





Corridor Strategies

The following Corridor Strategies provide a vision, Directions and Actions to implement the *Central Coast Regional Plan's* Goals for the Tuggerah to Wyong Economic Corridor



Role & Function of Centres



Areas for Growth



Transport and Movement



Environment and Sustainability



Culture, Recreation and Tourism



Corridor strategy: Role & Function of Centres



Direction 1

Capitalise on the unique role and function of each centre

Successful, consolidated centres provide for more than shopping opportunities – they are the places for meeting and civic activities, recreation and connecting with your community. The more uses we can consolidate in centres the more active and exciting they become. Other benefits include the ability to concentrate public spending on infrastructure where it will benefit most and promoting multi-purpose car trips and fewer vehicle movements across the region.

The centres hierarchy in the Northern Economic Corridor comprises two major centres – the Tuggerah Town Centre and Wyong Town Centre. They have complementary and important roles.

Action 1.1 Reinforce Wyong as the civic and cultural centre

Wyong is the civic and cultural heart of the Corridor, with its government offices, theatre, restaurants and cafés, a great street grid, character and history. The train station is centrally located and there is room to grow to the east of the centre.

Planning controls, cultural and community strategies and public domain strategies should reinforce Wyong as the primary cultural and civic centre for the corridor, and the preferred location for hotels, cultural and civic uses, significant new retail development, offices and increased residential density.

Action 1.2 Planning for increased demand for retail uses in the future

It is important that future retail development is located within planned or existing centres, in an orderly fashion. Out of centre retail development promotes additional trips by private vehicles and can start to affect the vibrancy of existing traditional centres and high streets – which should be the focus of the community.

Council to complete a retail strategy as part of the preparation of a comprehensive Central Coast LEP. The focus should be analysing the demand and identifying the preferred location for supermarkets and other anchor retailers.

Action 1.3 Planning for the growth of Tuggerah

Tuggerah is the regional shopping destination that provides a broad fashion, convenience, grocery and recreation offer. The green open-air street within Westfield Tuggerah creates a great town centre environment and provides for dining and entertainment into the evenings. In time, residential uses may be appropriate in this centre, where amenity, better streets, pedestrian connections to the station and open space are also provided.

Any future expansion of the Tuggerah Centre for infill mixed use development, must resolve connectivity, amenity and flooding constraints.

1 Wyong Town Centre



- Civic, cultural and community heart of the Corridor
- A centre that is green, cool and engages with the River.
- High quality, medium density mixed use development near a well-integrated station
- Opportunities to expand the town centre with mixed uses east of the station
- The highest quality public domain and development
- Offices, restaurants, hotels, homes and cafés make this a great centre to live and work.

2 Tuggerah Regional retail, business and service centre



- The Tuggerah centre is a great regional retail, service and community asset
- Support and enhance employment areas
- Medium to long-term mixed-use development in proximity to Tuggerah Station, following flood mitigation works.





Corridor strategy: Areas for growth

→ Direction 2

Ensure sufficient zoned land to accommodate population and employment projections

Action 2.1 Resist rezoning significant sites and releasing new urban land in the short to medium term

Projections and capacity testing demonstrate that there is sufficient residential land to meet residential targets to 2036 and beyond. These results are largely the result of the inclusion of the Tuggerah site in this analysis. Should this site not proceed to rezoning, then this analysis and strategy will require review. There are several strategic sites in the Corridor that would make great renewal sites, where they can deliver new infrastructure as part of an integrated mixed-use development. The sites could be important in delivering types of uses required as the Corridor evolves – like new office space in Wyong, or a new public park. Sites include:

- Areas adjacent to Tuggerah Train Station;
- Areas to the East of Wyong train station;
- Former Wyong Grove primary school.

In the meantime, Council will start establishing principles for the renewal of these areas in preparation for being approached by landowners in the future.

Action 2.2 Continue to monitor take-up and availability of industrial land in the corridor

Based on past development trends there is enough industrial land in the corridor to accommodate demand over the next 20 years (see capacity under current controls pages 22-24). If the rate of industrial land take-up increases in the future, the supply of developable and attractive industrial land may run out before 2036. Council should monitor the take-up rate and availability of industrial land and consult with local business owners about constraints on industrial development. The land east of the Pacific Highway and north of Lake Road is subject to environmental and access constraints and is not considered attractive for development. For development to occur here access to the Lake Road area would need to be improved and flooding must be addressed.

