

A dark blue circular logo containing the text "Central Coast Council" in white, sans-serif font. The background of the entire cover is a blurred photograph of a city street with people walking. A decorative dotted line of small blue circles curves across the top left and bottom right corners.

Central  
Coast  
Council

# DRAFT

A stylized, colorful illustration of a city skyline with various building shapes in shades of blue, green, and grey, overlaid on the blurred background.

# URBAN SPATIAL PLAN

**FRAMEWORK FOR A  
LOCAL STRATEGIC PLANNING STATEMENT**

Central Coast, NSW

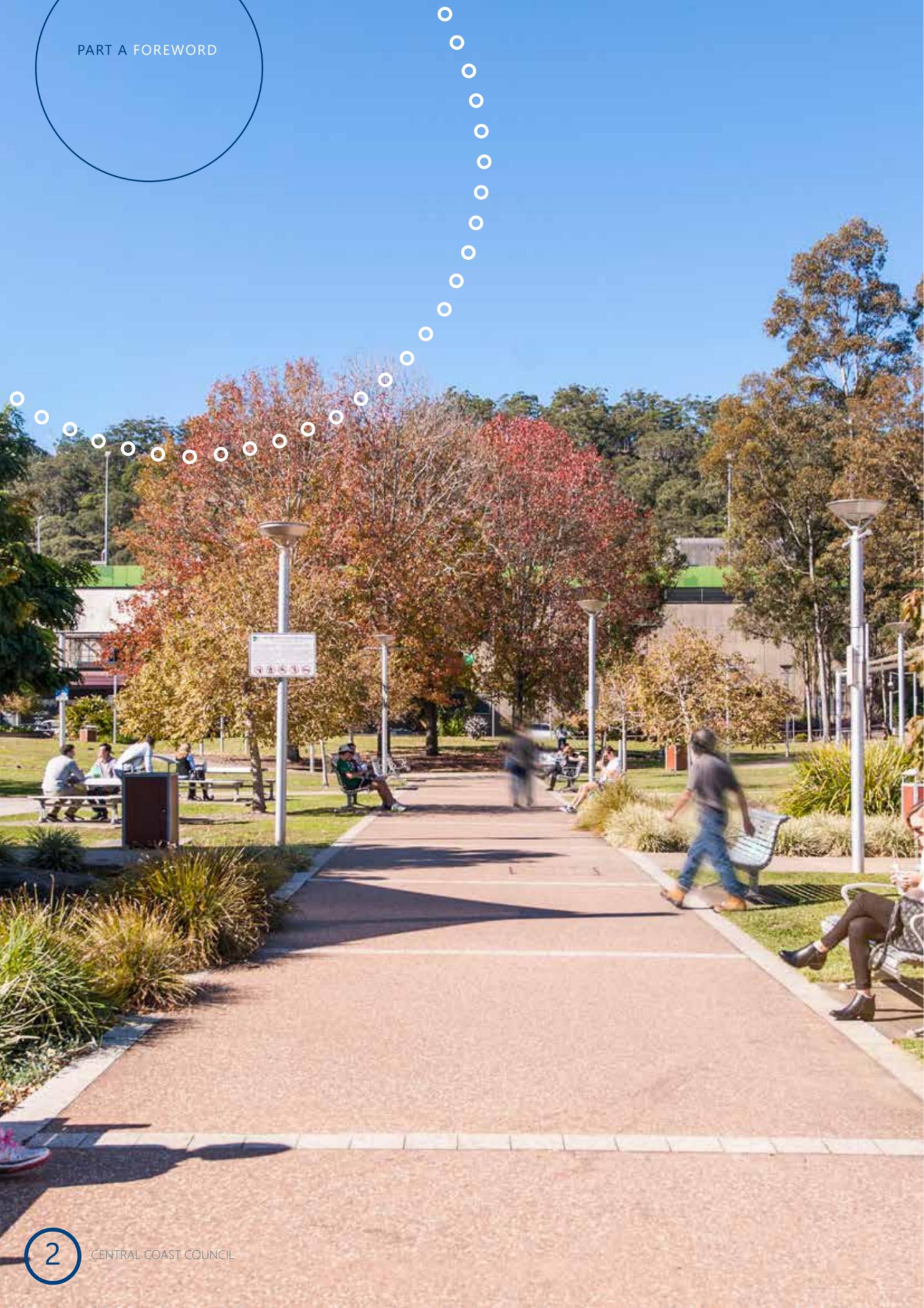


## THE CENTRAL COASTS REGION'S URBAN SPATIAL PLAN: Delivers a Framework for Growth that will guide the future growth and development to 2036 and beyond.

Central Coast Council has recognised that a well-considered and consistent approach to planning is required to ensure that future forecast population growth is provided for and managed in a sustainable manner.

The Central Coast is a great place to live, with a passionate community that wants to see their way of life enhanced, without sacrificing their valuable natural assets or relaxed lifestyle.

This is our 20-year Vision for growing the Central Coast Region in a manner that enhances its character, preserves its natural attributes and improves our quality of life. The vision is the first stage in developing Council's Local Strategic Planning Statement.



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# ACKNOWLEDGMENTS

## Indigenous Acknowledgement

We Acknowledge the Traditional Custodians and First Peoples of this Land and pay our respects to Elders, both past and present. The 'Urban Spatial Plan': The Framework For A Growing Central Coast Region is actively committed to outcomes and actions that include and better continue local indigenous stories and culture in our vision for the future.

## Acknowledgement of Council's Role

Central Coast Council has produced this document based on prior studies, strategic planning and community consultation undertaken as part of the 10 year Community Strategic Plan 'One Central Coast' (CSP). It aims to provide a consistent direction for future growth and a vision under which further strategic planning and project delivery can be based.

Council has a responsibility in facilitating, advocating and enabling the actions included in this vision document. Council will provide leadership but is not solely responsible for the delivery of this vision. It will work closely with all stakeholders and the community to inspire joint action and delivery.

## Acknowledgement of the Central Coast Regional Plan 2036

The 'Urban Spatial Plan': The Framework For A Growing Central Coast Region is based on population growth scenarios and strategic regional planning goals of the NSW Department of Planning and Environment's Central Coast Regional Plan 2036. Central Coast Council will continue to work closely with the Department and other State Government Agencies to ensure a consistent and collaborative approach to strategic planning for the Region.

# SPATIAL VISION RATIONALE



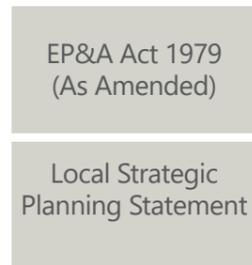
This Urban Spatial Plan addresses the core challenges and opportunities that have been provided by the NSW State Government Central Coast Regional Plan 2036, as well as incorporating all local priorities of the Central Coast Region.

## CORE CHALLENGES AND OPPORTUNITIES

### CENTRAL COAST REGIONAL PLAN 2036

### COMMUNITY STRATEGIC PLAN

### LEGAL OBLIGATION



## A SPATIAL VISION:

Framework For A Growing Central Coast Region

# STRATEGIC PURPOSE



The Urban Spatial Plan is the key reference document that works alongside the Community Strategic Plan to inform Central Coast Council's priorities for the Region in the Delivery Program.

## URBAN SPATIAL PLAN

The Framework For A Growing Central Coast Region

### CORPORATE ROLE

### SPATIAL ROLE

### COUNCIL ROLE

### PUBLIC STAKEHOLDERS



# A NEW SPATIAL VISION FOR THE REGION



## URBAN SPATIAL PLAN:

The Framework for a Growing Central Coast Region (the Urban Spatial Plan) marks a new phase for the Central Coast. It sets a clear future vision and a proactive framework for delivering a World-Class Region with a strong network of Centres and thriving and connected communities.

The Urban Spatial Plan is our guide to how the Central Coast will respond to future population growth challenges in a manner that benefits our existing residents. It responds to the goals and directions of the NSW State Government's *Central Coast Regional Plan 2036*, and the Central Coast Council Community Strategic Plan, presenting the direction for future growth and development for the Central Coast and a toolbox of future actions that will support and deliver the Community Vision.

Through the direction of the Urban Spatial Plan, we will deliver the housing diversity, transport improvements, infrastructure upgrades and economic and social vitality desired by our community, without compromising the identity, quality and nature of Central Coast living.

The Urban Spatial Plan provides the direction for growth that will inform future strategic planning instruments, plans and policies and sets in place required actions to be included in future Central Coast Council Delivery Programs and Operational Plans. The clear desired outcomes of the Urban Spatial Plan will enable Council to undertake meaningful discussions with industry, community and other government agencies as to how development, business, investment and infrastructure shall be planned, managed and delivered.

In effect the Urban Spatial Plan informs Council's legal requirement under Part 3B of the *Environmental Planning and Assessment Act 1979* to prepare a local strategic planning statement (LSPS) to identify:

- (a) the basis for strategic planning in the area, having regard to economic, social and environmental matters,
- (b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act 1993*,
- (c) the actions required for achieving those planning priorities,
- (d) the basis on which the council is to monitor and report on the implementation of those actions.

It will focus on the vision and priorities for land use in the Central Coast region and together with the *Community Strategic Plan* (prepared under the *Local Government Act 1993*) aim to achieve the long term social, environmental and economic aspirations of the community.

# CENTRAL COAST REGION PLANNING FOR GROWTH

Planning  
together



ONE REGION  
ONE COUNCIL

IN 2016, the Northern Central Coast (formerly known as Wyong Shire Council) and the Southern Central Coast (formerly known as Gosford City Council) merged to become governed by one Local Government called Central Coast Council.

Our future planning will respect existing community visions and cultivate a new approach.



# PART B PLANNING FOR GROWTH

Meet the  
Challenges  
of Today

To Build  
a Resilient  
Region for  
Tomorrow

STATE SITS WITHIN THE FASTEST GROWING CORRIDOR OF NSW

1.1M

PEOPLE IN THE CORRIDOR

NSW

NEWCASTLE  
CENTRAL COAST  
SYDNEY

80 KM

FROM SYDNEY AND NEWCASTLE

THE CENTRAL COAST IS LOCATED BETWEEN SYDNEY AND NEWCASTLE IN THE REGION OF NEW SOUTH WALES.

A large proportion of the total land area is State Forest, National Park and nature reserves, including beaches and waterways. It is currently home to 339,196 residents, 95% of whom live in rural and residential settlements to the east of the Sydney-Newcastle Motorway.

REGIONAL

CENTRAL COAST REGION

339,196 PEOPLE LIVING ON THE CENTRAL COAST (PROFILE ID - 2018)



CENTRAL COAST

95%

LIVE WITHIN THE EASTERN PART OF THE REGION

TAKING ADVANTAGE OF THE 81KM OF OCEAN FORESHORE

GROWTH TARGET FOR THE CENTRAL COAST REGION



75,500 MORE PEOPLE BY 2036

CENTRAL COAST REGIONAL PLAN 2036



41,500 MORE DWELLINGS BY 2036

CENTRAL COAST REGIONAL PLAN 2036

CURRENT FACTS

1,680 SQ.KM APPROXIMATE LAND AREA

STATE FOREST  
NATIONAL PARKS  
NATURE RESERVES  
BEACHES  
WATERWAYS

LARGEST INDUSTRY

GRP \$13.72 BILLION NIEIR 2017  
HEALTH CARE & SOCIAL ASSISTANCE NIEIR 2017

EMPLOYED RESIDENTS 155,839 NIEIR 2017

LOCAL JOBS 118,858 NIEIR 2017

LOCAL BUSINESSES 22,480 ABS 2017

HOMES ON THE COAST

NUMBER OF DWELLINGS 157,650 CENTRAL COAST REGIONAL PLAN 2036 (2016)

AVERAGE HOUSEHOLD SIZE 2.43 ABS 2016

# POPULATION GROWTH 2011 - 2016

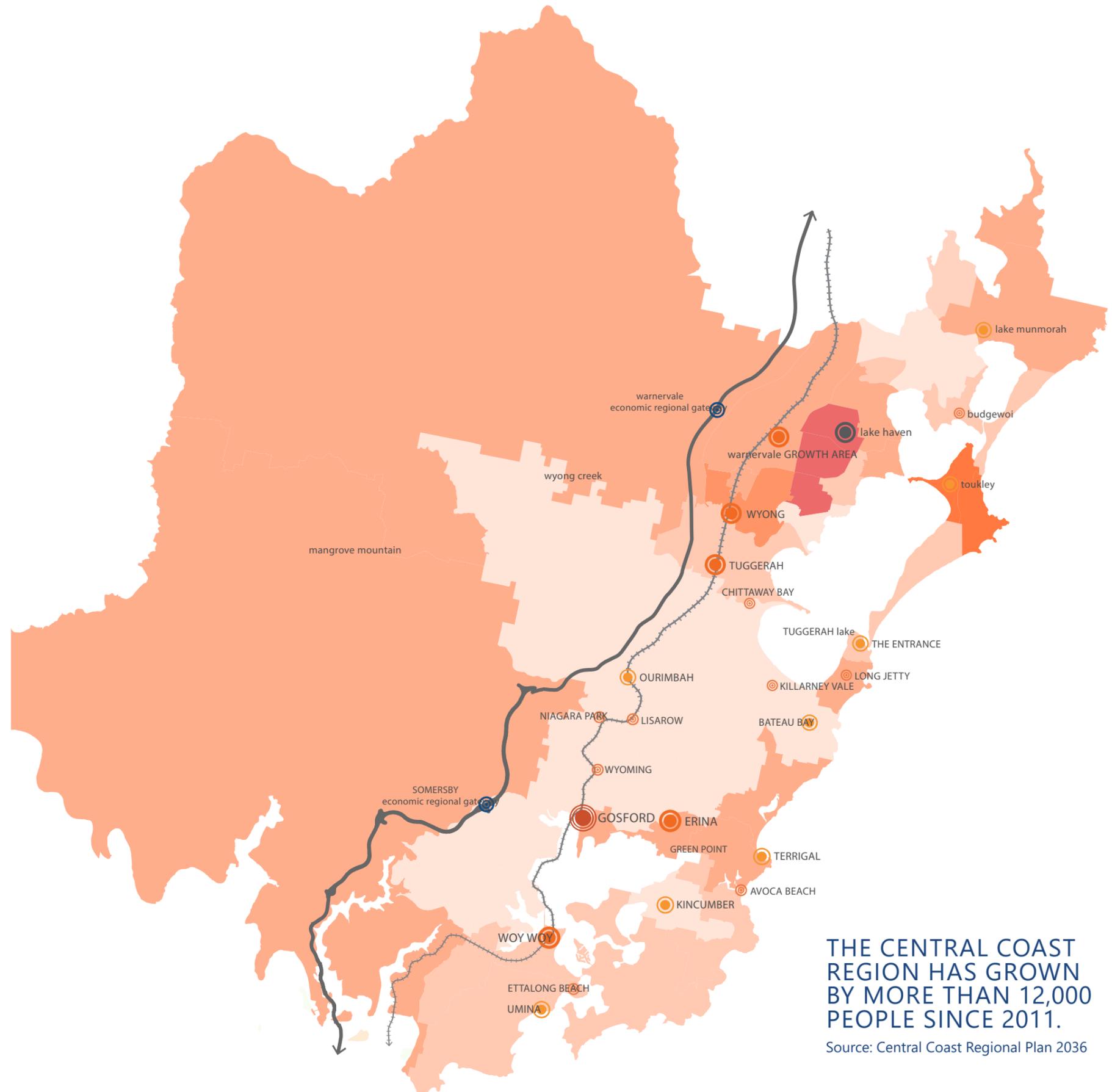
## CENTRES

-  REGIONAL CENTRE
-  STRATEGIC CENTRE
-  POTENTIAL STRATEGIC CENTRE
-  TOWN CENTRE
-  VILLAGE
-  SOMERSBY REGIONAL GATEWAY

## Legend



SOURCE: POPULATION & HOUSEHOLD FORECAST - ID THE POPULATION EXPERTS DECEMBER 2017



THE CENTRAL COAST REGION HAS GROWN BY MORE THAN 12,000 PEOPLE SINCE 2011.

