

**NSW: PLANNING AND ENVIRONMENT
DRAFT CENTRAL COAST REGIONAL PLAN**

Submission to:

Mr Scott MacDonald MLC

Parliamentary Secretary for the Central Coast.

The ENVIRONMENT is the defining feature of this region ...

My comments rest upon this defining feature as set out in the Forward.

I am pleased to *have my say* in response to aspects of the *Draft Central Coast Regional Plan*, based on my observations and experience during some sixteen years of residence in this vibrant and beautiful area.

29 MARCH 2016

GOAL 1, 1.

1. INTEGRATE GOSFORD CITY CENTRE, THE HOSPITAL AND BRISBANE WATER PRECINCTS

2. THE FUNDAMENTAL NEED TO ESTABLISH WARDS IN THE GOSFORD COUNCIL AREA.

4. TWO COMPLAINTS

With reference to several of the Directions and Actions set out in the PLAN and appreciate the visual Copyright condition.

GOSFORD CITY CENTRE
PLANNING AND ENVIRONMENT
DRAFT CENTRAL COAST REGIONAL PLAN



FIGURE 4: GOSFORD CITY CENTRE





1. GOAL 1, 1.

INTEGRATE GOSFORD CITY CENTRE. THE HOSPITAL AND BRISBANE WATER PRECINCTS
ACTION 2.3.1. Support integrated planning for the Gosford City Centre and the Gosford Hospital health and wellbeing, waterfront and arts and entertainment precincts to grow jobs.

THE RAILWAY STATION IS THE VITAL KEY –TO BRINGING GOSFORD INTO ONE UNIFIED AND EFFICIENT CITY CENTRE LINKING BOTH SIDES OF THE LINE:

- **THE CENTRAL HUB AT THE RAILWAY STATION** to access both sides of the line through upgraded pedestrian walkways:
- **Construct an extension** from the Station (image as above) to create a tunnel or barrel vault over the train lines. The above-ground ‘tunnel’ to have an upper level above the train line to accommodate shops and decks. The approximate site proposed is from the Southern end of the carriage parking area to the platform area of the Railway Station. .
- **Trains from ground level platforms** exit to bus interchange, carparks, set downs and access streets and the waterfront, Stadium etc.
- **On the upper lever finger**, shops/food and outdoor leisure decks overlook the water front with views across the CBD and stretching south east into Brisbane Water and beyond to Broken Bay.
- **Pedestrians flow directly** from the upper deck down to the adjacent parks, waterfront, with its sports arena. open lawns, swimming pool, yacht club and our promised concert hall. Think of how it will be to come out of the theatre or the stadium and see boats drifting or lights reflecting from the water.
- **This melding of precincts** creates a cohesive freeing up of the hill-locked and crowded CBD and leaves the water front open. The hilly topography can also work to advantage with upper level pedestrian walkways from one precinct to another, in particular on the Western side of the line.

Access from THE HUB allows pedestrians flow easily to all Precincts

The City Core, on the eastern side, accesses walkways crossing the roadway and, given the terrain, could connect into two storey buildings, accommodating business, shopping and services. Escalators etc. to the ground level could be beautified with garden areas around sites such as gracious old city structures and important civic buildings, the Council Chambers and Library, .

The Hospital Precinct on the western side of the line—a pedestrian overpass from the HUB to the hospital could be of the greatest value to staff and patients of the growing major development of Gosford Hospital and medical centres (already under construction).

There also appears to be a pressing need for residential, sporting and commuter transport with parking frustrating effective growth, movement and attendance at facilities like golf, tennis, racing and showground

On Ground or Upper levels Stadium commuters may access directly to the stadium and the waterfront: open lawns with our promised concert hall. Think of how it will be to come out of the theatre or the stadium and see boats hardly moving or lights reflecting from the water!



- Railway hub to all Precincts—**
- CBD to Hospital & Health**
- Commuter to residential—**
- Big Days out at the arena—**
- Car park to Restaurant deck**
- School and sports**

Two Complaints

‘The environment is the defining feature of this region’ Foreword to the Draft Plan

ACTION 2.3.1. Support integrated planning for the Gosford City Centre and the Gosford Hospital health and wellbeing, waterfront and arts and entertainment precinct to grow jobs.

Two complaints with CBD and Brisbane Water precinct

Sadly, it seems to me that at least two action proposals conflict with the overall direction, of the DRAFT PLAN (and other prior proposals) and that they destroy the integrity of commitment to environmental and social outcomes. These two objections are notably not mentioned in the 20 year Plan although they are stubbornly entrenched in Local, State and Federal government proposals.

a) Brisbane Water, the environmental gem of Gosford City welcomes those entering Gosford City precinct over the Brian MCGowen Bridge. Brisbane Water is the most precious asset of the city—and yet it is hardly visible from the land except in a few metres of that one central open space.

In current planning proposals for the City’s waterfront, this view and approach to Brisbane Water is to be eaten up by service (food) buildings projecting into the only open water space. It makes my heart break to see such a blind lack of environmental awareness.

b) Everybody knows that the Tax Office site is an aggressive Government impost which makes a great many of our citizens enraged. The old Gosford school house was destroyed and re-allocated after promises had been made to construct a Performing Arts Centre on the site—an ideal and eminently suitable site offering cultural, environmental and landscape qualities. It does not do to ride rough shod over our residents and local government representatives and it does not do the NSW and Federal governments credit to take such an arbitrary action against the community.

I recommend that both these proposals be rejected and the environmental and social commitments be respected.

At this time, when our Federal and NSW governments are acting upon the vision for growth in infrastructure and transport, Gosford should plan ahead for local representation.

ACTION 1.2.1. Prepare local plans for vibrant, liveable local centres.

Developing local plans in consultation with local communities and businesses will help to establish the best regulatory environment and enliven local plans and generate investment and confidence. Local plans will give residents greater certainty about the scale and mix of activities likely to be supported in future planning decisions.

ACTION 1.2.1 THE NSW GOVERNMENT will support Gosford City and Wyong Councils to prepare and implement local centre strategies

2. THERE IS A FUNDAMENTAL NEED FOR INTRODUCTION OF THE SYSTEM OF WARDS INTO GOSFORD COUNCIL SO THAT DEMOCRATICALLY ELECTED COUNCILLORS CAN BETTER REPRESENT THEIR LOCAL CONSTITUENCY

When I came to Gosford area, I searched in vain for a Candidate who had any connection with my local environment and community. Having come from a council with Wards allowed a great deal of personal input, we knew the Councillors and the Councillors understood their local environment and community, and there was a clear-cut line of communication to Council. There was also a broad and lively input to the Council which engendered both a sense of belonging and responsibility both to the Council as a whole and to the residents.

I have long wished to recommend that Wards be instituted to Gosford Council.