Industrial land in the corridor should be considered in the context of the broader region. An industrial land study was carried out for the former Wyong Council area in 2013 and concluded that there was 123 years of land supply in the LGA, with a substantial amount of low-level constrained land available. Land supply thus outpaces demand across the LGA.

If attractive industrial land runs out in the corridor but there is surplus land available nearby or in the Central Coast Region more broadly, it may not be necessary to rezone more land for industrial use within the corridor. Instead, Council should plan for increased specialisation of the industrial precincts within the Corridor.

Action 2.3 Attract and retain business

With a good supply of suitably zoned land, the key challenge is to attract and retain business. Key strategies include:

- Continue to work with other agencies to bring a Food innovation hub to the Corridor. Refer to Action 11.2 for details.
- Consider additional co-work space in the town centre of Wyong. A small shopfront could provide space for small businesses that support other administration jobs in the centre, which is a growth area for the Corridor.
- Ensure businesses have certainty about the long-term security of employment lands, by resisting pressure for residential development in the area.
- Work with agencies to explore options for a Fast Rail stop in the Corridor.

Guidance for future urban renewal sites

1

Tuggerah Gateway Site

The State Government has announced plans for the Gateway site at Tuggerah (Approx. 5000 dwellings and revamp of Westfield's shopping centre). The site's strategic location as a prominent gateway site should be considered in the site's development. Opportunities to maintain and enhance its landscaped character, and provide new connections, infrastructure and amenity should be considered.

2

Former Wyong Grove Primary School

The Former Wyong Grove Primary School presents opportunity to accommodate additional residential uplift beyond its current zoning. Strategically located within proximity to the Wyong Town Centre and the existing Wyong Train Station, it is in an ideal location to better accommodate increased residential projections.

3

Areas East of Wyong Train Station

Areas east of Wyong Train Station present a strategic opportunity for mixed use investigations. B4 Mixed Use zoning is preliminary identified to provide opportunities for improved integration with surrounding key sites. Any future rezoning of this site should consider planning controls which preserve existing non-residential Floor Space Ratio provisions to ensure existing employment land is not diluted and focus activity toward Howarth Street to facilitate activation and development of high street.



Former Wyong Grove Primary School site (Source: Google street view)