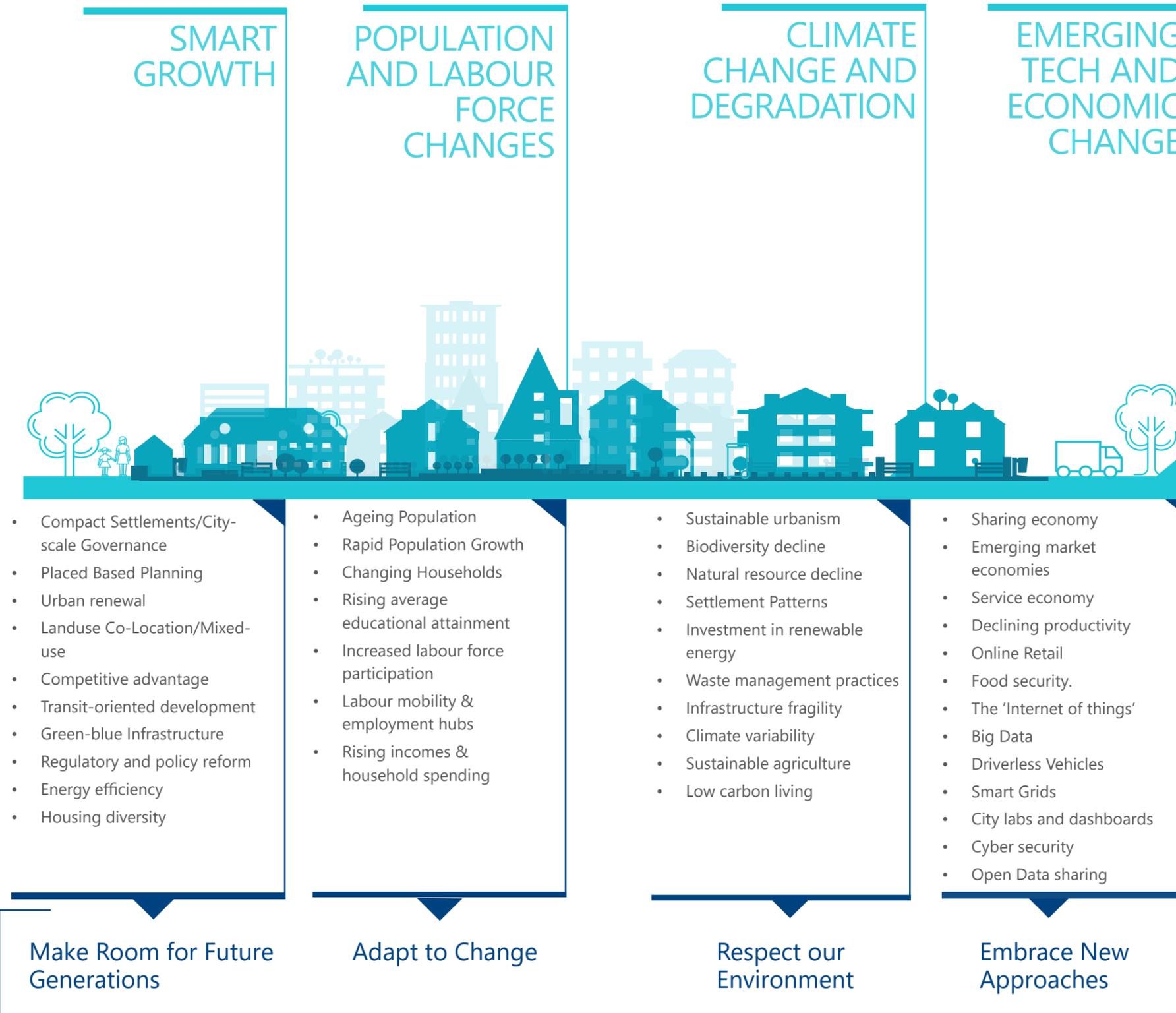
Source: Central Coast Regional Plan 2036

# DRIVERS

## KEY DRIVERS OF CHANGE

### THE KEY DRIVERS

of change are the defining global trends and issues which will have the greatest impact on our societies and markets in driving change.



# RESPONSE

# ONE DIRECTION FOR GROWTH

# GUIDING PLANNING PILLARS

The Central Coast is facing a new period of growth. A 20-year strategic direction for growth is required to meet the challenges of a growing population and deliver the Community Vision.

## Growth Pressures

With its stunning natural environment and lifestyle oriented communities, all within 80kms of Sydney and Newcastle, the Central Coast is an appealing place to live and visit. It is currently home to over 339,196 residents, who enjoy the quality of life the Central Coast offers.

The Central Coast's proximity to Sydney has always been a strong driver for residential and employment growth. The critical need for more housing and employment opportunities outside of Metropolitan Sydney is putting increasing pressure on this area to accommodate population growth.

In fact, the whole Central Coast Region has been identified as the centre of the State's fastest growing corridor, from the northern edge of Sydney to Newcastle. The projected population along this corridor is estimated to be 1.1 million by 2036.

This means that the Central Coast is estimated to grow to a population of 415,050 by 2036, with as many as 75,500 new residents living in the Region. This population growth represents some natural growth within the community, but largely will come from people outside the region.

## 20 - Year Strategic Vision

Future urban growth will be guided by the new strategic planning direction. The direction recognises a balance between the future urban growth areas and the surrounding assets of the ecological systems must be considered as essential to the future success of the region.

The Framework sets a new strategic direction for growth, of Centres, Growth Corridors and Planned Precincts based spatial planning that will ensure development is focused within the existing urban footprint to accommodate the projected population growth.

Our direction for growth promotes Gosford Regional Centre as the central connection point of the many coastal and hinterland centres, with a networked transport system that connects communities to the services they need. It addresses the growing challenges for housing, transport, economics and more.

It is through robust growth centres and corridors that we will be able to accommodate growth, using it to create and support liveable communities, invest in infrastructure and economic growth and best protect the environment and celebrate the lifestyle that we enjoy.



The planning pillars of Place, Environment, Lifestyle and Infrastructure will be the vehicle through which we will align the communities goals and aspirations outlined in the Community Strategic Plan with our 20 year strategic planning vision.

The Community Strategic Plan (CSP) aims to enhance the day to day lives and opportunities of the Central Coast community through effective decision-making, planning and service delivery across all government and non-government agencies.

The product of an extensive CSP community consultation process, has been built around five key community themes that reflect the needs and values of the people who live in our region.

## PLACE



Ensures that the Central Coast will grow in a manner that recognises and reinforces the best of Central Coast living. Our places will remain community-focused and supported by accessible public spaces and active urban centres where families, businesses and neighbourhoods will thrive.

## ENVIRONMENT



Ensures that the Central Coast will be a smart, green city that celebrates our natural heritage and healthy environment. Our built environment will be planned and managed to protect our natural assets and respond to environmental pressures.

## LIFESTYLE



Ensures that the Central Coast will provide an equitable living, working and playing environment, offering opportunities to pursue diverse interests and ambitions. Our lifestyle will be enriched through greater access to jobs, improved health and wellbeing and more time for leisure, family and community life.

## INFRASTRUCTURE



Ensures that the Central Coast will better connect its infrastructure systems within the region to support appropriate growth. Our infrastructure will pro-actively respond to growth upgrading and innovating for future lifestyle changes.

# ONE-CENTRAL COAST

## PLANNING PILLARS

## CSP FOCUS AREAS

“ONE - CENTRAL COAST” is the Community Strategic Plan (CSP). The CSP defines the communities vision and is our road map for the future. It brings together extensive community feedback to set key set directions and priorities

The people of the Central Coast identified what they love about their suburb and the Central Coast. The themes and focus areas of 'One-Central Coast' respond to these ideas and values. This Plan aligns with these Focus Areas under the planning pillars of Place, Environment, Lifestyle, and Infrastructure.



OUR COMMUNITY SPIRIT OUR STRENGTH



ENVIRONMENTAL RESOURCES FOR THE FUTURE



A GROWING AND COMPETITIVE REGION



GOOD GOVERNANCE AND GREAT PARTNERSHIPS



CREATIVITY CONNECTION AND LOCAL IDENTITY



CHERISHED AND PROTECTED NATURAL BEAUTY



A PLACE OF OPPORTUNITY FOR PEOPLE



DELIVERING ESSENTIAL INFRASTRUCTURE



BALANCED AND SUSTAINABLE DEVELOPMENT



OUT AND ABOUT IN THE FRESH AIR

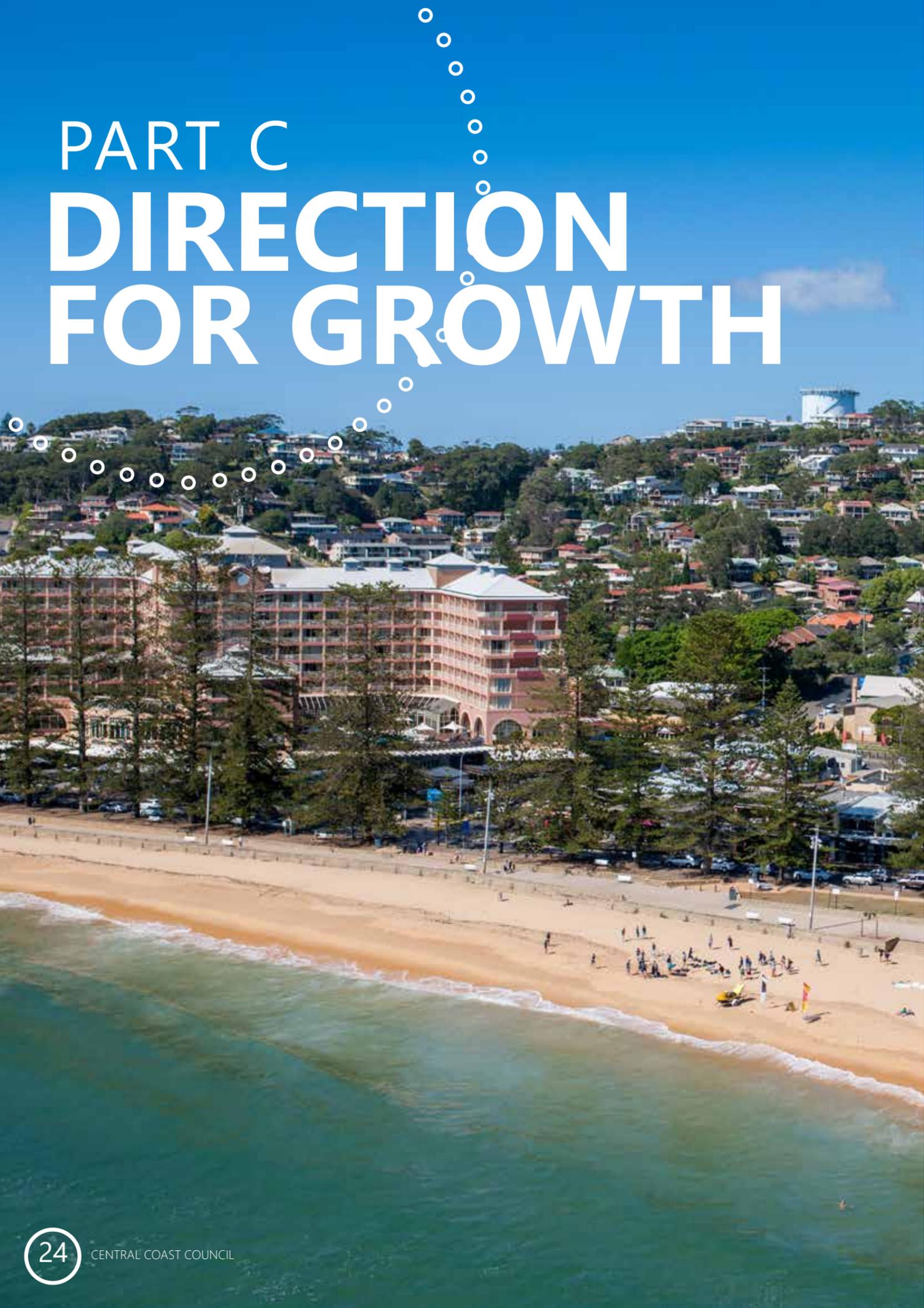


RELIABLE PUBLIC TRANSPORT AND CONNECTIONS



LIFESTYLE OPTIONS FOR A GROWING COMMUNITY

# PART C DIRECTION FOR GROWTH



## 1 DIRECTION FOR GROWTH

The strategic planning direction of growing within our existing and future planned infrastructure and services capacity will support the Region's population growth over the next 20 years.



