



Koolewong and Point Clare - Tascott Progress Association Inc.
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Mr Malcolm McDonald
Planner
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr McDonald,

Gosford State Significant Site – Stage 1 the Gosford Waterfront Landing - Revised Proposal (Draft Gosford Waterfront Development Control Plan 2013) – Koolewong, Point Clare and Tascott Progress Association Submission

Thank you for the opportunity to provide comment on the Draft Gosford Waterfront Control Plan 2013 ('Draft DCP'), which is essentially a proposal to rezone what is known as Stage 1 of the Gosford Waterfront Landing.

This submission is being lodged on behalf of Members of the Koolewong, Point Clare - Tascott Progress Association. The Koolewong, Point Clare - Tascott Progress Association Incorporated ('the Progress Association') is a non-profit organisation dedicated to improving quality of life, sense of community and pride in our urban environment. The area covers from the start of Brisbane Water Drive from the Pacific Highway or Central Coast Highway, West Gosford, to the Woy Woy Bridge. This incorporates areas including Point Clare, Tascott, Koolewong and Parks Bay. The area lies on the opposite side of Brisbane Water to the site indicated in the Draft DCP.

This submission is the result of a motion passed at our recent Annual General Meeting (AGM). That is, at the Progress Association Annual General Meeting held on 14 March 2013, Members endorsed the motion that a submission be lodged outlining the Progress Associations concerns in relation to the Draft Gosford Waterfront Development Control Plan 2013 (draft DCP) and the proposed plan to rezone Stage 1 of the Landing at Gosford currently on display for public comment on the following basis.

While the Draft DCP and the rezoning create the potential for a Performing Arts Centre, a function centre, cafes, other businesses and a recreation centre on the waterfront, and there are member who are in principle not opposed to the revised plan and those who are opposed to the alienation of public land and overdevelopment of the site, Members of the Progress Association agree on one matter – their concerns in relation to the impact of any development in accordance with the Draft DCP on heritage items in and adjacent to the site.

- a. That is, Members of the Progress Association believe the development (as per the draft DCP and changes to zoning) poses a risk to significant local heritage buildings, objects and memorials in the southern area of Mann Street and Gosford waterfront, particularly the six listed heritage items that lie within the site, as well as the six listed heritage items that located on the boundaries of the site.
- b. Furthermore, Members of the Progress Association are opposed to such development on the site if it occurs at the expense of any loss or relocation of important heritage buildings, objects (relics), memorials, and trees. That is, Members of the Progress Association object to important heritage values

being lost as the result of the development of Stage 1 of the Landing at Gosford as indicated in the Draft DCP

- c. Members of the Progress Association also note that the heritage items within the site and adjoining area represent an important part of Gosford's social and cultural history and symbolises valuable stories about our past, as well as New South Wales' past, which is of importance to present and future generations of Gosfordians.
- d. Members of the Progress Association believe that proper consideration needs to be given to the impact of stage 1 on the heritage items and values in and around the land and water contained within the site. That is, members would go as far as insisting that prior to any development of Stage 1 of the Gosford Landing that an opportunity should be given to our community to have this area investigated and assessed under the NSW *Heritage Act 1977* as a local and possibly state heritage 'precinct', and, if recognised, planning recommendations and policies be developed to ensure for the ongoing protection of this local/state heritage 'precinct' as the area is developed.
- e. The Aboriginal heritage of the area should also be investigated, as it is believed that the Memorial Park contains Aboriginal middens. In doing so, Members of the Progress Association recommend that consultation take place with all registered Aboriginal parties (Aboriginal people, Aboriginal organisations or their representatives, such as the Guringai Tribal Link Aboriginal Corporation, who have a registered interest in accordance with stage 1 of these requirements) not only the Darkinjung Aboriginal Land Council.

To elaborate, Members of the Progress Association are concerned that important planning studies have not been undertaken at this stage of the process to ensure that relevant development controls are in place to manage the risk to heritage items associated with a development according to the parameters set out in the draft DCP and changes to zoning. For example, full heritage assessment and associated planning recommendations and policies. By way of simple illustration, with regard to the Gosford City Council ('GCC') Memorial Park the proposal assumes changes will be made to the GCC Memorial Park, yet no detailed assessment has been undertaken to ascertain the value of the memorials, trees and the park and the adverse impact on heritage values as a result of changes to it. Such assessments will occur after the fact.

Likewise, in regard to the Gosford Public School site and heritage items on this site (such as the stone footings of the former Police Superintendent House and the Former School of Arts Building), the Draft DCP notes on page 44 that:

Where new development proposes demolition of the Former School of Arts building, the applicant must: demonstrate that it is commercially and/or physically unviable to integrate the Former School of Arts building into the new development demonstrate that reasonable alternatives which might have less adverse impacts have been considered prepare a heritage interpretation plan which outlines the interpretation measures that will be implemented (Draft Gosford Waterfront Development Control Plan 2013, Version 14 February 2013 p.44).

The reasoning behind Members' objections to such statements within the Draft DCP is as follows. Given the wording of the Draft DCP and associated documents, Members of the Progress Association believe that there is no guarantee that the heritage items within the site and the vicinity of southern Mann Street in Gosford will be protected or retained. This is why Members of the Progress Association are expressing their objection to the development guidelines as set out in the Draft DCP in regard to say the GCC Memorial Park, the Former School of Arts Building, the stone footings of the former Police Superintendent House and other heritage items within and adjoining the site.

Members of the Progress Association regard the heritage buildings, relics and memorials to form part of a rich and significant historical, social and cultural heritage precinct, representing the evolution and pattern of development of our local society and our environment, as well as providing knowledge about and a greater understanding of particular aspects of our local history and the history of New South Wales (scientific significance). The value of the heritage buildings and relics, for example, is not only evident in the fabric or physical material of the buildings and relics, but also in their relationship to their surroundings, and in the

associated documents that have been researched to gain knowledge of the buildings and relics and their significance. Many of the heritage items in and adjoining the site are of architectural significance too. In addition to other heritage buildings and relics the 'precinct' contains the Blackett designed Old Christ Church (1858, 1906) and the Anglican Rectory; the Courthouse and Police Cells/Lock-up (1848); the Old Post and Telegraph Office (1888); The School of Arts (1888); Creighton's Funeral Parlour (1938); The County Council Building (1957) and the Gosford Council Chambers (Brutalist style - 1976).

While commissioned reports have recommended that it do so, Members of the Progress Association believe that Gosford Local Government is yet to fulfill its statutory role and responsibility under the NSW Heritage Management System and NSW *Heritage Act 1977* to *investigate* and *assess* the significance of these heritage buildings, relics and memorials as part of the 'Southern Mann Street Heritage Precinct', or even to simply properly *investigate* and *assess* all heritage buildings and relics in the area. In keeping with the principles of the Burra Charter, this would involve the preparation of a contextual history, a physical inspection and survey of the area, and an assessment of its significance (locally and at the state level). All reports to date have been incomplete or fall short of such requirements.

Sincerely,



Rendall Wagner
(President)

On behalf of members of the Koolewong, Point Clare - Tascott Progress Association