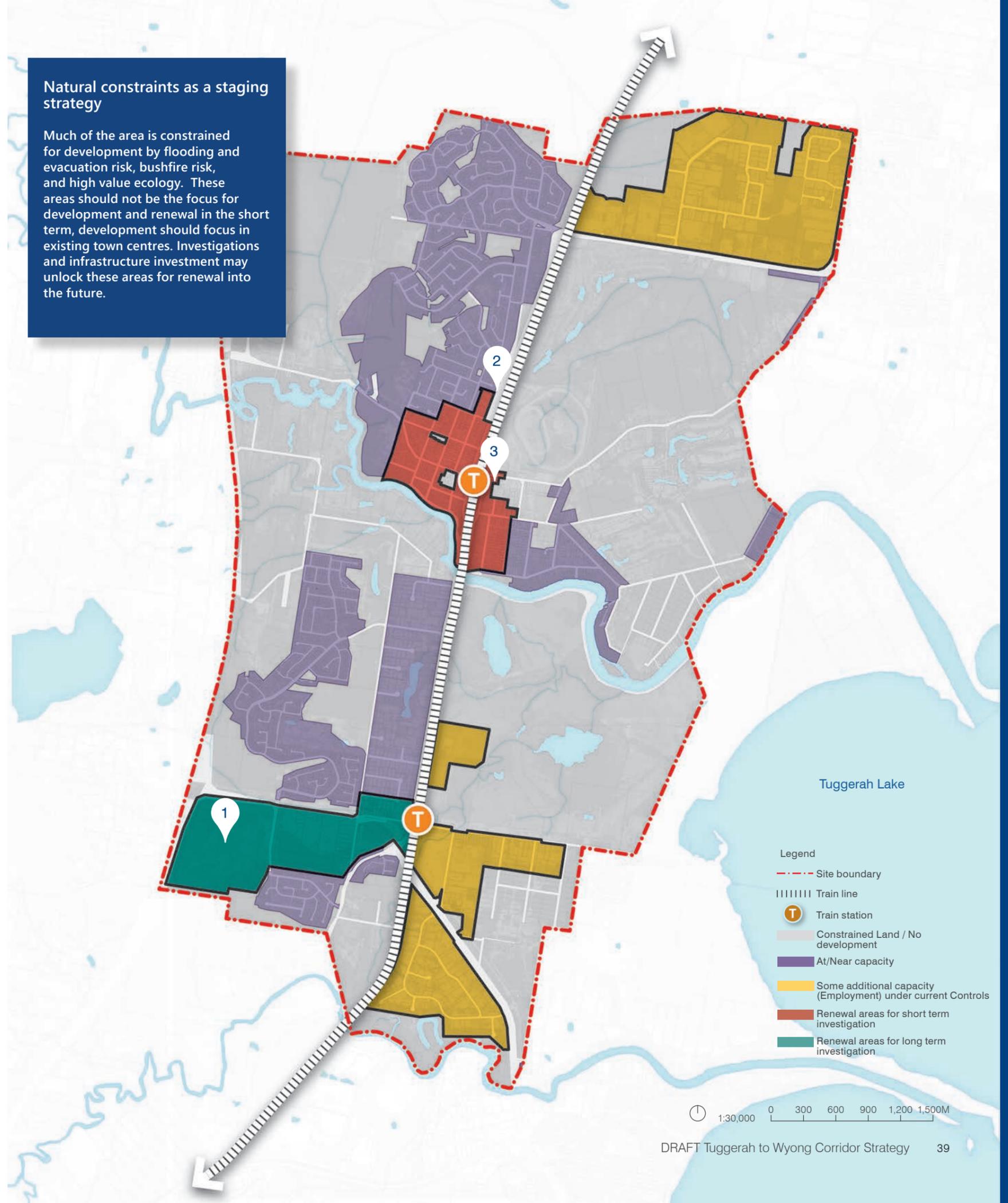
Tuggerah Gateway Site (Source: Department of Planning and Environment)



Wyong Town Centre (Source: Central Coast Council)

Natural constraints as a staging strategy

Much of the area is constrained for development by flooding and evacuation risk, bushfire risk, and high value ecology. These areas should not be the focus for development and renewal in the short term, development should focus in existing town centres. Investigations and infrastructure investment may unlock these areas for renewal into the future.





Corridor strategy: Transport and movement



Direction 3

Maximise connectivity between activity nodes and centres to support renewal opportunities

Action 3.1 Strengthen the existing cycle network

The Corridors' cycling network currently consists of fragmented on-road and shared links that do not provide a coherent, safe network for cyclists. There is significant opportunity for an improved cycle network that enables cyclists to ride between key destinations within the corridor.

Council's Central Coast Bike Plan prioritises connections between centres, public transport hubs, schools and recreational / tourism routes. Council are finalising the Bike Plan and will implement the actions to deliver and maintain the cycling network, provide supporting facilities and encourage cycling as a mode of transport.

The Tuggerah Lake Loop is an existing, major commuter and recreational regional cycle link that connects the corridor, Toukley and The Entrance. Part of this Loop is in the Northern Corridor. The alignment within the Corridor boundaries is primarily along the Pacific Highway and main roads. There are real opportunities to explore off-road routes through safer, scenic areas within the Corridor. These new sections of the Loop would have local and more District recreation and tourism impacts.

Council to undertake a detailed design and review of the additional and alternative cycle connections identified on the plan opposite, with a view to their inclusion in the next revision of the Bike Plan. Some of these projects may be medium and long term opportunities as the centre changes over time.

Action 3.2 Reinforce key pedestrian links

The Corridor's pedestrian network is challenged by both topography and major road / rail infrastructure that present physical barriers to pedestrians. There is opportunity to improve pedestrian links and infrastructure within urban areas (such as Wyong Town Centre, North Wyong industrial area and Tuggerah) and employment / residential areas within 800m of train stations.

Council are to implement the actions and recommendations of the Pedestrian Access Mobility Plan (PAMP), with a particular focus on improving pedestrian amenity between Tuggerah Station and Westfield Tuggerah, as well as within Tuggerah Town Centre.

