

# Gosford CBD and Waterfront Advisory Committee Meeting Record 13 August 2020



Location:	Zoom Meeting	
Date:	13 August 2020	
Time	Started at: 4.34pm	Closed at: 6.18pm
Chair	Councillor Jane Smith	
File Ref	F2018/00101	

**Present:**

Councillor Louise Greenaway, Councillor Chris Holstein, Councillor Jane Smith, Michael Conroy, Joy Cooper, Dianne Haydon, Chris Krogh, Edwina Nikora (left 6.05pm)

**External Representatives:**

Dr Brok Glenn – University of Newcastle (left 4.56pm), Nicola Robinson – Central Coast Regional Development Corporation (left 5.10pm)

**Council Staff present:**

Jamie Barclay – Unit Manager Economic Development and Project Delivery, Glenn Cannard – Unit Manager Community Partnerships, Jared Phillips – Section Manager City Planning and Design, Zoie Magann – Advisory Group Support Officer

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**Item 1                    Apologies and Acknowledgement of Country**

Apologies received: Councillor Rebecca Gale, Councillor Kyle MacGregor, Councillor Richard Mehrtens, Rod Dever, Caine King – Urban Development Institute of Australia Central Coast Branch, Michael Papadopoulos – Roads and Maritime Services

Councillor Jane Smith welcomed the Advisory Group and completed an Acknowledgement of Country and Connection to Land statement.

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**Item 2                    Disclosures of Interest**

No disclosures were received.

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**Item 3                    Confirmation of Previous Meeting Record**

*This item was deferred to follow Item 4.*

The Advisory Group confirmed the Meeting Record from 14 May 2020.

The Advisory Group discussed the Action Log.

Regarding the Gosford waterfront, Advisory Group members sought clarification about what is included in the Government Architect Plan in contrast to the State Environmental Planning Policy (SEPP). It was also questioned whether the waterfront is still considered a State Significant Site.

**Action:** Staff to provide memo to clarify status of Gosford waterfront with regard to what is/isn't allowed in accordance with the SEPP. Memo also to clarify if waterfront is still a State Significant Site, and if not when did the classification cease.

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#### **Item 4                    Regional Campuses of University of Newcastle (Action 52)**

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*This item was moved forward to follow Item 2.*

Dr Brok Glenn (Dean of Regional Campuses, University of Newcastle) provided a presentation on regional campuses of the University of Newcastle (UoN), with regard to the Central Coast Clinical School and Research Institute and Gosford Campus proposal.

The following key points were noted:

- Central Coast Clinical School and Research Institute has been built adjacent to Gosford Hospital as a partnership between UoN and Central Coast Local Health District – hoping to commence in 2021.
- Approximately 600 nursing students will be moved from the Ourimbah Campus to the Clinical School to complete their medical degrees.
- Focus area of Research Institute is integrated care, which is quite different to other institutes and presents great opportunity for economic value, but also professional and academic value for the Central Coast.
- UoN is also looking to develop a new regional campus in Gosford (Gosford Campus Proposal), which will contribute to the revitalisation of the region by providing a valuable community asset for the Central Coast. The campus is intended to have 2,500 student capacity built over five years.
- Gosford Campus Proposal to be funded by State and Federal Government, in partnership with UoN.
- There is a lack of affordable accommodation on the Coast – Gosford Campus Proposal includes capacity for student accommodation on campus (250 students to be accommodated).
- In excess of 40,000 people leave the Central Coast for work, meaning it is important to provide facilities to retain people in the region. A campus at the centre of urban site provides great opportunity for driving economic impact.
- Staff and student profile for regional campuses will likely be mix of local, domestic and international.
- Ourimbah Campus will be reimagined following development of further regional campuses. Enabling and vocational pathways will be strengthened, as UoN works closely with Tafe NSW to assist and attract students from all background to consider tertiary education.
- Impact of COVID-19 on timeframe: risk management is being considered with regard to construction and UoN are working closely with project stakeholders. Confident that builders have effective processes in place to address health and safety.

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#### **Item 5                    Update on Draft Parking Strategy (Action 50)**

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Jamie Barclay (Unit Manager Economic Development and Project Delivery) provided an update on the draft Parking Strategy.

