

Mr David Farmer
CEO
Central Coast Council
2 Hely Street
Wyong
NSW 2259

Our ref:
Your ref: 18 February 2026 letter

Gosford Waterfront delivery works

25/02/2026

Dear Mr Farmer

I am writing in relation to the Gosford Waterfront public domain improvement works.

As you are aware, Hunter and Central Coast Development Corporation (HCCDC) have been working in consultation with Council staff to build on Central Coast Council's work on the revitalisation of the Gosford Waterfront and develop a public domain plan to articulate Council's short-term vision for the precinct.

The public domain plan incorporates key short-term enhancements, whilst also allowing for longer term deliverables including a shared pedestrian and cycle connection across the Central Coast Highway. This concept plan has undergone extensive consultation with Council Officers and incorporated community and stakeholder input.

A robust evaluation process has been undertaken to identify works that can be delivered this year to improve the connectivity of the waterfront and encourage people to enjoy the space. These works comprise:

- Graham Park – pedestrian and cycle connection from the waterfront under the Bryan McGowan Bridge to the Polytec Stadium
- Gosford Waterfront Park – redevelopment of the former Eat Street café site to provide a base café structure, with associated seating, shelter and landscaping
- Gosford Sailing Club – work to provide the missing link footpath between the sailing club and the Gosford Lions Park

These proposed works have been generally supported by Council staff, and we look forward to continuing the relationship to ensure that the works are delivered to meet Council specifications and for the ongoing management of the space by Council. This includes the leasing of the café by Council once complete.

As a public authority acting on behalf of Council, development approval for the works, with the exception of the café, is not required. An assessment under Part 5 of the *Environmental Planning and Assessment Act 1979* will be undertaken. A copy of the Review of Environmental Factors will be provided to Council prior to the commencement of works, and all relevant licences and environmental permits obtained.

Where required, development approval will also be sought. We also seek approval to use Council's reports and information to inform the REF and any development application.

As Crown Land Managers, Central Coast Council are required to maintain the park upon completion of the works, with HCCDC committing only to the design and construction of the enhancements. In addition to working with Council to ensure that the proposed works meet Council expectations, we propose to:

- provide Council with the work program and detailed design documentation
- enable Council officers to inspect the works at key milestones, as nominated and agreed by both parties,
- provide full design and works-as-executed survey plans for the works, and an asset ownership plan (if required), and
- undertake an on-site meeting for asset handover at completion of works.

Please could you confirm that the above is acceptable by endorsing this letter below and returning to HCCDC. Endorsement of this letter also constitutes approval for HCCDC to undertake the works on Council's behalf, including landowner's consent where these works impact upon Council owned land.

If you have any questions in relation to the above, please contact me on 0484 242 752 or email Nicola.atherfold@hccdc.nsw.gov.au

Yours sincerely



Nicola Atherfold
Director Property Development, HCCDC

Endorsed on behalf of Central Coast Council

Name:

David Farmer



Position:

Chief Executive Officer

Date:

13 March 2026