Council are to investigate further opportunities to deliver additional pedestrian infrastructure,

including the Wyong River Foreshore Link (see plan overleaf) and inter-precinct links as part of a revised PAMP that potentially extends beyond the 10 years.

Action 3.3 Investigate opportunities to strengthen the local street network

Some street networks within key employment areas lack legibility and permeability, presenting challenges for access and future growth. Council are to investigate further opportunities to strengthen the local street network within the Corridor, including a defined street hierarchy and delivery of key links, to support the continued growth of the Corridor's employment precincts.

New roads identified as part of this process will be subject to detailed investigations, design and planning should they go ahead. These roads will be delivered through private development.

Opportunities for improved local street networks for the North Wyong and Tuggerah precincts are detailed in their respective Precinct Strategies.

Action 3.4 Minimise potential impacts of Pacific Highway Upgrades

Although the traffic benefits will be significant, the RMS's proposed Pacific Highway upgrades presents a real challenge to the pedestrian experience and character of Wyong Town Centre, with a substantially wider road and heavier traffic impacting the centre's amenity.

Council will work with RMS on the finalisation of the Pacific Highway upgrades through Wyong Town Centre with the aim to minimise potential impacts on the centre's character, public domain amenity and ensuring that the east and west sides of the town centre are well- connected.

Action 3.5 Understand and leverage the opportunities associated with the Sydney to Newcastle fast rail project

The proposed fast rail project will reduce travel time from Gosford to the City from 1 hour, 19 minutes to 1 hour. The project will utilise existing infrastructure. As yet, the stops on this service are not confirmed. There are benefits associated with a stop at both centres – Tuggerah provides for more commuter parking services (giving many people access to Fast Rail services) and Wyong would benefit from improved connections between businesses, services and civic uses. Council will work with the NSW Government on any future progression of the project.

Action 3.6 Advocate for the completion of Pacific Highway upgrades and a link road to Warnervale

Traffic congestion through Wyong and along the Pacific Highway is regarded as a key issue for Wyong. Improvements will help to unlock future development potential in the area.

The improvements planned for the Pacific Highway through Wyong have been on the table for a long time. Council will continue to press the RMS for these works to be funded and undertaken as soon as possible. This will include advocating for a new link road connecting North Wyong to Warnervale.

Action 3.7 Prepare a Transport Study

Council will prepare a transport study to investigate future transport improvement opportunities within the corridor that will achieve efficiency, sustainability and liveability. A key aim of the study should be to enhance active transport options for workers and residents throughout the corridor, and identify any land acquisitions that may be required to accommodate new roads and links.



Sydney to Newcastle Fast Rail (image: www.nsw.gov.au)



Extract from Central Coast PAMP for Wyong and Tuggerah Priority Routes



Pacific Highway Upgrades (image: rms.nsw.gov.au)





Corridor strategy: Environment and Sustainability



Direction 4

Maintain and improve the areas strong relationship with green open space and the environment

Action 4.1 Maintain green gateways and movement corridors

Entries to the area from the M1, Pacific Highway and Wyong Road are characterised by views of rural and bush landscapes. These experiences help to create a positive impression on residents and visitors and are a defining characteristic of the region.

Any future public domain works should retain and enhance the landscape aesthetic of the gateways, public transport arrival zones and movement corridors, identified in the plan overleaf.

Future development and transport proposals should be assessed against their impact on or contribution to achieving this strategy.

Council are to engage directly with the RMS to ensure future upgrades to the Pacific Highway north of Tuggerah (especially through Wyong) include high quality tree and shrub planting that create an attractive green spine through the corridor.

Action 4.2 Create a strong connection with the natural environment

Views and access to green open space and the natural environment are a great asset for the area. Key features such as the Wyong River have the potential to play an important role in attracting people to live and work in the corridor.

Council will prepare a Green Grid implementation plan for the corridor to maximise outdoor recreational opportunities, pedestrian links, wildlife corridors and protection of high conservation value habitat.

Council are to investigate key opportunities for enhancing connections to the surrounding natural environment.

Providing shaded public domain during the summer months can greatly improve the liveability for workers, visitors and residents in the corridor, and provide habitat and character.