## 4 PILLARS OF PLANNING



The Four Pillars of Place, Environment, Lifestyle and Infrastructure set the foundation of the Framework. The Pillars guide the priorities of growth to drive the creation of liveable communities, investment in infrastructure and economic sustainability, protection of the environment and a celebration of the lifestyle that is the reason people love living on the Coast.



## GROWTH STRATEGIES

- Revitalise Our Centres
- Renew the Urban Form
- Refine the Urban Edge
- Resilience Planning



## THE KEY INITIATIVES

- Centres & Corridors
- Housing
- Environment
- Transport & Infrastructure
- Open Space & Community
- Economics



## CSP OUTCOMES

The Outcomes are tangible goals that can be achieved through our active commitment, and by delivering on the proposed actions and projects. Things will change along the way, but our desired Outcomes will keep us headed in the right direction.

- Belonging
- Smart
- Green
- Responsible
- Liveable



## THE WAY FORWARD

The Way Forward sets the direction for the development of a Local Strategic Planning Statement for the Central Coast Region.

# CENTRAL COAST 2016-2026

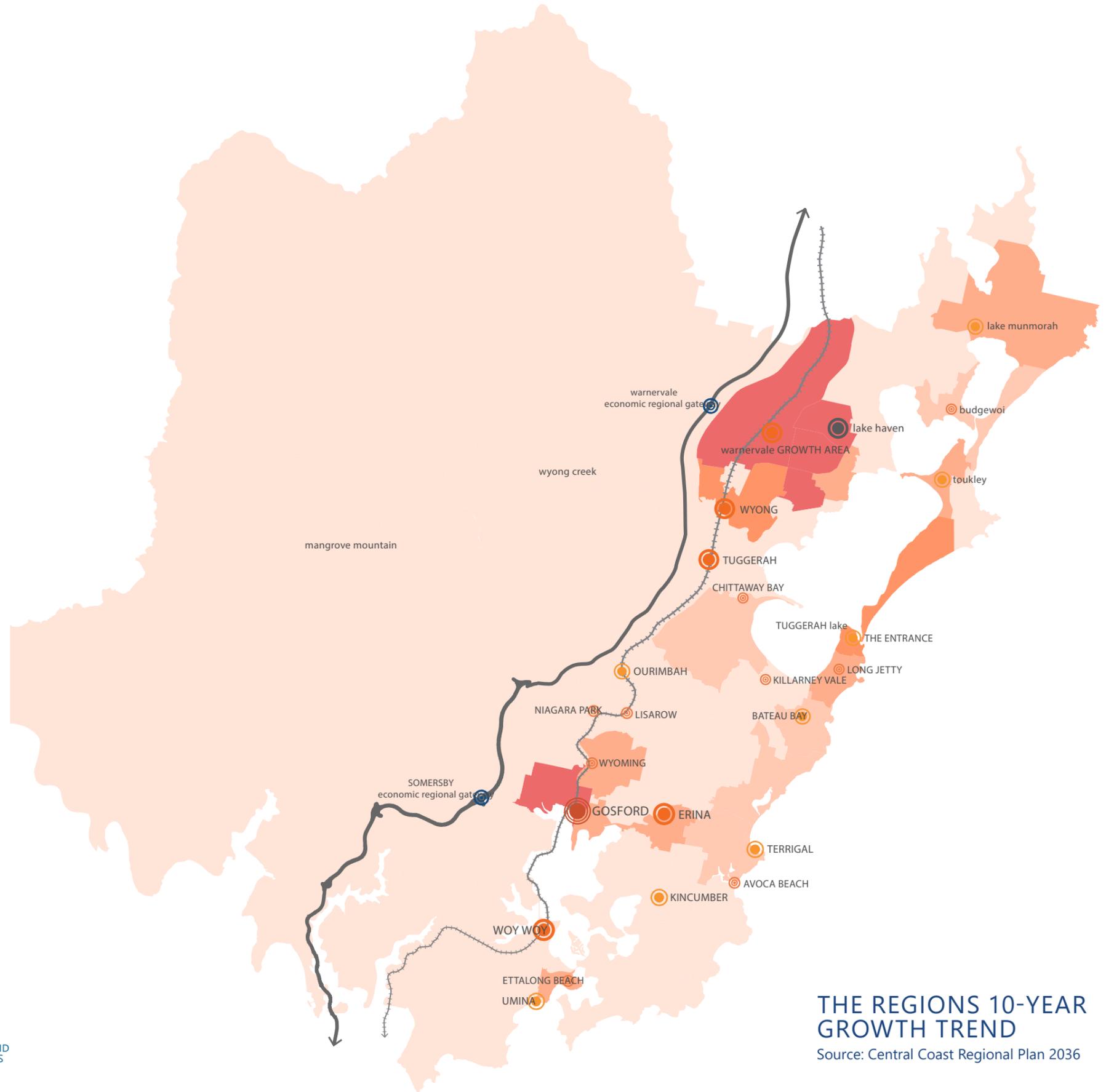
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## Legend



SOURCE: POPULATION & HOUSEHOLD FORECAST - ID THE POPULATION EXPERTS DECEMBER 2017



## THE REGIONS 10-YEAR GROWTH TREND

Source: Central Coast Regional Plan 2036

# TOMORROW

Embarking on a vision for the growth of the Central Coast Region is a chance to engage with best-practice principles and planning mechanisms, shifting the Central Coast into a World-Class Region.

The Central Coast will become a resilient 21st century region that overcomes the constraints of its spatial form by reorienting neighbourhoods to their Centres, directing expected population growth so that it does not unfairly pressure or compromise the amenity of existing communities or environments.

The Central Coast will grow in a manner that ensures increased residential density is associated with increased accessibility to public transport options, amenities, services and employment, which can contribute in various ways to economic, social and environmental forms of resilience. New strategic planning directions set out within the Framework will enrich lifestyle choices through this notion of access. Having connected and accessible Centres and

Corridors that conduct a high capacity flow of people to local jobs, education and housing markets will be the catalyst for local productivity, human capital development, equity and social inclusion and housing diversity on the Central Coast.

Through a period of growth we will have taken opportunities to innovate and upgrade existing urban systems. Our built environment will be based on principles that minimise resource use, reduce waste and better respond to hazards. The natural quality of the Central Coast will be integrated in new built forms that support and complement existing patterns of living.

Through the Community Strategic Plan 'One Central Coast' and this Framework, we will shape the built environment to be more adaptable to changes that unfold and affect the region over time. Our community will have the opportunity to participate in the creation of locally-specific actions that provides unique and appropriate, place-specific outcomes.

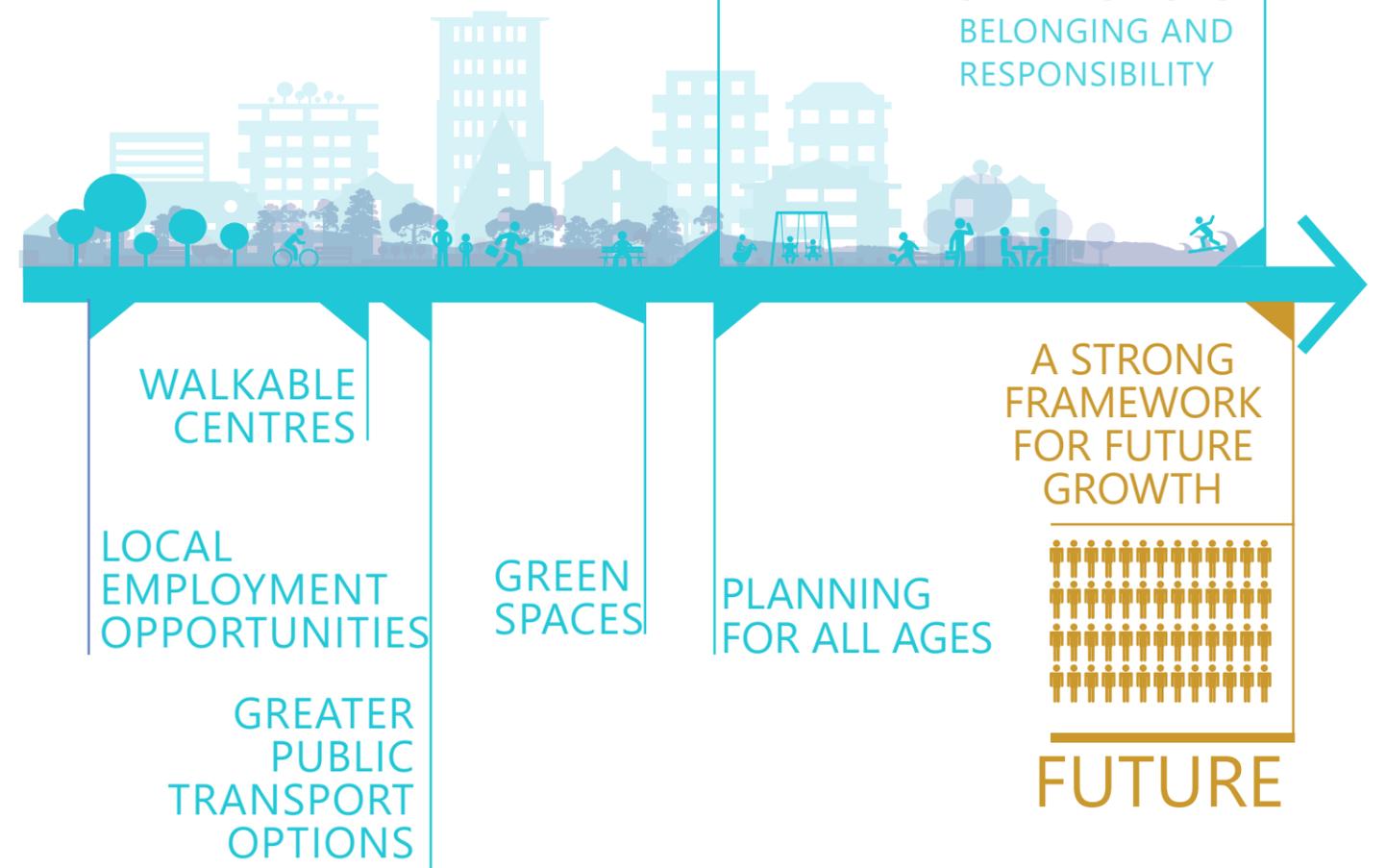
The Central Coast of tomorrow will grow into a World Class Region,

showing leadership in placemaking, environmental protection, sustainability, infrastructure and community resilience. Gosford City Centre will become the Capital of the Central Coast, providing regional-level facilities and a positive local identity. Our other Centres will thrive with more living and working opportunities, providing key services to surrounding communities. Importantly, our communities will be physically connected through appropriate infrastructure and socially connected through strong relationships and a sense of unity.

## A NEW DIRECTION

Guiding growth and development to revitalise Centres, support an improved transport network and continue to protect the natural environment, providing lifestyle options inherent to the Coast.

THE CENTRAL COAST WILL BE A SMART, GREEN AND LIVEABLE REGION WITH A SHARED SENSE OF BELONGING AND RESPONSIBILITY



# CENTRAL COAST 2026-2036

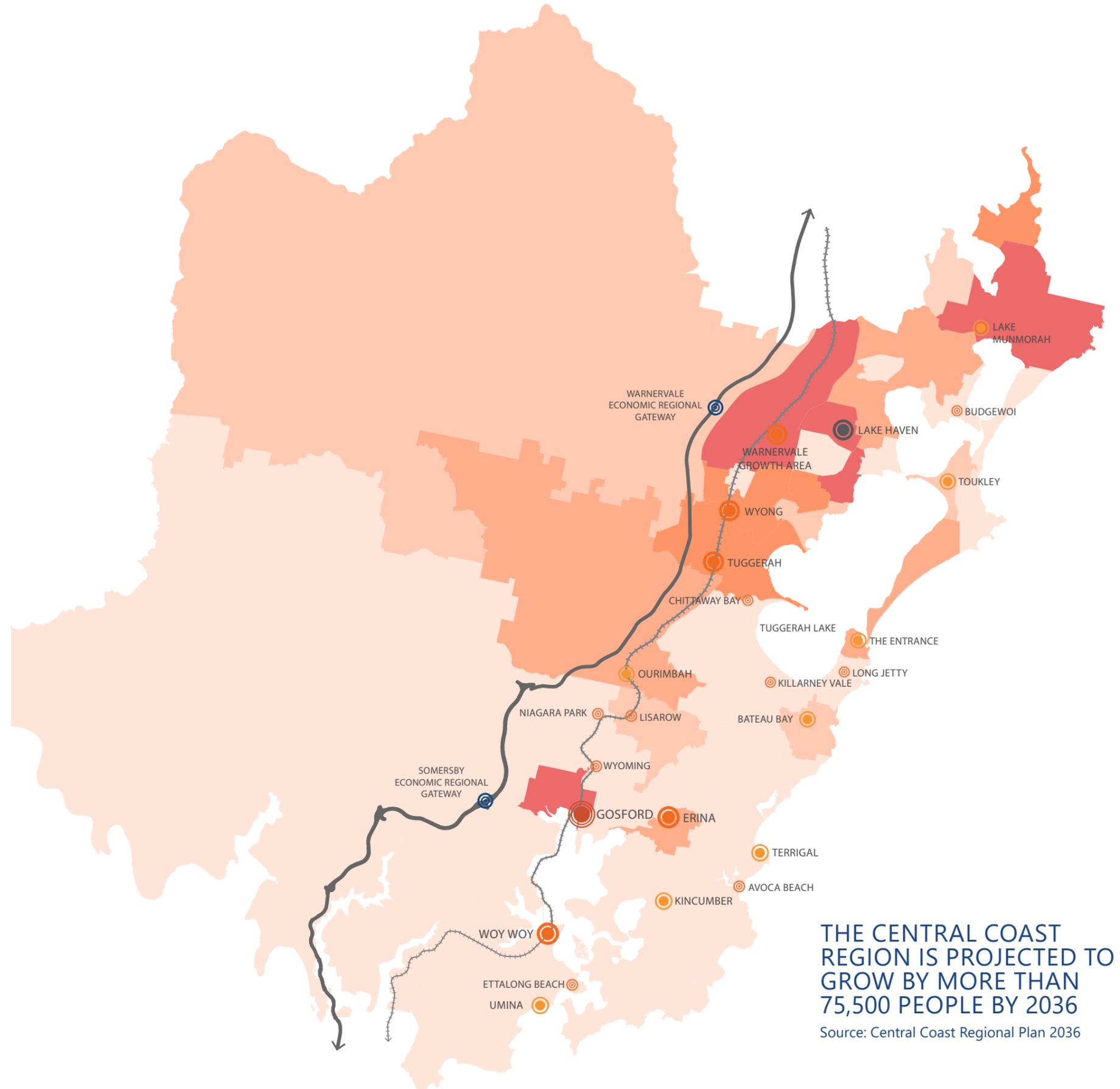
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## Legend

- |                                                                                                   |                                                                                                         |                                                                                                  |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  0%-0.5% GROWTH |  0.5%-1% GROWTH      |  1%-2% GROWTH |
|  2%-3% GROWTH   |  MORE THAN 3% GROWTH |                                                                                                  |

SOURCE: POPULATION & HOUSEHOLD FORECAST - ID THE POPULATION EXPERTS DECEMBER 2017



THE CENTRAL COAST REGION IS PROJECTED TO GROW BY MORE THAN 75,500 PEOPLE BY 2036

Source: Central Coast Regional Plan 2036

# 4 GROWTH STRATEGIES



The four Growth Strategies build a more complex picture of the interventions and solutions that will facilitate and direct desirable growth. Together, they inform the creation of future places, infrastructure and the protection and enhancement of the environment for the Central Coast Region.