The following key points were noted:

- The Car Parking Study and Implementation Plan was recently on public exhibition and can be found on the [yourvoiceourcoast](#) page. In the meeting it was noted exhibition closes end of August 2020, however the website states 16 August 2020.
- The study identified there are a range of issues to address in Gosford with regard to parking, namely the demand for spots and use by commuters.
- There was \$30 million Federal funding recently announced for development of Gosford parking. Staff are communicating with the Federal Government and need to confirm a preferred site for a parking lot. Project is expected to provide additional 500 car spots in Gosford.
- Some parking initiatives have already been implemented as follows:
  - Total of 360 spots provided as part of short-term goals for parking (finished just before COVID so usage hasn't been high)
  - 200 new spots near tennis court on Racecourse Road
  - Smart cameras installed in Gosford CBD to report vacant spots via Park'n Pay app (NSW Government). Noted that Council has no intention to charge for parking – app is used as State Government standard.
  - Line marking at Adcock Park
  - Bus service in Gosford CBD that loops city centre
- COVID and increase in people working from home has resulted in reduced need for parking. Baker St carpark reported they are no longer reaching capacity. There has been a distinct drop in train usage resulting in lower commuter demand. Many businesses are doing reduced hours and there are less people around so local demand for parking has also significantly decreased.
- Noted that work climate will likely be different post COVID. Concerns were raised that large parking investments may result in unnecessary infrastructure / spending. Staff confirmed they are mindful of these issues, likewise that staging of projects will need to be considered.
- It was suggested it may be beneficial to construct parking that can easily be converted to something else if not required, such as affordable housing.
- A member had concerns that Adcock Park and the tennis courts on Racecourse Road are Crown Land identified for public recreation and that parking developments are not allowed. It was noted that parking is ancillary to the sites and does not impact recreation. Works at tennis courts also included pathways and a bus stop, meaning the site has been improved for recreational use.

**Action:** Staff to confirm if Crown Land can be developed for parking, whether the use is ancillary or not.

**Action:** Update on recommendations for Gosford as result of Car Parking Study and Implementation Plan to come back to Advisory Group when available.

## **Item 6 Update on Place Plan for Kibble Park (Action 44)**

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Glenn Cannard (Unit Manager Community Partnerships) provided a presentation on the Place Plan for Kibble Park. It was noted the presentation was an abridged version provided by the consultant, which members may have already seen through previous engagement.

The following key points were noted:

- There has been good response to first round of engagement, especially considering COVID. Feedback was collected through 91 surveys, 54 comments, 738 votes, 10 interviews, and 500+ social medial/online responses.
- Engagement identified there are 5 key themes for what the community would like to see from project:

- Safe, inclusive and welcoming place
- Green living room for play and relaxation
- Civic heart with good flow and active edges
- Place for stories and making memories
- Dynamic and flexible space for community gathering
- Things that are currently working for Kibble Park:
  - Central location
  - Simple places for respite
  - Multi-function capabilities
- Things that are currently not working for Kibble Park:
  - Poor sense of safety
  - Lack of relationship to business, and wider Gosford centre
  - Visual appeal and amenities
  - Activation of the park
- Place Plan presents a number of innovative ideas to activate Kibble Park including:
  - Creative lighting structures
  - Various shade and shelter solutions
  - Adaptable and inclusive furniture
  - Low impact recreation space for young people
  - Outdoor study zones and WiFi hub
  - Use of natural materials and native landscaping
  - Enable and encourage outdoor dining
  - Pedestrian pathways that connect CBD
  - Small natural amphitheatre and encouraging performing arts
  - Celebration of stories and creating moments
  - Continue hosting food trucks and markets
  - Provision of dedicated event space
  - Enable community outreach
- Staff confirmed they are communicating with relevant parties to develop connection between Kibble Park and development of the regional library.
- Reconstruction will be funded by Council's current capital works budget (works such as service upgrades), contributions held by Council for the park, and grant funding.
- Timeframes have been extended due to COVID, with the project currently being about 4-5 weeks behind. Aim is to go back to the community to finalise brief before construction commences.

## **Item 7                    Current and Proposed Developments in Gosford CBD (Standing Item)**

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The Advisory Group reviewed a list of applications currently with the Department of Planning, Industry and Environment (DPIE) for consideration. Under the SEPP most larger applications are made directly to DPIE and can be viewed at the online portal: <https://www.planningportal.nsw.gov.au/major-projects>.

It was noted that meeting transcripts for submissions to the Independent Planning Commission (IPC) are available on the IPC website, and may be of interest to members wanting to know more about the process. Transcripts are located on individual project pages, which can be searched for here:

<https://www.ipcn.nsw.gov.au/projects>

Regarding the proposal for Gosford Central Coast Quarter (SSD-10114), it was noted that IPC seem to share the same concerns as Council with regard to how the Baker Street extension would be built and road parameters (e.g. will the road be one way or two, and access to Baker St carpark).

**Action:** Advisory Group Support Officer to circulate link to IPC transcripts to Advisory Group members for their information.

**Action:** Staff to consider providing a monthly list of current developments to the Advisory Group for their information, given the space between meetings.

### **Item 8                    Updates from Advisory Group Members (Standing Item)**

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The Advisory Group requested information on The Archibald site (former Union Hotel) as the existing development looks somewhat different to what was originally proposed.

**Action:** Staff to provide memo on The Archibald site for Advisory Group information, with regard to the current proposal and any changes from the original submission.

### **Item 9                    General Business and Close**

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No general business was discussed.

The meeting closed at 6.18pm.

**Next Meeting:            Tuesday 17 November 2020**  
**4pm - 6pm**  
**Location TBC**