Council should finalise and implement its draft Greener Places Strategy. The Strategy provides a framework for the replacement of removed shrubs and trees and identifies opportunities to expand urban vegetation on the Central Coast.

Action 4.3 Further flood planning investigations

The Corridor is widely affected by flooding, with a significant area below the 1% AEP flood level. These areas are generally located on low lying land within the catchments of Wyong River, Porters Creek and Ourimbah Creek, including the Pioneer Dairy wetlands, and present challenges in flood evacuation, flood safety, land use compatibility and building design.

Council are to regularly update the Corridor's Floodplain Risk Management Plans and flood planning controls to ensure development in flood evacuation risk areas is avoided.

Flooding risks around Tuggerah Station must be resolved to enable urban renewal and densification in this area. This includes exploring the potential to provide floodwater detention infrastructure to reduce flood affectation within the Corridor, and alternative housing typologies that reduce building footprints and manage more water in the landscape.

Action 4.4 Encourage sustainable employment opportunities

Council are to:

- Support employment opportunities that would encourage a just transition away from fossil fuels.
- Advocate for the establishment of a just transition authority to oversee the transition of local workers in the power and mining industries into new employment positions that reflect their skills training and current remuneration levels for future employment.
- Develop suitable employment lands as job hubs for industries such as renewable energy, smart manufacturing, robotics, ICT and other associated sustainable industries.



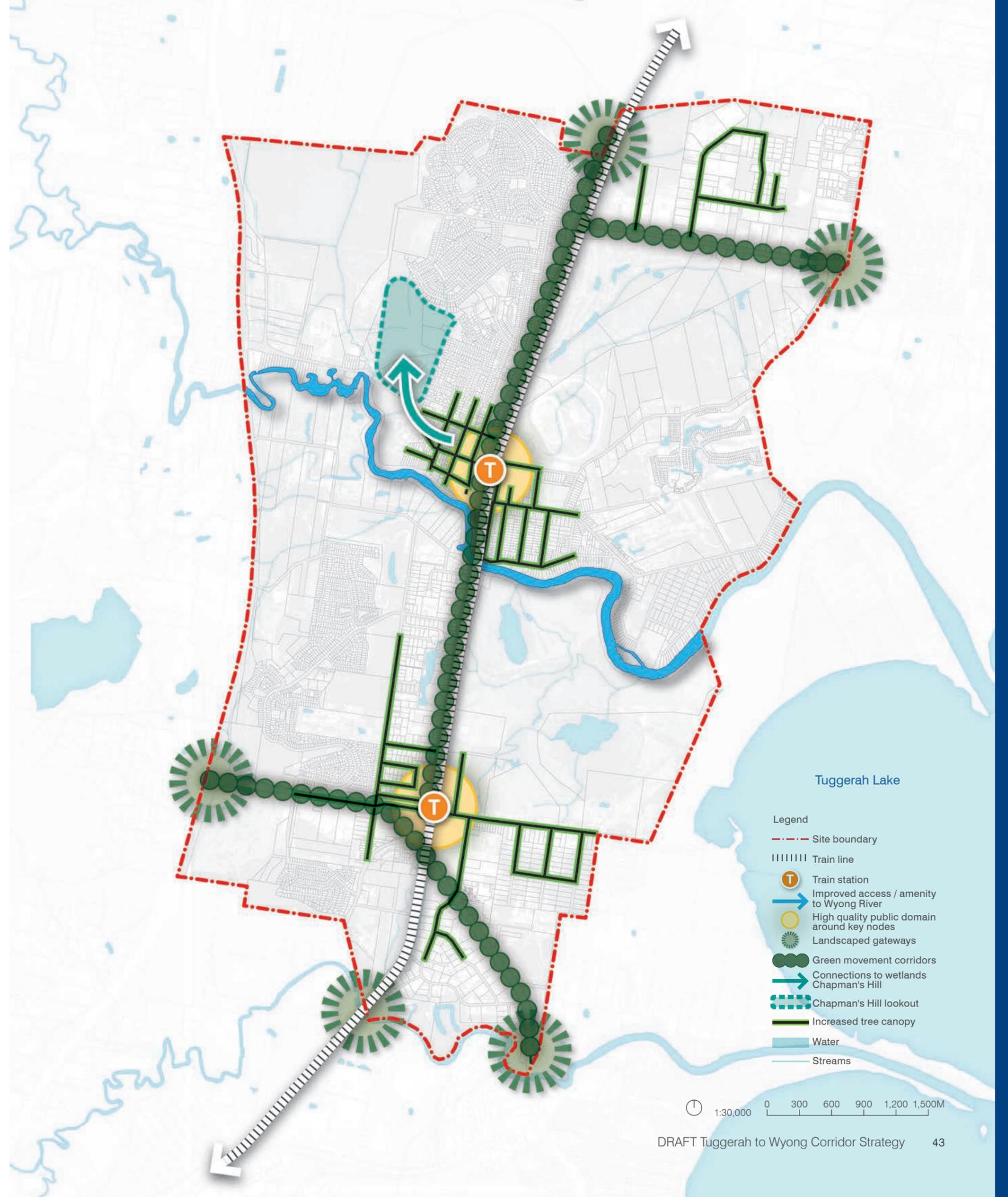
Highway entrance to Tuggerah from the M1 with mature forest provides an attractive landscape gateway (image: Google Street View)



High public domain (image: Lonsdale Street - TCL Landscape Architects)



Attractive views and planting along upgraded roads (image: Pacific Highway, Tuggerah)





Corridor strategy: Culture, recreation and tourism

→ Direction 5

Build on the Corridor's potential as a great destination for culture, recreation and tourism

Action 5.1 Establish the Corridor as a significant regional destination for recreation and sports tourism

The Corridor provides two distinct clusters of sporting facilities at Wyong and Tuggerah which form a part of the Regional Recreation Corridor (RRC). This includes the recently completed Central Coast Regional Sporting & Recreation Complex in Tuggerah and the aging Baker Park recreational precinct in Wyong. As designated by the Central Coast Regional Plan, the RRC is to provide a concentration of regional sporting facilities which will provide a comprehensive group of recreational facilities that will be utilised by people living beyond the Corridor.

As a destination, the Corridor lacks a good selection of short-term accommodation that attracts corporate and recreational visitors to the area. With competition from coastal towns within the region, there is an opportunity to prioritise short term accommodation within the Corridor to leverage cultural, recreational, corporate and tourist attractions in the area.

Council are to consider appropriate locations for complementary uses to enhance the recreational offer, including hotel accommodation, food and beverage and entertainment, allied services.

Council to investigate funding opportunities to strengthen the recreational offering within the RRC.

Action 5.2 Explore utilisation of Corridor's natural bushland areas as key attractors

The Corridor is endowed with beautiful natural bushland precincts that provide environmental amenity for residents, workers and visitors to the Corridor. These bushland precincts are not to be redeveloped for employment and residential uses as they provide a natural respite and provide opportunities to enhance interaction with nature. Enhancement of these features are also identified to improve the visitor experience in Wyong, contributing to the development of the local tourism industry.

Council will investigate how Council owned or controlled natural bushland areas can be utilised for educational and recreational purposes. The investigation should consider the provision of boardwalks, footpaths and viewing platforms to facilitate activities such as birdwatching, walking, cycling and bushwalking. Council will work with private landowners of natural bushland areas to encourage the promotion of these areas for education and recreation purposes.

Council will also need to work with stakeholders, land owners and Office of Environmental Heritage to ensure the integrity of the bushland areas are maintained while opportunities for recreational uses are delivered.

Action 5.3 Active Lifestyles Strategy

As the Central Coast population increases Council will need to plan for the sport and recreation needs of both residents and visitors to ensure that its suite of facilities and assets encourage the whole community to embrace the social, economic and environmental benefits of healthy lifestyle.

Council will prepare an Active Lifestyles Strategy to inform future planning. The study will audit existing assets, and then project future demand. The outputs will be a clear list of required infrastructure that will inform future LEP and DCP controls, and provide direction for renewal areas and Council open space assets.

It will be important that this Study considers overlapping opportunities to create character, habitat and connect into the NSW Government's broader Green Grid strategies.



Tree Tops Central Coast (image: visitnsw.com)



Central Coast Regional Sporting and Recreation Complex (image: Centralcoast.nsw.gov.au)



Narrabeen Lagoon Walk (image: Aspect Studios)