The planning pillars of Place, Environment, Lifestyle and Infrastructure set the land use planning framework linking the Community Strategic Plan themes and key focus areas. The Planning Pillars support how we shape future land use planning initiatives around what the community has said, and how the community focus areas can be translated into planning outcomes. The Planning Pillars ensure growth and development will occur in a manner that improves the resilience and amenity of existing and growing communities and their environments.

## 01 Revitalise Our Centres

Revitalise Our Centres seeks to bring activity and life into our existing centres..

It is an important process to both stimulate growth and to create and maintain a sense of place as our Centres evolve. As a strategy, Revitalise our Centres involves a broad spectrum of urban interventions that create vibrant, people friendly spaces and places. It is the sustainable, smart, innovative and resilient, tactical urbanism approach to growth that will involve ideas and action from the whole community.

## 02 Renew the Urban Form

Renew the Urban Form will improve the living environment for new and existing communities.

As a growth strategy, it is about building the planning tools that create new housing types, an upgraded public realm and better movement networks. Urban renewal involves strong built form interventions will only come to fruition once and hence need clear direction a strong dialogue with the existing community. Successful Urban Renewal will work in concert with Centre Revitalisation approaches to identify the community's priorities, determine spaces for upgrade and find the appropriate solutions.

## 03 Define the Urban Edge

Defining the Urban Edge will better define where growth should stop and where environmental protection starts.

As our community grows, it is important that we do not compromise the quality of life and character of place that we highly value. Defining the Urban Edge will provide critical steps to ensure that growth is largely fulfilled by in-fill residential development and renewal and that our important environmental lands are protected into the future. It will provide greater clarity around the environmental living opportunities at the urban-environment interface and look at new spaces of tourism innovation.

## 04 Create a sustainable region

A Sustainable Planning perspective embraces and thrives with change .

Sustainable Planning involves transforming our neighbourhoods to be inclusive, adaptable, resilient and smart hubs of growth and thriving liveable urban areas. Integrating resilience as the guiding principles for urban planning requires adopting a systematic and holistic approach for visioning, innovating and developing appropriate instruments and tools that provide the strategic direction for the gradual change. Planned growth offers an opportunity to innovate and upgrade existing urban systems to minimise resource use, reduce waste, maximise health and wellbeing and better respond to hazards.

# GROWTH STRATEGY

## 01 Revitalise Our Centres

Revitalise Our Centres seeks to bring activity and life into our existing centres..



The planning pillars of Place, Environment, Lifestyle and Infrastructure support revitalising of our centres by ensuring our centres planning meets the following key transformative ideas, as a means to implement the CSP focus areas:

- 'A growing and competitive region'
- 'Reliable public transport and connections'
- 'A place of opportunity for people'
- 'Lifestyle options for a growing community'
- 'Balanced & Sustainable development'

**Placemaking** is a multi-faceted approach to the planning, design and management of public spaces. As a design principle, it seeks to ensure that the built environment will be considered from the streetscape first, prioritising the pedestrian experience, human scale density, high-quality and accessible public spaces that promote people's health, happiness, and wellbeing.

**Partnerships** will occur as part of a collaborative governance approach that encourages integrated service delivery with community, businesses and interest groups working with governments towards the same goals.

**Aged housing** will be well designed and located in relation to community facilities, services and transport

**New Spaces** will be created in existing Centres to support creative industries and new business. We will work with strategic partners to explore and develop interim use and pop-up project policies that facilitate experimentation and foster new talent.

**Activity/Social Hubs** are vibrant places where people shop, work, relax and often live. This will include co-location of community use and will create a range of opportunities for people to visit our Centres and linger, as opposed to visiting for a single purpose then leaving. We will enhance our existing activity hubs and ensure that they are created at the heart of all our Centres.

**Placemaking** initiatives will include asset-based community development projects that will empower the community to participate in shaping public spaces. These initiatives will enhance the built environment and strengthen our communities.

### Connectivity

Connecting our centres and communities to 'place' by encouraging walkability and improved accessibility is vital to the success of creating vibrant and active centres.

### Tactical Urbanism

comprises small interventions that make us think differently about public space. We will use tactical urbanism projects to grow the personality and identity of our Centres and to trial public space interventions to ensure we get the best outcomes.

**Ensure Protection of Affordable Housing** and investigate opportunities to provide additional affordable housing options in our Centres.

**An Evening Economy** will change the expectations of use and activity of our major Centres. Building an evening economy is about capturing the spend of a local market on entertainment, culture and food and creating a vibrant living environment.

**Place Marketing** will work to build a new story around the role, function and identity of our Centres.

# GROWTH STRATEGY

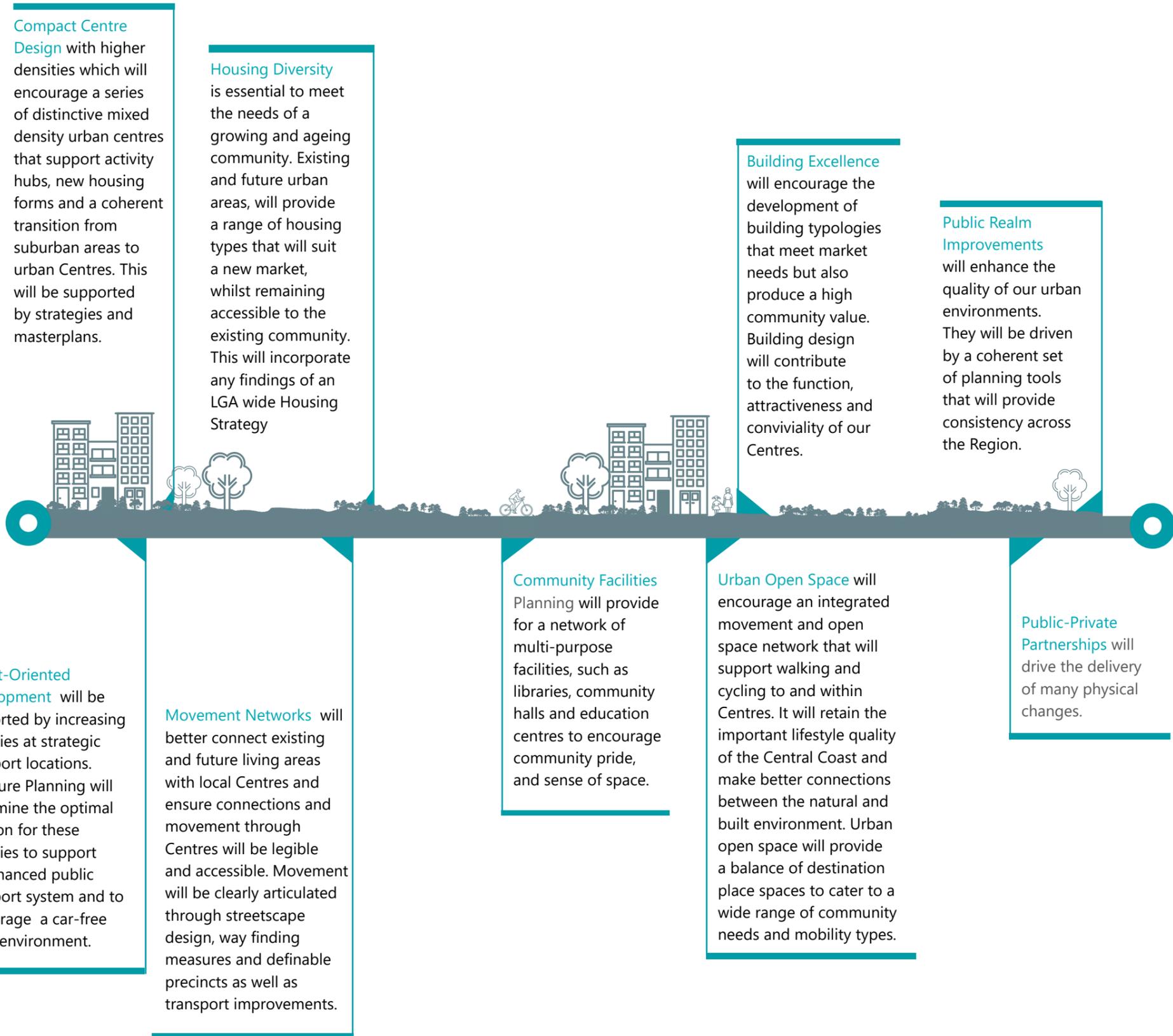
## 02 Renew the Urban Form

Renew the Urban Form will improve the living environment for new and existing communities.



The planning pillars of Place, Environment, Lifestyle and Infrastructure support renewing the urban form by ensuring our living environment and communities meets the following key transformative ideas, as a means to implement the following CSP focus areas:

- 'Our community spirit and strength'
- 'Creativity connection and local identity'



# GROWTH STRATEGY

## 03 Define the Urban Edge

An Urban Growth Boundary will better define where urban growth stops and where environmental protection starts.



The planning pillars of Place, Environment, Lifestyle and Infrastructure support defining the urban edge by ensuring our urban growth stops where environmental protection starts by implementing the transformative ideas, as a means to address the following CSP focus areas:

- 'Cherished and protected natural beauty'
- 'Delivering essential infrastructure'

**Land Suitability Analysis** of fringe-lands is the first step in assessing multi-functional landscapes to allocate the most appropriate planning zone. Some lands will meet the criteria for environmental conservation and some are strategically located to meet the criteria for urban development. The purpose is to protect the environmental health and create viable communities. Future Urban Areas need to consider existing and proposed resource lands, that supports our local economy.

**Contain Urban Sprawl** to reduce the over-extension of communities that have insufficient access to infrastructure, social services, community amenities and employment opportunities. This will build viable communities that have the economies of scale to support community services and facilities.

**Employment Lands** will be adequately serviced for employment generated industries to support local jobs.

**Environmental Protection** of high ecological value land for conservation will preserve important qualities of land as a green lung surrounding urban areas. The inter-dependencies of ecosystem services requires careful land use planning and environmental management to ensure our waterways and wetlands, native vegetation, soil health, air quality and animal species are protected.

**Retaining Open and Green Space** will avoid land fragmentation and ensure the careful stewardship of the environment by limiting the encroachment of development on other environmental values. For example, protecting habitats for Wildlife Corridors which enable the movement and connectivity of animals in the landscape will help maintain biodiversity.

**Planned Infrastructure** will inwardly focus key growth infrastructure to better connect future and existing urban areas. This will include review of North Wyong Structure Plan and associated timeframes, and integrate transport, IT, water and sewer. This will deliver more cost-effective infrastructure that allows for the orderly development of communities. Rationalising investment in infrastructure will also reduce the cost of servicing properties at a distance to urban Centres and reduce the ecological footprint.

**Agricultural land** will be protected in order to support and sustain local food production and agricultural related use from encroaching development.

**Tourism and Economic Innovation** to be promoted in peri-urban areas to build-in flexibility for non-urban land uses. The multi-functionality of the landscape should be recognised to generate innovation in the landscape. Opportunities exist for recreation, cultural, tourism, agriculture, and economic productivity given our local natural assets and resources.

**Environmental Living** is an important attractor and identity on the Central Coast. Maintaining rural residential and environmental living is an important lifestyle choice. The character of these landscapes will ensure an appropriate transition of development outwards from our existing urban Centres into the surrounding landscape.

# GROWTH STRATEGY

## 04 Create a Sustainable Region

Building a Sustainable, Resilient and Smart region



The planning pillars of Place, Environment, Lifestyle and Infrastructure support planning for sustainability by ensuring our focus is on quality of life and safeguarding our future by implementing the transformative ideas, as a means to address the following CSP focus areas:

- 'Environmental resources for the future'
- 'Good governance and great partnerships'
- 'Out and about in the fresh air'

**Urban Sustainability**  
Taking a whole of urban ecosystem approach, Council will use locally specific spatial, statistical and survey data to identify priority actions for improving sustainability across the region. Council will address environmental, social and economic sustainability, and relate to all parts of Council, from operations and maintenance to land use planning.

**Sustainable Housing and Built Form** Consideration of environmental sustainability, social infrastructure and community needs at the planning and design phase will improve outcomes for existing and new residents

Council will continue to influence land use, development and building to improve energy and water efficiency of buildings, and to ensure buildings result in minimal negative impacts to surrounding waterways and ecosystems.

**A smart region** will utilise technological innovation and data to facilitate smart decision making to improve the liveability, productivity and functionality of the region. Council will set the strategic pathway for project prioritisation to promote a sustainable and vibrant Central Coast region.

**Biodiversity**, ecosystem function and urban forestry conservation is an important factor in our growing region. Council will continue to prioritise protection of environmentally sensitive areas, and conservation of the natural terrestrial, riparian and aquatic ecosystems. To continue and build connection to our environment, Council will facilitate and support opportunities to visit and recreate in nature.

**Sustainable Economic Growth** will be supported throughout the region. Initiatives will include support of environmental job sector creation, facilitation of an Industrial Ecology Network and local farm to plate food networks, and promotion of local eco-tourism activities. Council will work with industry and business to improve the sustainability of their operations.

**IMPROVE THE RESILIENCE OF OUR RESIDENTS, OUR BUILT AND NATURAL ENVIRONMENTS, AND UTILISE TECHNOLOGY TO DEVELOP A SMART REGION.**

**A prepared and resilient region** Council is actively adapting to climate change through infrastructure, construction, rehabilitation and land use planning. Council will provide a framework for an ongoing and holistic approach to emergency management across Council. Council will help to build the capacity of the community to prepare, respond and recover from the extreme weather events, and adapt to a changing climate.

# THE KEY INITIATIVES

Our current land use planning controls provide capacity for growth in residential and commercial floor space within the existing urban footprint. Our challenge is to review how population is directed and ensure that growth can be supported.

The principles of our existing planning controls focus growth around major railway stations and surrounding key centres, together with 'employment lands' (industrial zone) nodes where new growth and development should occur.

The Framework puts forward the need to introduce further layers of strategic planning that will better support and stimulate development where it is desired and align a new direction for future housing, transport and economic growth. Further strategic planning will inform any need to amend zoning provisions and development controls in key Centres and Corridors.



- 01 Centres and Corridors
- 02 Housing
- 03 Environment
- 04 Infrastructure
- 05 Open Space and Community
- 06 Economics



# ONE DIRECTION FOR GROWTH

The Strategic planning direction of growing within our existing and future planned infrastructure and services capacity will support the region's population growth to 2036.

It is this direction that our centres and corridors will be able to grow and thrive. Centres function as nodes of activity for the community, bringing diverse groups of people together to do business, socialise and live. Centres provide the greatest potential to develop a housing supply that caters to a broader cross-section of the population, offering diverse housing types that can address affordability and accessibility needs and take development pressure off traditionally low-rise communities. Growth in this manner, can be utilised to facilitate coherent, compact and walkable centres that are accessible to all members of the community.

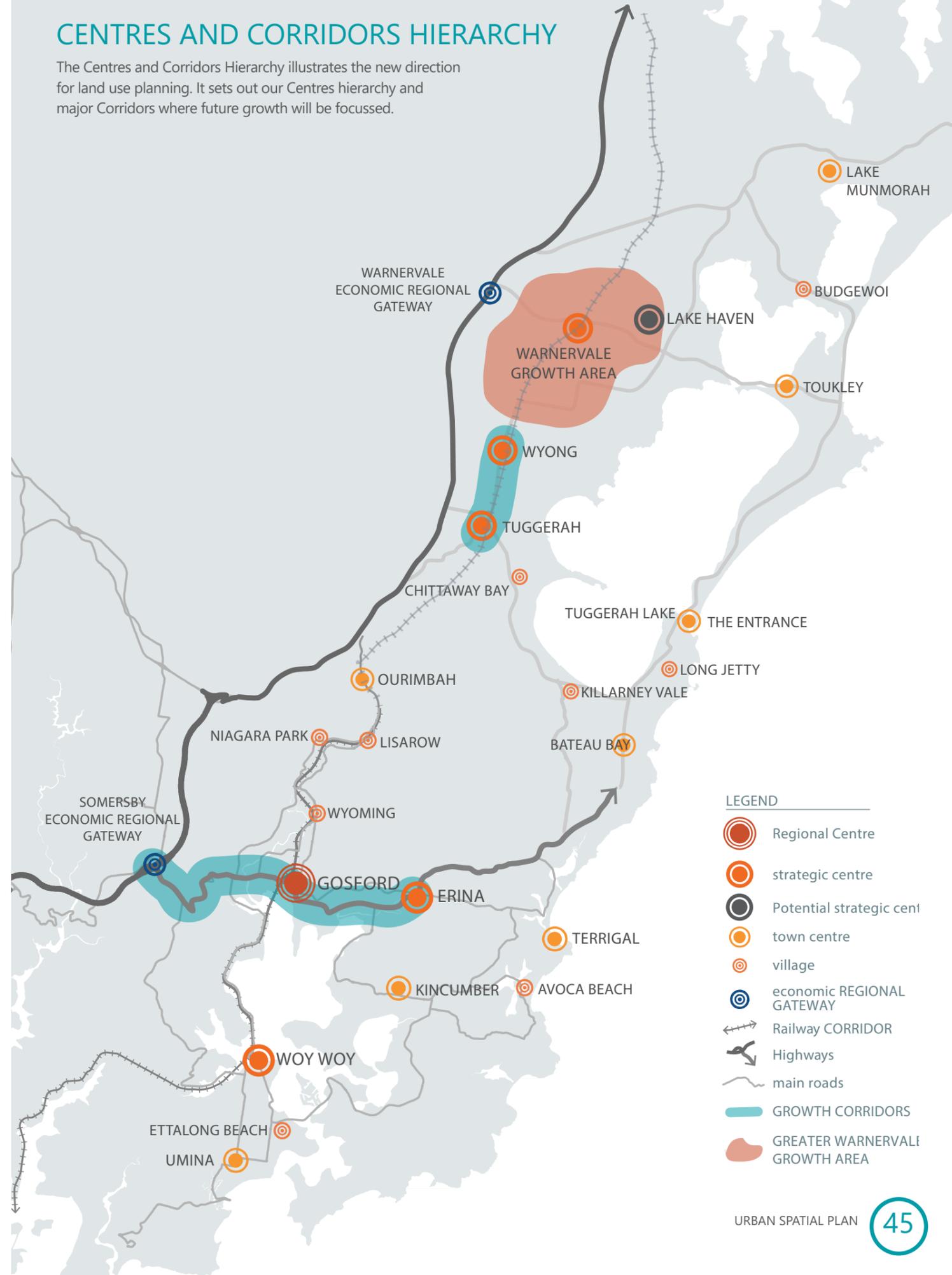
The Corridors shown in the Centres and Corridors Plan, are spatially located on existing transport linkages between our centres, providing existing infrastructure and potential for growth in manner that supports better physical, social and economic connections between our centres. Successful Corridors unite adjacent communities, creating an integrated transport and living network that the broader community can tap into to better access employment and social opportunities.

This Section sets the key strategic direction for spatial-based planning. Also it emphasises the need for a stronger integration between infrastructure planning and urban planning. It demonstrates a clear hierarchy of Centres and formalises the role and function that each Centre and Corridor should play, to build a picture of how different Centres and Corridors contribute to a networked whole. Each has different capacities for growth, different roles within the wider community and unique characters that will be preserved and enhanced through growth.

Four Growth Strategies inform how population growth and development will be directed within our network of Centres and Corridors. They work to stimulate growth by making our Centres more appealing places to live and visit, through; improved public spaces, more business and cultural activity, community participation and high-quality built forms. They will define where development should end and where environmental protection begins, ensuring that the environmental quality and aesthetic of the Central Coast is maintained. They will also ensure that the community is ready and resilient to change and that growth occurs in a manner that directs the region towards a low carbon and climate resilient future.

## CENTRES AND CORRIDORS HIERARCHY

The Centres and Corridors Hierarchy illustrates the new direction for land use planning. It sets out our Centres hierarchy and major Corridors where future growth will be focussed.





# CENTRES HIERARCHY



The Central Coast Regional Plan 2036 has established a centres hierarchy for the Central Coast, which identifies Gosford City as the regional capital. The plan identifies five strategic centres across the region - Woy, Erina, Tuggerah, Wyong and Warnervale. The hierarchy of centres within this plan also identifies town centres and villages across on the Central Coast.

**Gosford City Centre**

**Strategic Centres**



**Town Centres**

**Villages**

ROLE AND FUNCTION

# A REGIONAL CENTRE



Offers diversified employment opportunities that are well connected to Gosford Central Business District and the Somersby to Erina Corridor

Planning for Gosford City Centre will be undertaken in line with NSW Governments Urban Design Implementation Framework and associated Planning Controls

Gosford Regional Hospital with a Central Coast Medical School and Research Institute

## WEST GOSFORD



# GOSFORD THE CAPITAL OF THE CENTRAL COAST

THE CITY WILL INCLUDE SPECIALISED, RETAIL, HIGH DENSITY HOUSING, A MAJOR PUBLIC TRANSPORT HUB PROVIDING CONNECTIONS TO GREATER SYDNEY, THE HUNTER AND OTHER REGIONAL CITIES.



## EAST GOSFORD



A traditional shopping strip providing boutique activities for locals and passing trade. It will continue to have a village amenity within the Gosford City catchment.

REGIONAL CATCHMENT  
10,000-15,000  
PEOPLE LOCALLY

A REGIONAL CENTRE HAS A 2km SPATIAL RANGE

## FUNCTION

Gosford will be the principle City serving the entire Region. It will provide a full range of business, government, retail, cultural, entertainment and recreational activities. It will be the focal point of the Central Coast where the growing region can access good jobs, shopping, health, education, recreation and other regional-level services without having to travel more than one hour. It will provide high and medium density housing supported by public transport connections, walking and cycling amenity and a high-quality public domain.

## AMENITIES

**Built Form:** A built form that responds to context and character of the surrounding bushland setting.

**Employment:** Provides a full range of job opportunities, including large-scale commercial, professional, food and beverage, health and wellness, cultural, entertainment, small industrial and education sectors.

**Transport:** Direct transport connections to the wider Central Coast Region, the Greater Sydney Region and the Hunter Region. Supports a major public transport interchange of rail connecting with the local bus network and sufficient parking options.

**Recreation:** Provides Regional-level recreation, cultural and entertainment facilities. The Regional Centre will host major cultural and sporting events.

**Parks:** Regional parks, connected urban squares and green spaces.

**Shops and Services:** Major retail and supermarket services, specialist shops, restaurants, cafés and Community and Civic Services including; State Offices, Local Government Offices, Regional Library, Regional Hospital, TAFE and university presence.

## PRIORITIES



- Support the objectives and design principles of the Gosford City Urban Design Implementation Framework and associated planning controls.
- Encouraging and facilitating the development of key Centres within the Somersby to Erina Corridor.
- Encourage a high standard of building design.
- A transformational waterfront development of planning and design to World Class Standards.
- Management of movement networks through the City Centre and providing adequate public parking.
- Plan for a Regional Performing Arts Centre and Regional Library

## ROLE AND FUNCTION



CATCHMENT  
5,000-  
10,000  
PEOPLE LOCALLY

## FUNCTION

A Strategic Centre is a key growth centre built at a focal point for roads and major public transport (rail and bus), serving an immediate subregional residential population. It provides a shopping mall, a public transport interchange, central civic spaces, library and community facilities. Our Strategic Centres will offer high-amenity settings for medium density residential and maintain their distinctive characters.

## AMENITIES

**Built Form:** Medium to high density residential and office buildings based around commercial core and functional public transport connections.

**Employment:** Provides a diversity of employment options within the Centre.

**Transport:** Well connected to inter-regional transport through the rail interchanges and bus interchange. Supported by sufficient parking.

**Recreation:** Major entertainment and recreational facilities serving subregional areas.

**Parks:** Well connected regional, district and local open space.

**Shops and Services:** Major retail, entertainment, food and beverage, community services, health services and library.

## PRIORITIES



- Revitalise Wyong as a mixed use centre servicing the northern part of the region with infill residential development in central locations.
- Reinforce the centres role as the civic and cultural hub within the Northern Growth Corridor and encourage greater investment in the public domain.
- Develop the area's tourism, cultural and heritage values while allowing for appropriate contemporary infill development.
- Create an evening economy dominated by food, arts, culture and events.



- Reinforce Tuggerah's role as a major retail and employment centre on the Central Coast.
- Provide a town centre focus to Anzac Road, including a "town square" with an active link between Westfield and Tuggerah Rail Station.
- Improve pedestrian and bicycle linkages between major retail, centre support, employment, transport, sport and recreation infrastructure including the Supa Centa, Westfield, Pioneer Dairy, Tuggerah Regional Sporting Complex and the surrounding residential areas.
- Provide an upgraded commuter car park at Tuggerah Station and opportunities for transit-oriented development.
- Provide a viable alternate bulky goods destination to Erina to cater for the northern half of the region.



- Develop Erina as a support anchor to Gosford City Centre and the Southern Growth Corridor 'Somersby to Erina' and develop a Structure Plan to support future renewal.
- Provide improved pedestrian connections between Erina Fair Centre and the broader Erina Town Centre and investigate Karalta Lane Public Domain Plan.
- Improve the quality and user experience of our streets, service streets, public domain spaces, and parks.



- Adopt a Strategic Plan for Woy Woy to support population growth that will not generate unsustainable traffic impacts whilst protecting the scenic quality and character retaining the unique environmental character of the area.
- Promote housing growth of appropriate densities close to public transport that will encourage socially diverse population as well as accommodating short stays for visitors in a manner that does not impact connections and movement as well as limiting growth in environmental hazard areas of the Woy Woy peninsula.
- Encourage revitalisation of Woy Woy through the development of a cohesive public domain approach strategy that supports a pleasant and safe town centre with housing, jobs, services, community facilities and entertainment for residents and visitors.

ROLE AND FUNCTION

POTENTIAL STRATEGIC CENTRES



A centre catering for entertainment, leisure, housing and civic space for events



Warnervale Town Centre has been identified as a strategic centre in the *Central Coast Regional Plan 2036*. The State Government's vision for the centre is not yet realised. Lake Haven is a growing centre within this subregional catchment with similar services and facilities already available. The placement of these centres in the centres hierarchy will be influenced by demographic change and future economic investment.

CATCHMENT  
5,000-10,000  
PEOPLE LOCALLY



A proposed mixed use centre to service new communities and establishment of a health precinct at Wyong

A Centre with a new transport interchange and expanded retirement housing

FUNCTION

A Potential Strategic Centre is identified as a future growth centre serving a growing subregional residential population. It aims to provide for a shopping mall, a public transport interchange, central civic spaces, library and community facilities. Our potential Strategic Centres will need to offer high-amenity settings for medium to high density development and maintain their distinctive characters.

AMENITIES

- Built Form:** Medium to high density residential and office buildings based around functional public transport connections.
- Employment:** Provides a diversity of job opportunities within the Centre.
- Transport:** Well connected to inter-regional transport through the rail interchanges and bus interchange. Supported by sufficient parking.
- Recreation:** Major entertainment and recreational facilities serving subregional areas.
- Parks:** Good connections to natural assets that provide scenic and recreational amenity.
- Shops and Services:** Major retail, entertainment, food and beverage, community services, health services and library.

PRIORITIES  
LAKE HAVEN



- Facilitate the development of a range of additional land uses for leisure and entertainment, business services, employment uses and housing that increase community and economic activity.
- Develop a cohesive public domain with special civic spaces that have a high level of environmental amenity and are functional, safe and legible.
- Continue a functional and safe access network of transport infrastructure, roads, pedestrian and cycle paths, and parking all with equitable access.
- Enhance community and recreational facilities that meet the social and recreational needs of the community and contribute to community pride and social cohesion.

WARNERVALE

- To create a vibrant, pleasant safe town centre with housing, jobs, services, community facilities and entertainment for residents and visitors.
- To achieve a high standard of public domain and architectural design quality.
- Integrate community facilities with the town centre.
- Encourage the use of walking, cycling and buses.
- Provide comfortable access grades throughout the town centre to ensure equity in accessibility.
- Provide a built form in a treed setting and reflect the topography and environmental and visual features.
- To facilitate urban development that achieves highest environmental sustainability objectives.
- Protect and enhance riparian corridors, nature conservation areas, significant trees and local vegetation.

## ROLE AND FUNCTION



CATCHMENT  
**5,000**  
PEOPLE LOCALLY

## FUNCTION

A Town Centre provides localised services to the residential population. Town Centres provide low-to-mid rise living with some medium-density housing as part of mixed-use areas, in the commercial centre. They support public transport usage with public transport connections accessed by walking and cycling. They provide recreational and community facilities and a civic space.

## AMENITIES

**Built Form:** A generally low rise character with concentrations of retail, health and professional services within medium density living.

**Employment:** Provides a diversity of job opportunities within the Centre.

**Transport:** Sufficient parking, walking and cycling paths within centres and from surrounding residential areas.

**Recreation:** Connections to local natural assets such as waterfront areas, sporting facilities and entertainment options specific to each Town Centre.

**Parks:** Well connected regional, district and local open space.

**Shops and Services:** A variety of convenience, retail, health and food and beverage services including community facilities to support surrounding villages and residential areas.

## PRIORITIES



- Maintain the relaxed coastal village character of the town centre.
- Revitalise public domain in the town centre main street and improve north-south connections between the southern areas of the centre, main street and the lake shore.
- Promote tourist accommodation and uses within the Beachcomber Precinct, Canton Beach, Norah Head and Peel Street foreshore.
- Consolidate central green to improve circulation and encourage activity and community gathering.



- To increase residential density and housing variety.
- To create street fronting development to Bay Village Road.
- To create a focus point for the recreational uses in the precinct.
- To provide safe, clear, shaded and legible pedestrian connections through the area.



- Enable new small business startups and Smart Work Hub opportunities to locate in the Town Centre.
- Increased residential densities as part of the mixed use centre providing housing options.
- A 24-hour Main Street destination for locals and visitors.
- Improve the quality and experience of our main streets, public spaces, and parks as well as improving access and linkages to the waterfront.



- Better connections between the existing functions of the centre to achieve future viability.
- Local services and places for social connection, providing a high level of community facilities.
- Continue a functional and safe access network of transport infrastructure, roads, pedestrian and cycle paths, and parking all with equitable access.
- To create a vibrant, pleasant safe town centre with housing, jobs, services, community facilities and entertainment for residents and visitors.

# PRIORITIES



- Revitalise The Entrance as a mixed use centre servicing the northern part of the region with infill residential development in central locations.
- Reinforce the centres role as a coastal service provided and encourage greater investment in the public domain.
- Develop the area's tourism, cultural and heritage values while allowing for appropriate infill development.
- Increasing the residential densities in appropriate locations to support local business activity.



- Creation of a Civic area through enhancement of the useability of public space in the centre and providing safe public realm ensuring functionality for a wide cross section of the community.
- Connection of Key Attractors by maximising opportunities for ecological and environmental sustainability including rainwater recycling, energy efficiency, encourage cycling.
- Capitalising on Amenity Benefits by improving relationship between public and private spaces to the benefit of the public whilst fostering community 'ownership' and approval as part of the renewal process and business community.
- Creating Opportunity for Innovative Development and Design.

PART C DIRECTION FOR GROWTH

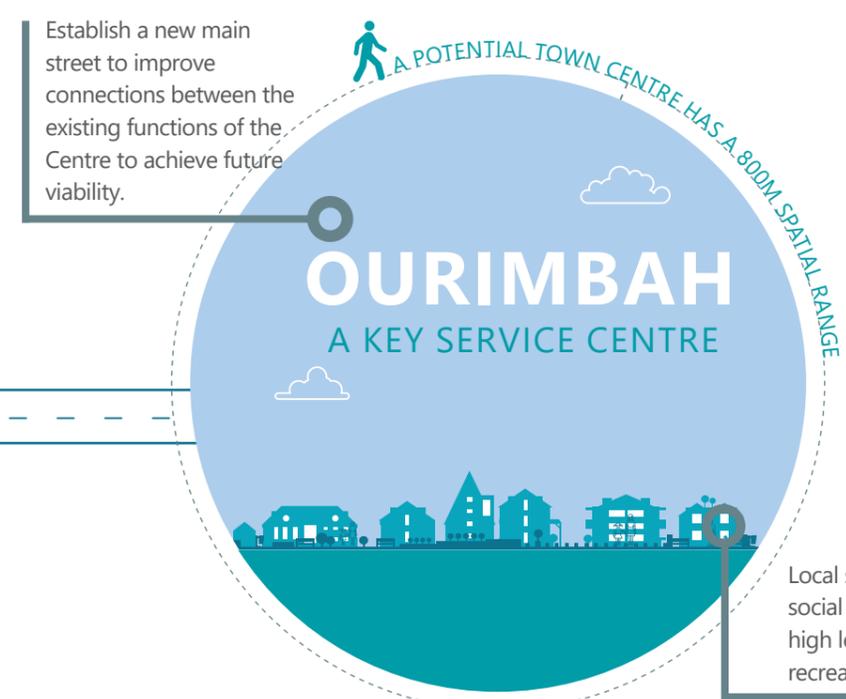
ROLE AND FUNCTION

**The placement of our key centres will be influenced by demographic change and future economic investment over the next 20 years...**

**We need to ensure existing centres which experience faster growth can support the services required by our community.**



# POTENTIAL TOWN CENTRES



FUTURE CATCHMENT  
**5,000**  
PEOPLE LOCALLY

Increased residential densities integrated with the existing local centre.

Strengthening public transport and walking and cycling connections to residential areas and foreshore.

Establish a new main street to improve connections between the existing functions of the Centre to achieve future viability.

Local services and places for social connection, providing a high level of community and recreational facilities.

## FUNCTION

A Potential Town Centre provides localised services for the future residential population. This will include low-to-mid rise living with some medium-density housing as part of mixed-use areas and the commercial centre. They will support public transport usage with public transport connections accessed by walking and cycling. They will provide recreational and community facilities, shops and a civic space.

## AMENITIES

- Built Form:** A generally low rise character with concentrations of retail, health and professional services with medium density residential in the commercial core.
- Employment:** Provides a diversity of job opportunities within the Centre.
- Transport:** Sufficient parking, walking and cycling paths within centres and from surrounding residential areas.
- Recreation:** Entertainment and recreational facilities and connections to local natural assets such as waterfront areas, sporting facilities and entertainment options specific to each Town Centre.
- Parks:** Well connected regional, district and local open space.
- Shops and Services:** A variety of convenience, retail, health and food and beverage services including community facilities to support surrounding villages and residential areas.

## PRIORITIES



### OURIMBAH

- Increase urban density, providing for a mix of commercial, community and residential uses.
- Ensure the Centres provide efficient traffic movement systems with consideration for pedestrian movement, and adequate parking provisions.
- Respond to unique heritage and bushland setting.

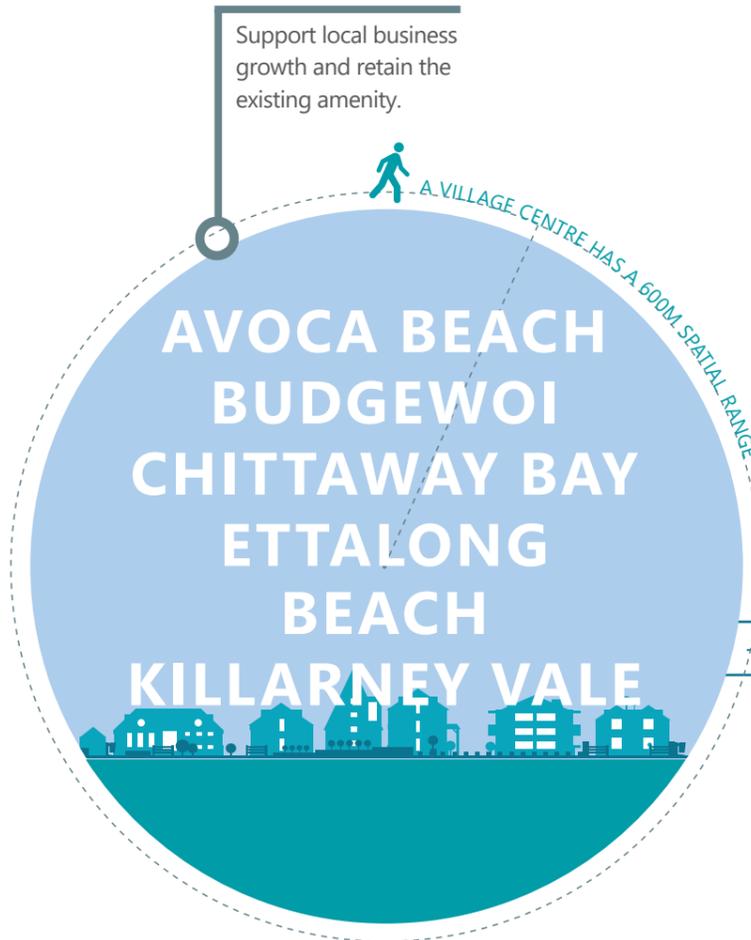
### LAKE MUNMORAH

- Enable new small business startups and Smart Work Hub opportunities to locate in the Town Centre.
- Civic and Integrated community facilities within future town centre is necessary to support existing and new communities.
- Facilitate vibrant and safe future town centres with employment close to home through effective, responsible and integrated land use planning.

# VILLAGES



Support local business growth and retain the existing amenity.



2,000-4,000 PEOPLE LOCALLY

## FUNCTION

A Village functions primarily as a local meeting place, with convenience shops, such as your local butcher and day time entertainment. It generally consists of a strip of shops and its surrounding residential area within a 5 to 10 minute walk.

## AMENITIES

- Built Form:** Low to medium rise development with a focus on townhouse and villa development.
- Employment:** A focus on local retail and health services.
- Transport:** Improve localised pedestrian connections to local services and support public transport opportunities to make villages more accessible.
- Recreation:** A village will have walking and cycling amenity, a local park and may provide other community facilities.
- Shops and Services:** Local convenience and specialty services.

## PRIORITIES



- Retain and enhance the existing amenity, character and facilities.
- Enable and support local small business growth.
- Supporting commuter parking and services at Lisarow, Niagara Park and Wyoming.
- Supporting local tourism growth.
- Improve the public domain in key locations.

ROLE AND FUNCTION

# SOUTHERN ECONOMIC GROWTH CORRIDOR



Major economic gateway to the Region and a major employment provider.

Strong industry, manufacturing and logistics hub at Somersby.

The Central Coast highway is the "spine" of this corridor and provides access to communities and centres across the Central Coast region. The corridor has strong links to Sydney and Newcastle and to the Tuggerah to Warnervale corridor in the northern Central Coast region.

This corridor will grow to have the most efficient transport linkages, stimulating the growth of business-to-business services, pockets of unique communities, regional level recreational and cultural facilities and liveable employment hubs.

ADDITIONAL JOBS OF **9,866** BY 2036

Source: SGS Economics & Planning Report 2018

ADDITIONAL POPULATION OF **6,395** BY 2036

Source: SGS Economics & Planning Report 2018



A strong regional centre at the heart of the economic corridor.

A public transport interchange and peripheral parking and public transport options to Gosford Regional Centre and the length of the corridor.

Diversified employment opportunities

Protecting the amenity of the bushland and coastal settings.

Vibrant mixed-used centre that acts one of the anchors of the corridor.

Erina is the first point of connection for many communities into the corridor.

M1 Corridor To Sydney and Newcastle

Train To Sydney and Newcastle

## FUNCTION

Central Coast has two key economic corridors one between Somersby and Erina.

This corridor is the priority location for future jobs, services, residential living and business growth with the Southern Central Coast.

Supporting this priority, Councils Economic Vision up to 2036, aims to deliver and build upon the southern 'Somersby to Erina Corridor' through implementation of the strategy for supporting growth including, infrastructure, investment, a regional and to diversify the region's economy.

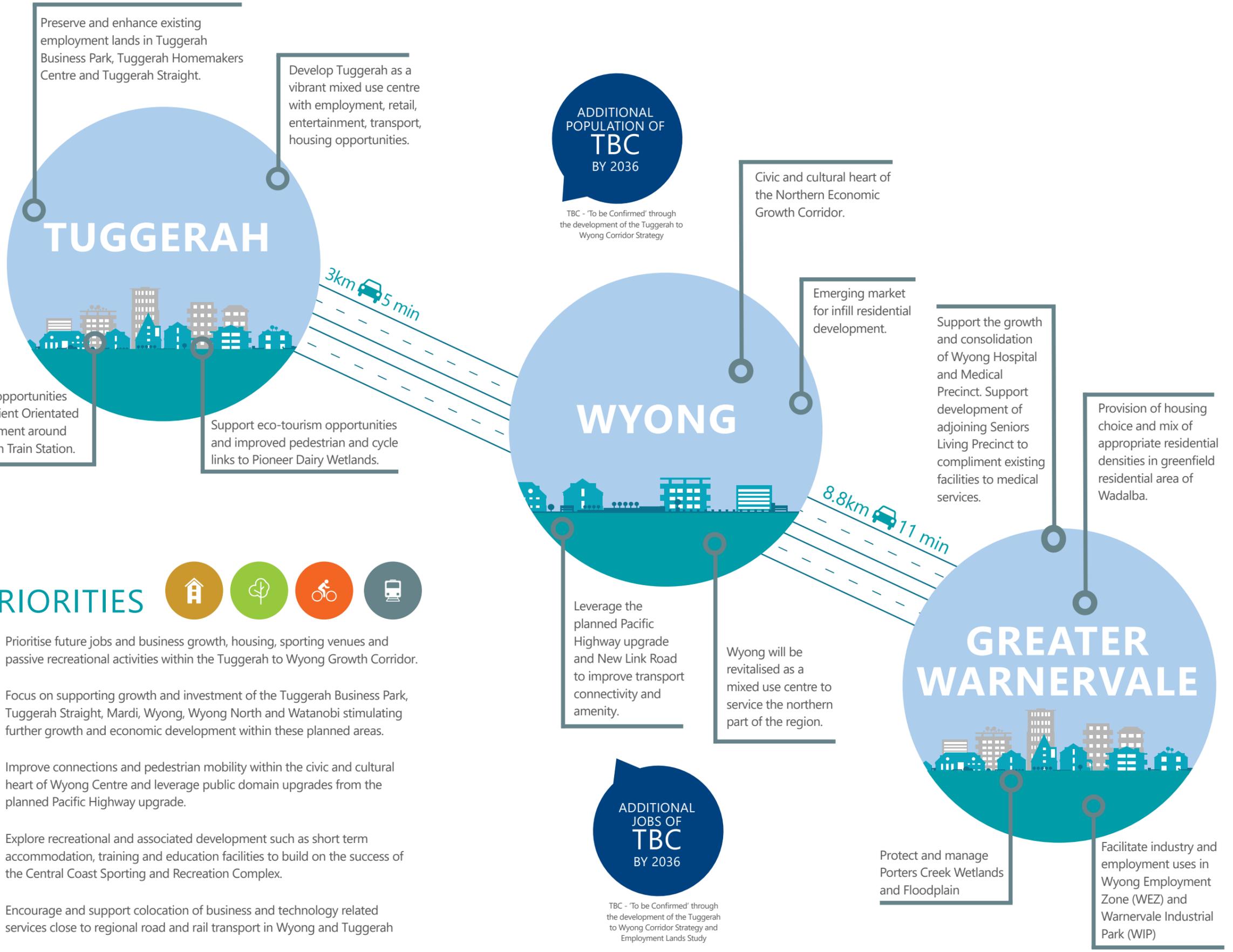
## PRIORITIES



- Review Somersby for increased public transport connections and road upgrades, review for a street hierarchy and landscape strategy.
- Explore West Gosford's potential for new centre with supporting development with improved public transport connections to Gosford City Centre.
- Review West Gosford for urban renewal and as a key gateway into the Region.
- Support Gosford City Centre for key development and improved connections to the waterfront.
- Increase residential living within the Gosford City Centre and close to public transport.
- Support and retain East Gosford's boutique character whilst improving transport connections and public domain outcomes.

ROLE AND FUNCTION

# NORTHERN ECONOMIC GROWTH CORRIDOR



## FUNCTION

### Tuggerah to Wyong Corridor and Greater Warnervale

The planning for the northern growth corridor has been split into two separate areas to focus on the different roles and functions these areas perform within the corridor. To the north of the corridor is the Greater Warnervale Structure Plan (GWSP) covering Wyong Employment Zone (WEZ), Warnervale Town Centre, Charmhaven, Wadalba and Wadalba East Residential Release Area (WELOG).

The focus of the GWSP area is the delivery of greenfield housing and employment generation.

## PRIORITIES



- Prioritise future jobs and business growth, housing, sporting venues and passive recreational activities within the Tuggerah to Wyong Growth Corridor.
- Focus on supporting growth and investment of the Tuggerah Business Park, Tuggerah Straight, Mardi, Wyong, Wyong North and Watanobi stimulating further growth and economic development within these planned areas.
- Improve connections and pedestrian mobility within the civic and cultural heart of Wyong Centre and leverage public domain upgrades from the planned Pacific Highway upgrade.
- Explore recreational and associated development such as short term accommodation, training and education facilities to build on the success of the Central Coast Sporting and Recreation Complex.
- Encourage and support colocation of business and technology related services close to regional road and rail transport in Wyong and Tuggerah

# 01 CENTRES & CORRIDORS



Areas defined as Centres in the Central Coast have historically evolved through business and retail zoning to meet the daily and higher order needs of the community.

Centres development has been generally congruent with residential development and growth, where pockets of land have been zoned to meet the needs of residents. In planning for targeted growth in our Centres, it is important to define the role of each Centre in the overall Centres Hierarchy and how they will function to serve to the broader community. As part of the Framework, each Centre is unique and will be reviewed for its future requirements, to ensure a balance of increased urban development and environmental protection on the Coast.

Our larger Centres are ideally placed to absorb and benefit from population growth, providing the appropriate foundation on which to encourage denser and diverse housing types, new employment activities and an array of

community and social services that support the broader community. The Central Coast will consist of the Regional City of Gosford, and Strategic Centres in Woy Woy, Erina, Wyong, Tuggerah and Warnervale, where there is significant potential to produce new housing forms that respond to the services already offered in these Centres. Our Town Centres support their residential catchment areas and provide a place for local connection and identity. Our Villages and Neighbourhood Centres present fewer opportunities for growth but represent important service and community areas for our residents and visitors. These smaller Centres will develop roles as key nodes along our Corridors and coastline and maintain and grow services for local areas.

Our Corridors represent existing transport linkages between our Centres, providing existing infrastructure and potential to support better physical, social and economic connections between our Centres.

Understanding the future role and function of our Centres and Corridors provides greater clarity around the

unique characteristics of each centre and how they contribute to the Central Coast as a whole. Our Centres and Corridors in this Framework sets a vision that represents a desired outcome for each of our Centres and Corridors.

## THE COMMUNITY WANTS:



BALANCED AND SUSTAINABLE DEVELOPMENT  
**I1, I3, I4**



DELIVERING ESSENTIAL INFRASTRUCTURE  
**H2, H3, H4**



CREATIVITY CONNECTION AND LOCAL IDENTITY  
**B3, B4**



A GROWING AND COMPETITIVE REGION  
**C1, C3, C2, C4,**



LIFESTYLE OPTIONS FOR A GROWING COMMUNITY  
**L1**

## CURRENT SITUATION How we have grown

There are many centres across the Central Coast, which offer different services, character and amenity. Our small to medium sized centres include a number of neighbourhood, village, and town centres which generally provide services to meet the daily needs of residents and some higher order services. While our larger strategic centres, growth corridors, and the Regional City of Gosford have concentrations of civic, cultural and recreational facilities, professional and health services and other higher order and specialised services. This hierarchy of centres has developed over a long period of time and has developed as a consequence of the region's environmental features and historical patterns of growth and infrastructure provision.

As our region has grown the urban footprint has rapidly expanded to include additional housing and services, and this has had an impact on the role and function of our existing centres, with overall activity and liveability in our centres potentially diminished. This urban sprawling has also resulted in the reduction of environmental land, increased infrastructure connection costs, transport congestion, reduced housing choice, and a reduction in the amount of available productive land for agricultural use.

The community vision provided in the 'One Central Coast' Community Strategic Plan suggests that the community's preferences are changing in relation to how and where they want to live and work. This can be seen across a number of themes in the CSP and include the need for balanced and sustainable development, a cherished and protected natural environment, and a place of opportunity for people. Looking ahead, our region needs to prioritise our centres and corridors to accommodate future population growth.

THERE ARE A TOTAL OF 37 CENTRES ACROSS THE REGION INCLUDING NEIGHBOURHOOD CENTRES, VILLAGE CENTRES, TOWN CENTRES, STRATEGIC CENTRES AND THE REGIONAL CITY OF GOSFORD.

AROUND 25% OF ANTICIPATED DWELLINGS UP TO 2036 IS FORECAST TO OCCUR WITHIN THE REGION'S STRATEGIC CENTRES AND GOSFORD CITY

THERE ARE TWO MAJOR GROWTH CORRIDORS ON THE CENTRAL COAST. THE SOMERSBY TO ERINA GROWTH CORRIDOR AND THE TUGGERAH TO WARNERVALE GROWTH CORRIDOR.

SOURCE: PROFILE ID 2016

## FACTS

# 01 CENTRES & CORRIDORS

## LOOKING AHEAD What we are doing

The Urban Spatial Plan sets a new direction for growth, placing greater emphasis on the importance of our Centres and Corridors, and focussing future urban growth and development within the existing urban footprint.

The existing hierarchy of centres is well placed to meet the needs of our community over the next 20 years. The northern and southern growth corridors will be priority locations for future jobs, infrastructure and services and will leverage off the growth and revitalisation of Gosford City and our strategic centres including, Erina, Tuggerah, Wyong and Warnervale. Lake Haven will be considered for its potential role as a strategic centre in the future, depending on the level of future housing and employment demand in Warnervale.

The existing structure of our centres will be enhanced into the future. Centres

will be structured in a way that provides good pedestrian networks, greener and more people-oriented streets and places, a variety of residential building types and tenures, efficient road networks, parking and other key infrastructure. There will also be good business and employment opportunities and a range of social infrastructure to meet local needs.

Our centres will be stewards of our cultural heritage so that the region's history and culture can be enjoyed and appreciated by future generations. Centres will also support the growing tourism sector through events based tourism, making the most of our cultural and natural assets.

Infrastructure planning and delivery in the region needs to be integrated, rather than sector-led and should focus on 'place'. Sector driven decision making in areas such as transport, housing and education can lead to poorer outcomes for the Central Coast community. The region's centres provide a focal point for integrated infrastructure delivery, and future growth can leverage off existing infrastructure within our centres.

### PLANNING PRIORITIES

## 01 Gear development to our infrastructure capacity

Looking ahead, we need to ensure our urban footprint does not expand before appropriate infrastructure is delivered. Communities become underserved with poor accessibility in cases where the urban footprint expands before the delivery of adequate infrastructure. This detracts from quality of life and reduces the vibrancy of our centres.

#### TRANSFORMATIVE IDEA:

Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast.

Develop a region wide Housing Strategy to inform the Central Coast Comprehensive Local Environmental Plan, having regard to the region's infrastructure capacity and barriers to infrastructure delivery.

## 02 Prioritise growth in existing centres

The Central Coast Regional Plan 2036 identifies the crucial role centres will play in delivering a strong urban development model that supports the economy, community, public health and environment on the Central Coast. There is already strong capacity within our existing centres to accommodate future population growth. Now, effective planning aimed at improving the liveability and functioning of our existing centres will provide further incentive for our centres to grow and thrive.

#### TRANSFORMATIVE IDEA:

Develop a region wide Retail Centres Strategy to inform the Central Coast Comprehensive Local Environmental Plan. Assist the State Government in implementing the Urban Design and Implementation Framework for Gosford City Centre. Develop and implement the Somersby to Erina Growth Corridor Strategy and the Tuggerah to Wyong Growth Corridor Strategy.

## 03 Renew our Centres as places for people

People are attracted to active, well-functioning, high quality and high amenity places. The new direction for growth will encourage a renewed focus on improving our existing places. In renewing our centres as places for people we will build upon the existing strengths and characteristics of a place. Our centres should be healthy, responsive, integrated, equitable and resilient so that they are better placed to provide quality places to live, work, socialise and invest in. Urban renewal, master planning and place making projects will be critical in delivering centres that are better placed.

#### TRANSFORMATIVE IDEA:

Develop centre structure plans and master plans and identify urban renewal, master planning and place making projects within our centres.

## What we will have

BY 2036, our centres will be more lively, active and socially diverse with a strong local identity and opportunities for social connection. Our strategic centres will be regionally competitive, contributing to a robust economy. There will also be diversity in land use mix, where growth is balanced with essential infrastructure, and centres are a place of opportunity. Design-led thinking will result in improved public spaces, and there will be additional housing to cater for a wider range of community needs.

# 02 HOUSING

## CURRENT SITUATION

### How we have grown

The Central Coast Region has historically been regarded as more affordable for rental and purchase than neighbouring Sydney. Permanent living and holiday homes along the coastline were a major supplier of residential land for the Sydney Region.

In the late 1900's major land releases provided the platform for suburban expansion, reflected in today's dominance of single residential homes and households with dependent children, who comprise our largest household type at 40% (ABS 2016).

Different areas within the Central Coast Region have developed different roles within the housing market. The southern Central Coast attract a combination of families and retirees (and sometimes elderly) including, Avoca Beach-Picketts Valley-Copacabana-MacMasters Beach,

Forresters Beach-Wamberal, Terrigal-North Avoca, Kincumber, Kincumber South-Bensville-Empire Bay, Umina Beach, Yattalunga-Saratoga-Davistown and Woy Woy-Blackwall. In contrast, Gosford-West Gosford attracts many young adults in line with its role as the regional centre, and because of its good transport links, and higher density rental stock (Forecast.id 2016)

Within the northern Central Coast more intense settlement has taken place along the coast and around the edge of the Tuggerah Lakes, with less intense settlement in the inland areas such as the Yarramalong, Dooralong and Ourimbah Valleys and the northern areas.

Areas on the southern shore of Tuggerah Lake, central Wyong and to a lesser extent, Bateau Bay and Shelly Beach are attractive to young families and retirees. Areas along the coast and lakes such The Entrance, Budgewoi, Toukley, San Remo and Gorokan attract large numbers of retirees. New growth areas such as Hamlyn Terrace, Wadalba, Woongarra and Warnervale are expected to attract predominantly a young and mature family housing market (Wyong Shire Settlement Strategy 2013).

**BETWEEN 2006 AND 2011, MEDIUM DENSITY HOUSING GREW BY 794 DWELLINGS, HIGH DENSITY HOUSING GREW BY 564 DWELLINGS AND 385 SEPARATE HOUSES WERE BUILT.**

**IN 2011, 74.7% OF ALL DWELLINGS WERE SEPARATE HOUSES; 20.5% WERE MEDIUM DENSITY DWELLINGS, AND 3.4% WERE HIGH DENSITY DWELLINGS.**

**BETWEEN 2006 AND 2011, LONE PERSON HOUSEHOLDS INCREASED BY 1045.**

**IN 2011, 23.9% OF OUR DWELLINGS WERE MEDIUM OR HIGH DENSITY, COMPARED TO 40% IN GREATER SYDNEY**

SOURCE: PROFILE ID 2016

## FACTS

There is continued demand for residential development within the Region, catering for both people moving from Sydney and also new households being formed from within the existing population of the Central Coast. There are also differences in the supply of residential property within the Region which will also have a major influence in structuring different population and household futures over the next five to ten years. In Woongarra, Wadalba and Warnervale, and Hamlyn Terrace there has been significant new housing development. Between 2016 and 2036, Woongarra is forecast to have the greatest increase in the development of new dwellings in the Central Coast area.

Meanwhile, Gosford has significant potential to develop more intensively as a regional centre, with higher density residential dwellings likely to develop over the forecast period, with a consequent increase in rental stock. Growth in dwellings is also expected in the strategic centres and town centres, generally in the form of medium and high-rise development. These areas also have many retirement villages, which are likely to continue to develop or expand, providing housing for empty-nester and retiree households. Elsewhere, there are constraints to future development, with limited availability of land suitable for development.

## THE COMMUNITY WANTS:



**BALANCED AND SUSTAINABLE DEVELOPMENT**  
**I1, I3, I2, I4**



**OUR COMMUNITY SPIRIT**  
**OUR STRENGTH**  
**A2, A4**



**ENVIRONMENTAL RESOURCES FOR THE FUTURE**  
**E2, E4**



**LIFESTYLE OPTIONS FOR A GROWING COMMUNITY**  
**L1**

# 02 HOUSING

## LOOKING AHEAD What we are doing

The development trends for infill medium to high density residential developments are being encouraged. These housing types support future population growth rates, to accommodate the changing population trends and to protect the quality of our communities and environment. Appropriate form and scale of all housing types will be further explored, to ensure the aspirations of the community are met.

Encouraging an increase in density within our Centres through exploration for higher density models will bring the critical mass to areas required to support employment, new forms of transport and service sectors.

The desired spatial pattern of growth can be achieved through an active commitment to ensure that residential rezoning applications will be maintained in the existing urban footprints. Decision-making will

align to achieve maximum yield from multi-unit dwellings and supported by investigations into residential growth areas in Centres.

We will create appealing living environments in our centres that are accessible to all ages and abilities. Access to local services and employment, linkages across the region and a vibrant environment will support young and old and ensuring diversity in housing types and affordability.

The following strategic objectives will ensure that housing growth occurs in Centres in a manner that creates an appealing environment, provides the housing diversity we require and supports diversity and inclusion for the people living there. They are:

1. Provide well designed housing within our strategic centres;
2. Meet diverse housing needs of the community; and
3. Plan for future urban release areas.

### PLANNING PRIORITIES

## 01 Provide well designed housing within our centres

Our growing centres will support a mixed-use function that provides for quality housing located above ground floor commercial uses.

Liveability will be fundamental to attracting new residents and we will ensure that these mixed use environments are well designed to maximise amenity and access to services.

#### TRANSFORMATIVE IDEA:

Centre Structure and Precinct Planning, together with a comprehensive review of Local Environmental Plans and Development Control Plans will ensure that appropriate housing density and built form is planned and designed to maximise amenity.

## 02 Meet diverse housing needs of the community

It is important that these appealing living environments remain affordable and available to our most vulnerable residents. Our Centres need to provide a mix of housing types that cater to an ageing population, that can be adaptable in their use and that are not prohibitive to particular demographics. A diverse mix of people in our Centres will enhance the character, provide greater economic diversity and provide a better chance to create a cohesive and resilient community. Our housing will meet the needs of our community and reflect the lifestyle of the people of the Central Coast.

#### TRANSFORMATIVE IDEA:

The Residential Land Audit and Housing Strategy for the Central Coast will provide a clear vision and strategic direction for the diverse housing needs within our community.

## 03 Plan for future urban release areas

Future urban release areas will be developed in an orderly manner, consistent with the timeframes in the North Wyong Shire Structure Plan. These areas will be progressed when adequate transportation, utility, community and recreational infrastructure are available. The creation of social hubs in urban release areas will satisfy the needs of the community, including community, cultural, education, health and recreation facilities. The Principles of Healthy Spaces and Places; Crime Prevention through Environmental Design; and the Universal Principles for Accessible Environment will be incorporated into urban release areas to improve liveability and accessibility.

#### TRANSFORMATIVE IDEA:

The Greater Warnervale Structure Plan and Lake Munmorah Structure Plan will provide the strategic vision and direction for the sustainable development of our future urban release areas.

## What we will have

**BY 2036,** we will have a diversity and choice of dwelling types and housing sizes to accommodate the growing community. Housing areas that are well connected to local jobs and social infrastructure will become desirable and competitive, pushing up housing densities to accommodate the market. Take up will be focused in the Centres with existing zoning capacity, helping them to become more vibrant and better serving to the surrounding communities. Our housing growth will have occurred in an equitable manner that ensures all communities remain connected to transport, services and employment.

# 03 ENVIRONMENT

## CURRENT SITUATION What we have

The Central Coast is home to large areas of bushland, significant wetland, natural coastlines and coastal lagoons and lakes.

The Central Coast contains over 100,000 ha of native vegetation, distributed across four State Forests, five National Parks, three State Conservation Areas, 10 Nature Reserves and numerous Council bushland reserves. The region contains important coastal lakes, and intertidal flats.

Our community highly values the natural assets within the region. Significant nature and coastal based tourism provides further impetus for Council, and the community to protect and celebrate our natural assets.

The Central Coast is considered to be highly vulnerable to natural disasters and the impacts of climate change. The projected temperature increase for the region and changes in seasonal rainfall patterns will have direct implications on agricultural yields and water availability, biodiversity. The region is expected to

experience more hot days (>35 Degrees Celsius) and fewer cold nights. Severe and average fire weather is projected to increase. Sea level rise and an increase in the severity of storms also presents a risk, particularly for houses and infrastructure located near the coast. These projected changes emphasise the urgency for improved sustainability in agriculture, water consumption, infrastructure and the built environment, and the importance of resource recovery, renewable energy and energy efficiency.

The Central Coast region is growing rapidly, with an expected population increase of 75,500 new residents by 2036. Much of the housing for these new residents will be located in greenfield residential development sites. As the greatest gains in sustainability are available at the construction phase, this represents a great opportunity for Council to influence the building of sustainable, resilient and affordable homes, and implement community scale sustainability measures.

The Central Coast is heavily car reliant. The dispersed nature of the region creates challenges for public and active transport, as an alternative to car use. Increased residential density in key centres, associated

with increased accessibility to public transport options will contribute to a reduction in reliance on cars, and associated greenhouse gas emissions, while contributing to reducing traffic and pressure on car parking facilities.

The impetus for the Central Coast region to grow sustainably, with regard to projected climate variations has never been stronger. The proposed actions for sustainability are consistent with Council's vision to create a vibrant and sustainable Central Coast.

## THE COMMUNITY WANTS:



**BALANCED AND SUSTAINABLE DEVELOPMENT**  
I3



**CHERISHED AND PROTECTED NATURAL BEAUTY**  
F1, F2, F4



**ENVIRONMENTAL RESOURCES FOR THE FUTURE**  
E2, E4

THE POPULATION IS EXPECTED TO GROW BY 75,500 BY 2036.

MAXIMUM TEMPERATURES ARE PROJECTED TO INCREASE BY 0.3 DEGREES CELSIUS TO 1 DEGREE CELSIUS BY 2039.

MORE THAN 10% HOUSES ON THE CENTRAL COAST CURRENTLY HAVE SOLAR PANELS INSTALLED

IN 2015, 87% OF THE NEW DWELLINGS AWARDED BASIX CERTIFICATES ON THE CENTRAL COAST EXCEEDED THE BASIX ENERGY TARGET.

100,000 HA OF NATIVE VEGETATION IS PROTECTED FROM DEVELOPMENT THROUGH NATIONAL, STATE, OR LOCAL GOVERNMENT RESERVES.

SOURCE: CCC

## FACTS

## LOOKING AHEAD What we are doing

Using information based decision making, collaborating with State agencies, technical experts and academic institutions, Council is preparing a suite of strategies and policies that provide clear and strong direction for sustainable and resilient growth.

Council will provide clear direction on climate change action for Council and the community. Council has committed to reducing the greenhouse gas emissions of all council's assets and facilities. Council actively manages the energy consumption of its asset portfolio, and has implemented various solar and energy efficiency projects. Council is currently investigating further opportunities in solar, LED street lighting, building energy efficiency and waste to energy as a way to reduce its GHG emissions. Council will also continue to work with the community to manage

emissions at the regional scale.

Council will work with industry and businesses to review sustainability of operations, and identify options for networking and collaboration to promote the concept of industrial ecology across the region. Industrial ecology is essentially the use of waste from one manufacturing process/ factory as an input into another manufacturing process/ factory.

Council will develop relevant strategies and processes to improve ecological values across all land types, including within urban and natural areas."

Council is preparing strategic guidance on how to manage terrestrial, marine and aquatic biodiversity on the Central Coast. This will include considering expansion of the Coastal Open Space Scheme (COSS) to the northern parts of the LGA. Council's Greener Places Strategy and Green Grid program provide the roadmap to improve urban ecological functions such as wildlife corridors along with mitigating urban heat island effects across the region."

# 03 ENVIRONMENT

## PLANNING PRIORITIES

### 01

#### Create Sustainable and Resilient communities

The Central Coast is growing and transforming. This period of growth is a significant opportunity for the Central Coast to become a leader in sustainable and resilient development. We will plan strategically to ensure that new communities are built in low risk areas; that the buildings are built to provide comfort and protection from weather extremes; and that residents gain benefits from lower energy costs. We will work with developers, builders and home owners to ensure that homes on the Central Coast are sustainable, affordable and efficient.

We will identify areas, and communities that are particularly vulnerable to weather extremes (e.g. heat waves), and manage risks through planning, education and service provision.

Council will work with the local businesses to support sustainable practices and promote the concept of circular economy.

#### TRANSFORMATIVE IDEA:

Council has a significant opportunity to influence the quality, sustainability and resilience of new neighbourhoods and communities by developing a Sustainable Housing Strategy for the Central Coast Region.

### 02

#### Provide clear direction on Climate Change action in the region

In 2016, the Central Coast Regional Plan 2036 set a goal to protect the natural environment. Direction 14 of the Regional Plan requires the management of climate change related risks and the improvement of the regions resilience to hazards such as flooding, coastal erosion, and bushfire. Council will work with private industry and the business sector to increase large scale renewable energy generation, foster industrial ecology, and the transition to a circular economy.

#### TRANSFORMATIVE IDEA:

A Climate Change Policy and a Disaster Resilience Strategy for the Central Coast will provide clear direction for Council and the community. A unified direction for Council will guide planning and development, and build the regions' resilience to climate change and natural hazards.

### 03

#### Map, protect, and cherish natural areas and ecosystems

The Central Coast Region is known for its scenic landscapes, beaches, lakes and estuaries. Our natural areas, ecosystems and biodiversity within them forms a critical part of the unique lifestyle on the coast. Council will work to retain and protect areas of high biodiversity value; to manage the urban forest; and to minimise disturbance of native vegetation and ecosystems.

Council will work with our community to monitor and manage our natural assets, and provide opportunities for learning, relaxation and recreation in our natural areas.

#### TRANSFORMATIVE IDEA:

Natural areas and ecosystems of high biodiversity value will be protected through implementing the Central Coast Biodiversity Strategy, including the Principles for Land Use Planning. Investigating the establishment of a local Biodiversity Monitoring Program will assist in making biodiversity a priority.

A framework for expanding protected natural areas in the LGA will help to minimise urban sprawl, and providing adequate protection for high value ecosystems.

Heat island and urban greening initiatives will provide a holistic approach to tree and green infrastructure management and enhancement across the region. Management of heat wave risks through strategic planting and maintenance of vegetation has multiple benefits for the community and wildlife.



#### What we will have

**BY 2036,** we will have developed sustainable and resilient new communities. There will be improved sustainability performance across the region and high biodiversity in our natural areas. We will be able to demonstrate significant reductions in Councils Green House Gas emissions, and showcase examples of sustainable building and community planning.

# 04 INFRASTRUCTURE TRANSPORT

## CURRENT SITUATION

### What We Have

Transport for NSW forecasts the Central Coast's population to grow to approximately 510,000 by 2056. This strong population growth is a result of its close proximity to the state's two economic powerhouses, Greater Sydney and the Hunter as well as the attractive lifestyle it offers.

In 2017 the Local Residents Gross Regional Product for the Region contributed \$16.4 billion (Profile ID) to the NSW economy, primarily due to its specialisation in professional services, health and aged care, construction, education and training, logistics and distribution. