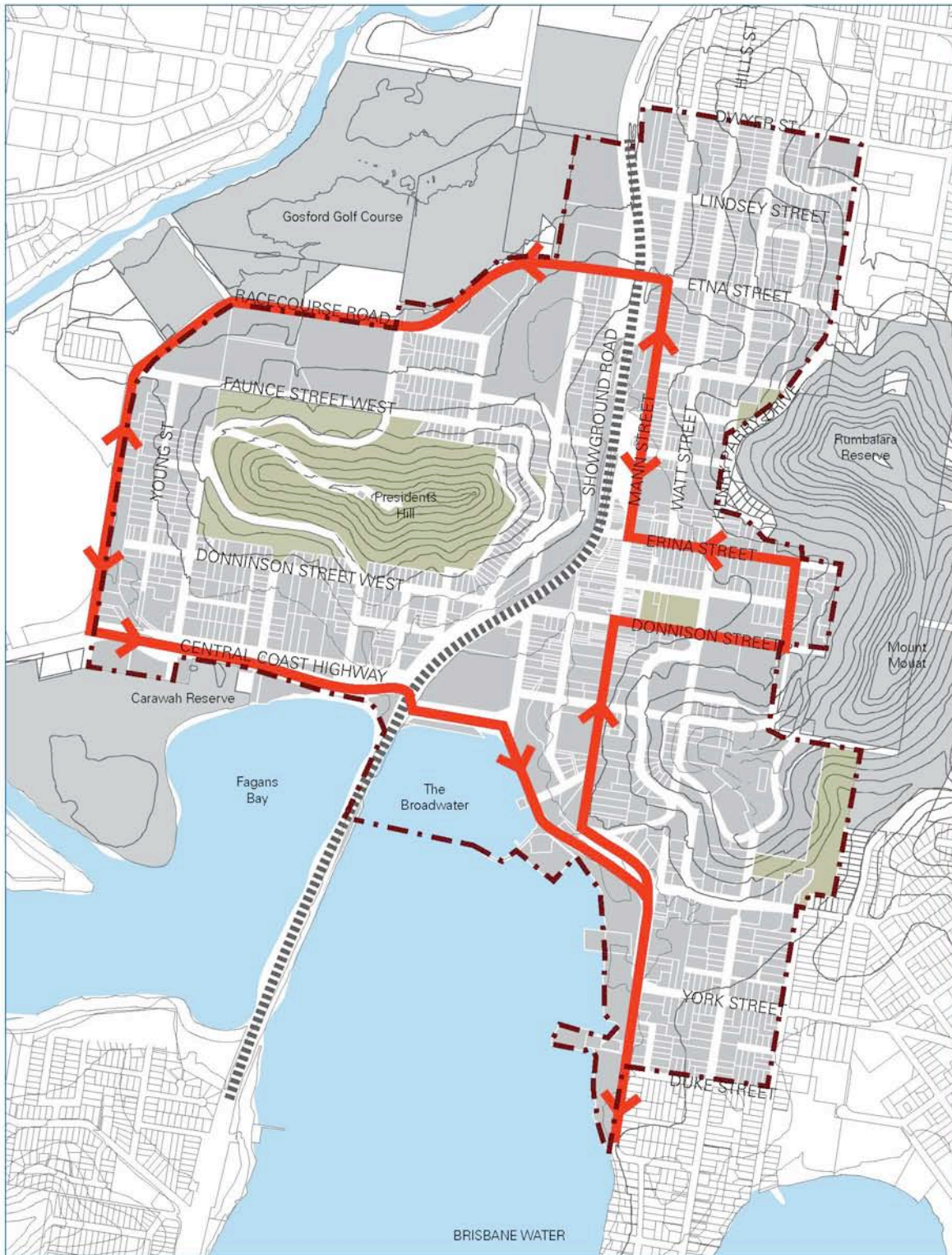
The preferred site for the development of a public car park is at the rear of the site of the regional library on the northern side of the Gosford City Council administration building. It is proposed to construct a multi-level car park on Council-owned land adjacent to the Gosford City Council Chambers and at the rear of the Regional Library site. A total of 200 parking spaces over four levels is proposed for the site. Costs associated with car park are outlined below:



- Number of additional car spaces = 200
- Commercial land value = \$300/m²
- Floorspace area required
= 4,320m² over 4 decks
- Footprint area of decks = 1,080m²
- Land Value cost = 1,080 x \$300/200
= \$1620/space
- Construction cost = \$14,500/space
- Total cost per space = \$1,620 + \$14,500
= \$16,120

Shuttle bus

A shuttle bus is to be provided for the city centre. The bus route will pass through and around the city centre linking the commercial core with the city edge areas including the rail station, waterfront and bushland reserves. The cost of the shuttle bus and associated facilities is estimated to cost \$5,000,000 (subject to feasibility study).

FIGURE 9: BUS SHUTTLE ROUTE



-  Bus shuttle route
-  City centre boundary

2. Public Domain Projects

2.5 STORMWATER DRAINAGE

This section provides a strategy for stormwater management within the Gosford city centre and surrounding suburbs and determines the necessary trunk drainage infrastructure required to contribute to ecologically sustainable development in the city centre. The stormwater infrastructure is to manage levels of urban stormwater runoff, stormwater velocities, localised flooding, and pollutants such as litter, silt, nutrients, etc transferring from urban to natural environments.

This plan describes stormwater drainage works which Council proposes to manage the impacts of growth and development to safeguard life, property and the natural environment in Gosford. This includes managing the water quality and ecological health of Brady's Gully Creek, Narara Creek, Erina Creek and Brisbane Water. As a result, it is necessary to install stormwater treatment devices as well as increase buffering capacity.

The range of works proposed has been determined on the basis of an assessment of the needs of new development, taking into account existing infrastructure, and shortfalls in that existing infrastructure. Other considerations have included improvements to quality of life and flood free access in times of severe storm events until the drainage systems are upgraded, temporary onsite detention (OSD) systems may be required where there is an increase in impervious area on the site following redevelopment.

Water quality

Table 6 describes water quality treatment measures proposed within each drainage catchment.

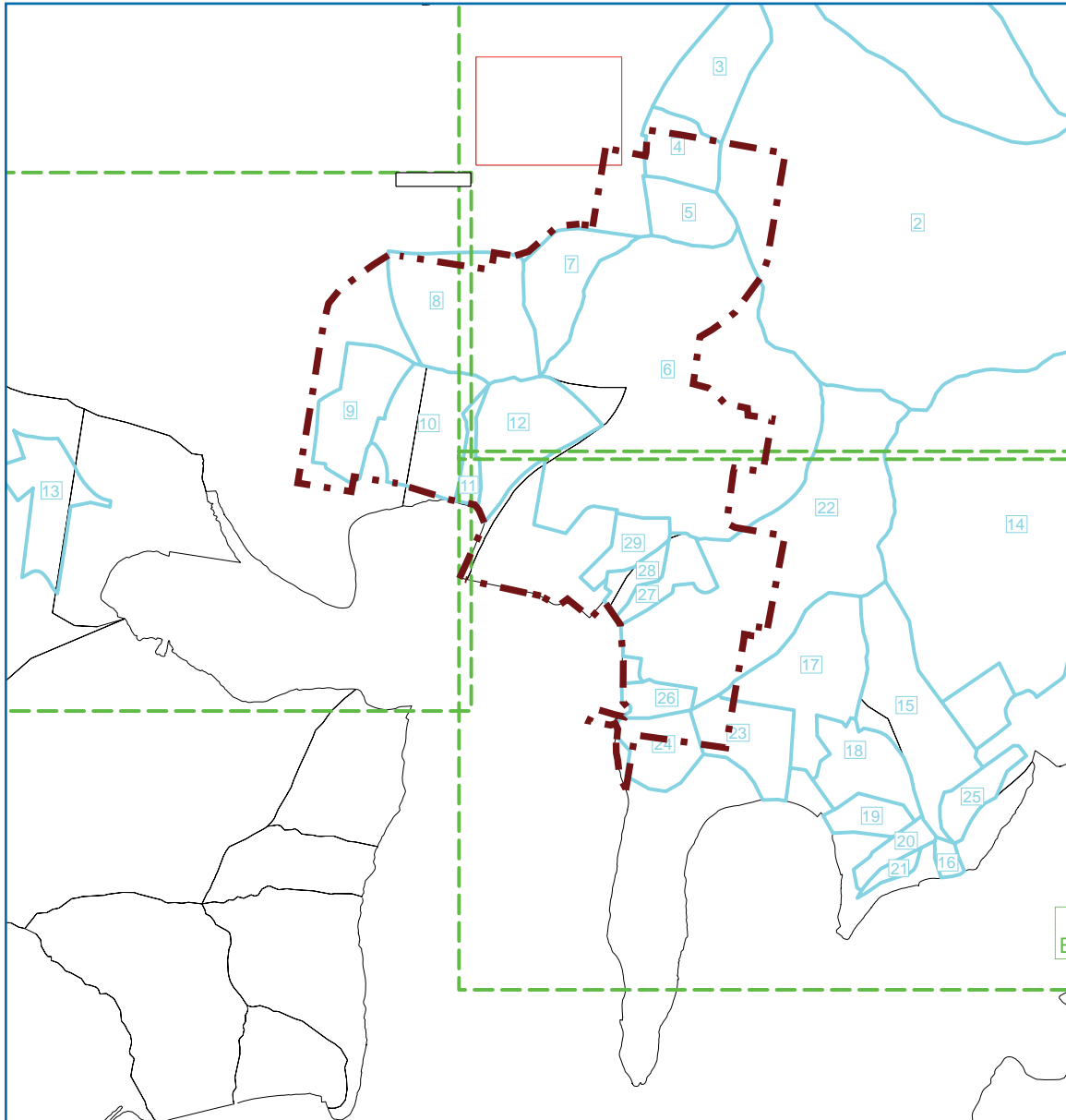
The majority of drainage outlets within the study area discharge to receiving waters that are tidal, resulting in frequent inundation of drainage infrastructure. Consequently, the use of end of pipe devices such as gross pollutant traps and trash racks is generally ineffective. The implementation of these controls is therefore proposed further upstream within the catchment where they are free of the effects of tidal influences. Design considerations for the retrofitting of existing drainage lines with water quality control devices include:

- provision of access for maintenance.
- impact of structure on existing services.
- inclusion of a high flow bypass that caters for flows in excess of the treatable flow rate.
- local tailwater and storm surge conditions.

Water quantity

Table 6 provides a summary of proposed works within each drainage catchment to meet the 100 Annual Recurrence Interval (ARI) year design standard. A detailed hydrologic and hydraulic study involving computer modelling should be undertaken for each drainage catchment to allow detailed analysis, sizing and design of all future drainage elements.

FIGURE 10: CATCHMENT PLAN



2. Public Domain Projects

TABLE 6: SUMMARY OF WATER QUALITY AND WATER QUANTITY MEASURES FOR EACH DRAINAGE CATCHMENT

Catchment	Location	Water quality control device	New pipe Length (m)
4	Construct on 450 mm diameter pipe immediately downstream of Mann Street	Proprietary gross pollutant trap. Consider installation of litter baskets within kerb inlet pits along Dwyer Street.	405
5	At outlet of 450 mm diameter pipe at end of Lindsey Street. Constructed on 600 mm diameter pipe immediately downstream of Mann Street.	Proprietary gross pollutant Trap Proprietary gross pollutant trap	315
6	Distributed throughout catchment	The 2004 Gosford City Centre Plan identified a number of treatment devices including biofiltration swales and rain gardens for integration throughout the CBD. A wetland was also proposed along the waterfront.	1,324
7	At outlet of 375 mm and 900 mm diameter pipes immediately downstream of Racecourse Road.	Proprietary gross pollutant traps	No upgrade
8	At outlet of 450 mm and 750 mm diameter pipes immediately downstream of Racecourse Road	Proprietary gross pollutant traps	No upgrade
9	At outlet within channel downstream of the Pacific Highway.	Large open gross pollutant trap with trash rack	266
10	At outlet within channel downstream of the Pacific Highway.	Large open gross pollutant trap with trash rack	108
11	Constructed on 375 mm diameter pipe immediately downstream of the Pacific Highway	Proprietary gross pollutant traps	116
12	Constructed on 600 mm and 900 mm diameter pipes immediately downstream of the Pacific Highway	Proprietary gross pollutant traps	417
22	Within open channel immediately upstream of Masons parade. Between Dane Drive and the Broad Water within open space	Floating litter boom or trash rack Construction of wetland system	408
26	Constructed on 600 mm diameter pipe downstream of Masons Parade	Proprietary gross pollutant trap	165
27	Constructed on 675 mm diameter pipe immediately downstream of Dane Drive	Proprietary gross pollutant trap	320
28	Constructed on 525 mm diameter pipe immediately downstream of Dane Drive	Proprietary gross pollutant trap	90
29	Constructed on 600 mm diameter pipe immediately downstream of the intersection of Mann Street and Vaughan Avenue	Proprietary gross pollutant trap	250

Priority will be given to drainage catchments that are likely to be impacted by flooding, where development is progressing or where existing systems are identified as being significantly under capacity

Cost estimates are based on current industry rates and allow for the removal of existing stormwater infrastructure and reinstatement of existing surfaces. Cost estimates allow 15% of the pipe laying costs for the relocation of services in roadways and 5% of pipe laying costs for relocation of services within an easement. An additional \$5 per metre length of pipe has been allowed for excavation in rock. Costs include a design cost, which represents 8% of the total construction cost, and a 25% contingency. The contingency has been added to the total construction cost of each drainage catchment to allow for:

- environmental investigations including acid sulfate soil assessment and management.
- open channel works including dredging and de-snagging.
- major culvert upgrades.
- excavation in rock.
- system blockage due to trash or vegetation.
- possible land acquisition for the creation of overland flow paths.
- traffic management.
- other unforeseen issues.

Total cost across the catchments is \$23,336,000 (subject to further modelling).

3. Special City Projects

3.1 WATERFRONT PRECINCT

The waterfront of Gosford city centre has the potential to be a key recreational facility for the city centre that links with the commercial core and other recreational and entertainment facilities. The development and improvement of the waterfront will contribute to the development Gosford city centre as a major regional city.

The waterfront promenade will be developed from the roundabout at the Brian McGowan Bridge to approximately 200 metres south of New Wharf Road. The upgrade will be in accordance with the typical section provided in the document 'Gosford City Centre Plan, 2004'. Existing pavement will be removed, a new car park will be constructed, a passive and an active recreational area will be developed.

The objectives of the water front precinct project are:

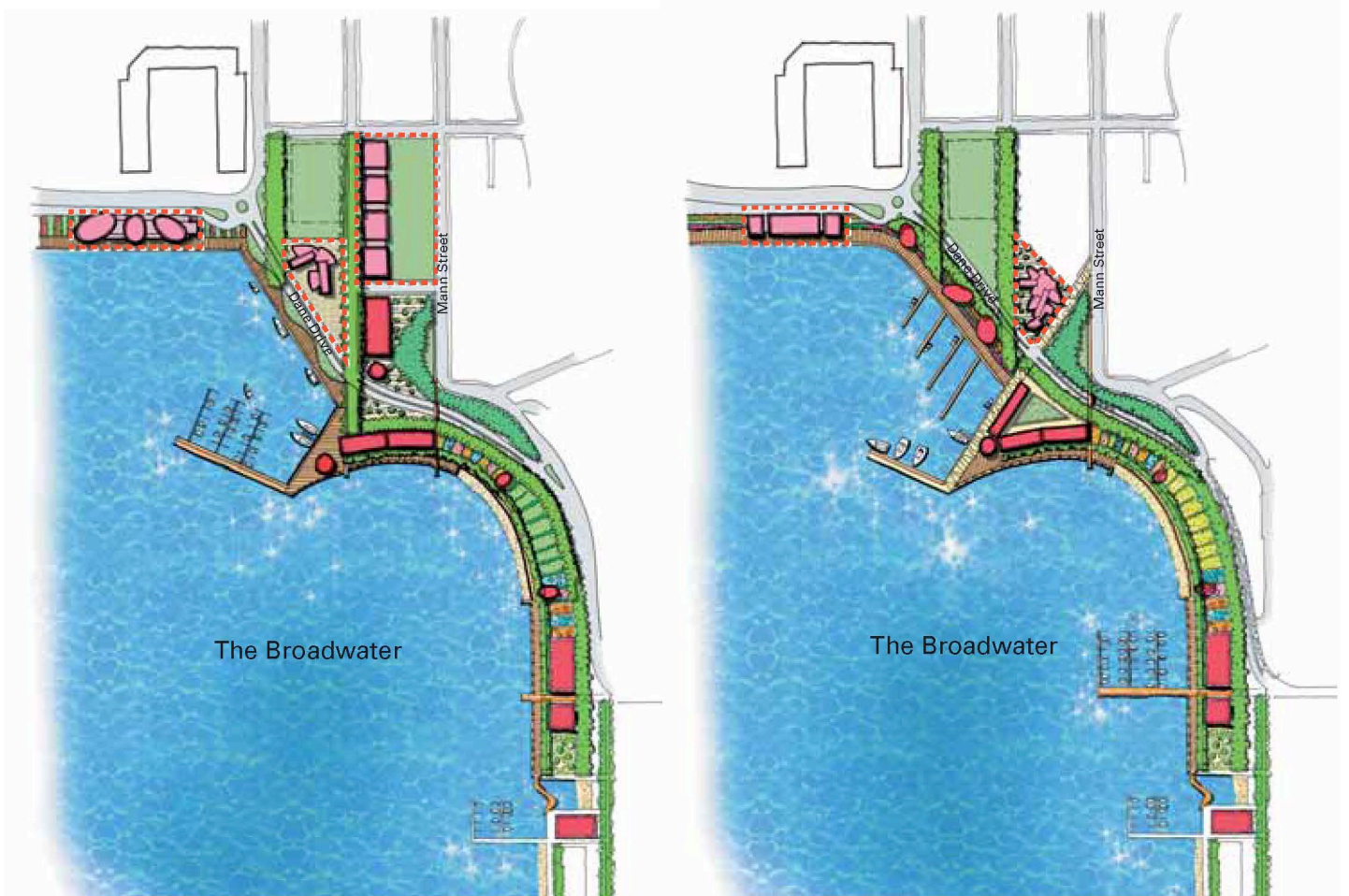
- To revitalise the city's waterfront
- To connect the CBD to the water
- To interpret the character of the original shoreline and creek
- To create a community space for recreation and cultural events

The design principles for the waterfront precinct are:

- Implement water management treatments to improve the quality and quantity of storm and grey water before it enters the Broad Water.
- Create a wetland park and series of water gardens as a 'natural' interface between the Broad Water and the urban edge.
- Make the park fully accessible and link the waterfront pier and jetties with the urban edge across the waterfront drive.
- Link the existing cycleway and footpath into the proposed network.
- Define the waterfront edge with avenue planting to provide visual and spatial definition.
- Ensure key views across the Broad Water are retained, eg. from Baker Street and Mann Street.
- Provide new public facilities including restaurants, cafes, public marina facilities, establish city beach along the Broad Water.
- Provide continuous public promenade and cycleway.

The cost of improvements to the waterfront precinct is \$15,000,000 (subject to further design development).

FIGURE 11: WATERFRONT PRECINCT IMPROVEMENTS



Options

3. Special City Projects

3.2 CULTURAL CENTRE

The need for the development of regional cultural infrastructure for the central coast has been broadly identified in the Gosford City Centre Plan – Vision and in cultural plans for Gosford and Wyong Councils. The development of a cultural centre in the Gosford city centre will contribute to establishing and revitalising the place as the major regional centre on the central coast.

The objectives of the cultural centre are:

- Strengthen the arts and cultural environment.
- Benefit the artistic and cultural life of the community.
- Encourage innovation and the development of cultural resources.
- Facilitate education and learning.

- Provide a synergy and co-operation between cultural facilities and community groups.

The cultural centre will include a number of facilities such as a concert hall, art house, cinema, museum, indigenous cultural centre, community cultural centre, civic centre, youth arts warehouse, performing arts facility, workshops/studios, community arts facility, and outdoor art and cultural facilities. The aim is to establish a centre of excellence for artistic and cultural practice.

Gosford City Council is currently preparing feasibility studies, pursuing sites and developing plans for the cultural centre within the city centre.

The cost of the cultural centre will be \$15,000,000 (subject to further plan development and feasibility study).

FIGURE 12: CULTURAL CENTRE FACILITIES



The cultural centre could be located near the waterfront

3. Special City Projects

3.3 LIBRARY AND COMMUNITY FACILITIES

Council has identified the need to provide an upgraded civic environment and public domain for the city centre to reflect its role as the key business/commercial centre and employment area in the region. The aim of these projects is to revitalise the city and facilitate community development. A range of facilities will be required as a consequence of growth in and around Gosford's city centre which are intended to enhance the amenity of the centre as a place to do business and to live.

Council's Strategic Plan, Community Plan 2001 and Public Domain Plan identified priority areas for the provision of library and community facilities including upgrading/ enhancement of existing facilities, additional meeting places in some districts, improved promotion and programming of community centres and seniors' centres, improved access to a range of facilities for aged and disabled people, community cultural development initiatives, improved spaces for performing and visual arts, new regional library and materials. The following facilities are proposed in this plan:

- new regional library, incorporating the provision of library materials and technology.
- upgrades to meet the evolving information access needs of the community.
- multi-purpose community facilities, comprising services and facilities for senior citizens, arts, culture and youth.
- regional cycleway.

In addition, Council has identified the augmentation of its public toilet facilities as a necessary additional community infrastructure for the city centre.

The city population requires these facilities to be delivered to a standard at least equal to the level of service currently provided. Current general standards of provision and a review of expressed contemporary aspirations for the provision of facilities have been used as a basis for developing the works schedule to address cumulative future needs contained in this plan. Further details on the facility planning and delivery principles are contained in the leisure strategic plan.

Multi-purpose community facility

Council will respond to the priorities identified in the strategic plan, community plan 2001 by providing a new multi-purpose floor space. A multi-purpose approach will achieve the following objectives:

- achieve more appropriate servicing.
- provide increased flexibility to address changing community needs over time.
- address shifts in government policy and funding programs.
- provide more innovative, economical and effective models of provision.

The multi-purpose floor space approach is also expected to have the following benefits:

- facilities can meet a range of community needs in one centre – increasing levels of community access and service.
- provision of facilities within a reasonable time, with the potential to stage facilities.
- increased economies of scale in both terms of initial construction and ongoing operating and maintenance costs.
- augmentation of existing facilities would provide cost savings through the use of Council's existing land and building assets – and ongoing cost savings through a manageable community facility asset base.
- greater flexibility in providing facilities through joint-venture programs.
- provision of a manageable community facility asset base – where the number of facilities is optimised to achieve increased economies of scale, minimised maintenance budgets, and better patronage of facilities.
- the establishment of focal point for community services delivery and the potential to co-locate community services and amenities which may provide benefits in community development terms as well as potential cost benefits through the sharing of resources between community groups.

Given the current extent of land resources in Council's control and potential capacity of existing sites, it is proposed that Council provide for future facilities under this plan on existing Council owned land. This will allow Council to optimise the use of its community

land portfolio and avoid the need for land acquisitions in a high-cost, competitive land market. As such, no contribution towards land acquisition for community facilities has been identified under this plan. However, the supply of suitable land holdings will be monitored to ensure that Council can appropriately address the provision of facilities to meet the demands of new development. Additional land acquisitions may need to be included within the plan in future reviews.

In order to plan for future population needs, Council has determined that a new regional library, providing an additional 3,000 square metres of public space and library space area, will be needed.

FIGURE 13: COMMUNITY FACILITY



3. Special City Projects

Regional cycleway

The Gosford cycleway network forms part of a larger regional cycleway network, which is progressively being constructed. It is part of a larger plan to connect the Central Coast via a cycleway network. Council is committed to encouraging cycling as a means of transport by providing safe and convenient cycling. Accordingly, a bicycle network has been adopted by council which identifies suggested on road and off road links to/from the main urban centres of the city.

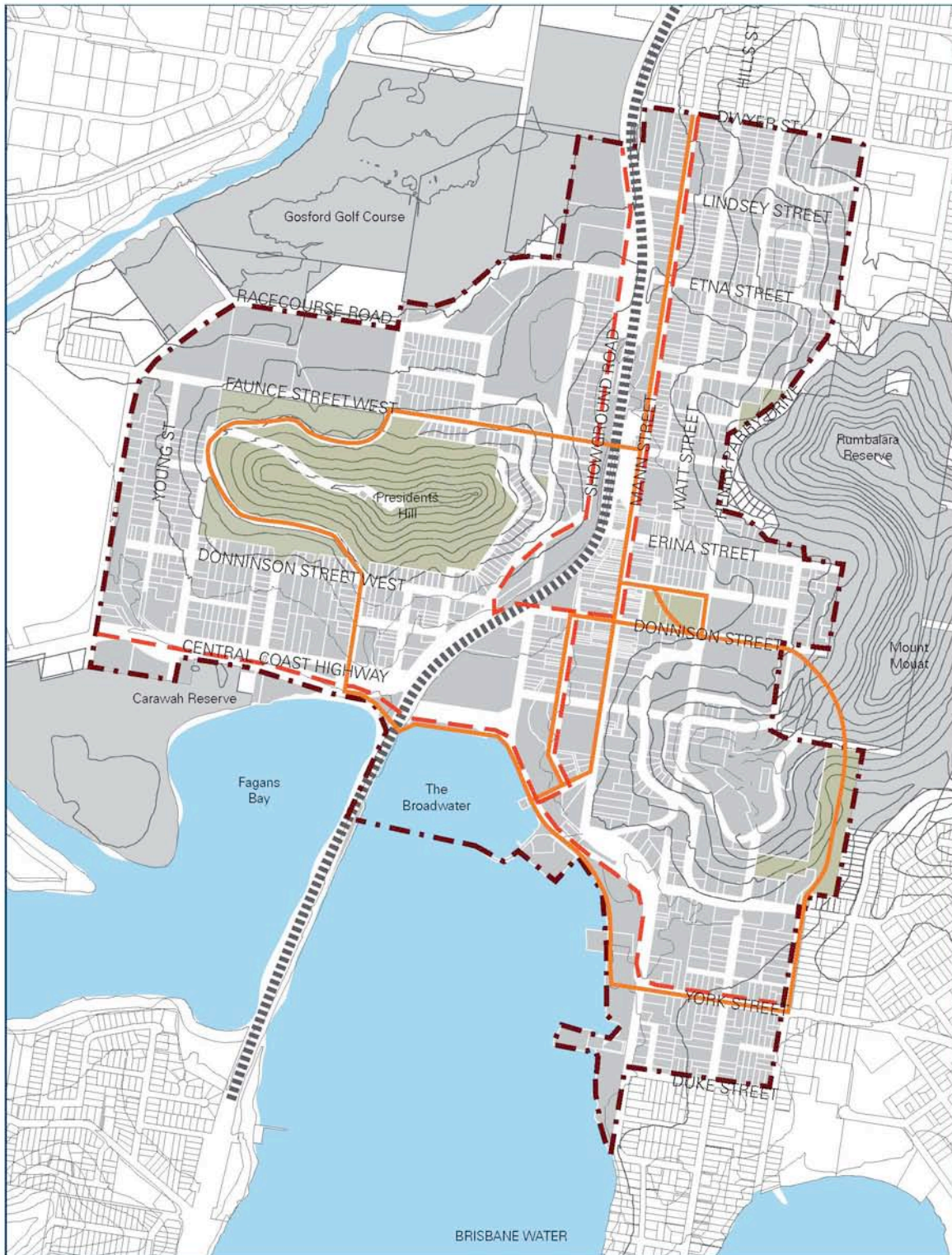
The objective of Council's Bicycle Policy is to create a shared road space for cyclists. Provision for commuting cyclists is being made on most existing main roads as they are progressively reconstructed and maintained. Council is firstly concentrating its available resources into areas where traffic volumes and potential danger levels are higher. It is noted that these works form part of a greater regional network.




Table 7 outlines the proposed works for library and community facilities, the capital cost of providing the facilities, and total costs.

TABLE 7: LIBRARY AND COMMUNITY FACILITIES

Item	Description	Total cost
Contribution to Civic Performance Space/ public space	3000 m2 of Floor Space	\$3,000,000
Contribution to Child Care Centre	40 spaces, with some spaces available for workers	\$1,000,000
Shop front gallery/exhibition space within CBD		\$750,000
Funding to allow commissioning of CBD art works		\$500,000
Regional Library		\$6,400,000
Public Toilet Upgrades	Bus Interchange/ Kibble Park/ Foreshore Park/ Gosford Sailing Club	\$2,020,000
Regional cycleway		\$1,600,000
TOTAL		\$15,270,000

FIGURE 14: CYCLE NETWORK



-  Pedestrian network
-  Cycle network
-  City centre boundary

4. S.94A Development Contributions

The Minister for Planning is making this Section 94A Contributions Plan for the Gosford City Centre under Section 94EAA of the Environmental Planning and Assessment Act 1979.

SECTION 1 – ADMINISTRATION AND OPERATION OF THE PLAN

1. What is the name of this contributions plan?

This plan is called the “Gosford City Council Section 94A Development Contributions Plan – Gosford City Centre”.

2. Where does this plan apply?

This plan applies to all development with a cost of more than \$250,000 and that increases the gross floor area on land covered by the Gosford City Centre Local Environmental Plan.

3. What is the purpose of this contributions plan?

The purpose of this Section 94A Contributions Plan is to provide for funding towards the public domain projects and special city centre projects in the Civic Improvement Plan for Gosford City Centre.

4. When does this plan commence?

This plan commences on XXXXX.

5. What is the relationship with other contributions plans?

This plan repeals any other Gosford City Council Section 94 or Section 94A Contributions Plan insofar as they apply to the Gosford City Centre.

6. What is the Section 94A contributions levy rate/ amount?

The Section 94A contributions levy for the Gosford City Centre is 4% of the cost of development.

The cost of development is to be determined in accordance with Clause 25J of the EP&A Regulation 2000 which states the following:

“(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, 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 the following:

(a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

(2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.

(3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:

(a) the cost of the land on which the development is to be carried out,

(b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,

(c) the costs associated with marketing or financing the development (including interest on any loans),

(d) the costs associated with legal work carried out or to be carried out in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance in respect of the development,

(g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),

(h) the costs of commercial stock inventory,

(i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law."

7. How and when will the levy be paid?

The requirement for development to contribute a levy towards the cost of the public domain projects and special city centre projects will be imposed as a condition of development consent under Section 94A of the EP&A Act.

The Section 94A levy is payable to Council prior to the issue of any construction certificate for new development.

At the time of payment, the Levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

8. Will Council accept alternatives to a levy?

The Council may at its discretion accept the dedication of land or provision of a material public benefit or works-in-kind in part or full satisfaction of a Section 94A levy under this plan.

As a general rule, only land or works directly associated with the public domain projects or special city centre projects may be considered as a material public benefit or work-in-kind in satisfaction of the contributions levy.

If Council agrees to an alternative to the levy, it will either require the alternative as a condition of consent, or accept it under the terms of a voluntary planning agreement.

9. How will the Section 94A funds be administered

Gosford City Council is to administer money obtained from the S.94A levy and make decisions on the funding and provision of the special city centre projects in accordance with the Environmental Planning and Assessment Act 1979 and Regulation 2000.

The funds collected under this plan will be pooled for the special city centre projects, and priorities for spending are in the order of the schedule of works further below.

4. S.94A Development Contributions

SECTION 2 – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

This plan is based on the growth and development projected for the Gosford City Centre in the Central Coast Regional Strategy and Gosford City Centre Plan. The projections are for an additional 6,000 jobs and 10,000 residents in the City Centre over the next 25 years.

The public domain and special city centre projects are identified in the Gosford City Centre Plan – Civic Improvement Plan as needed to support growth and development in the City Centre.

SCHEDULE 1 – SCHEDULE OF WORKS

Public Domain Projects	
Open space and recreation facilities	\$3,300,000
Bushland and environmental conservation works	\$5,220,000
Transport and access management works	\$85,340,000
Stormwater management works	\$23,336,000
Total	\$117,196,000
Special City Projects	
Waterfront precinct	\$15,000,000
Cultural centre	\$15,000,000
Library and community facilities	\$15,270,000
Total	\$45,270,000

5. Appendix A

5.1 RECOMMENDED TREE SPECIES

BOTANIC NAME	COMMON NAME
Large Trees (>12m)	
<i>Allocasuarina torulosa</i>	Forest She-Oak
<i>Angophora costata</i>	Smooth-Barked Apple
<i>Araucaria cunninggamii</i>	Hoop Pine
<i>Brachychiton acerfolius</i>	Illawarra Flame Tree
<i>Casuarina glauca</i>	River Oak
<i>Eucalyptus citriodora</i>	Lemon-scented Gum
<i>Eucalyptus longifolia</i>	Woollybutt
<i>Corymbia maculata</i>	Spotted Gum
<i>Eucalyptus paniculata</i>	Grey Ironbark
<i>Eucalyptus pilularis</i>	Blackbutt
<i>Eucalyptus saligna</i>	Sydney Blue Gum/ Blue Gum
<i>Ficus obliqua</i>	Port Jackson Fig/Rusty Fig
<i>Flindersia schottiana</i>	Bumpy Ash
<i>Livistona australis</i>	Cabbage Tree Palm
<i>Melaleuca styphelioides</i>	Prickly Paperbark
<i>Syzygium paniculatum</i>	Magenta Cherry
<i>Syncarpia glomulifera</i>	Turpentine
Medium Trees (7m-12m)	
<i>Elaeocarpus eumundi</i>	Eumundi Quandong
<i>Backhousia citriodora</i>	Lemon-scented Myrtle
<i>Eucalyptus robusta</i>	Swamp Mahogany/ Swamp Messmate
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Harpullia pendula</i>	Tulipwood
<i>Lophostemon confertus</i>	Brush Box
<i>Melaleuca linariifolia</i>	Narrow-Leaved Paperbark

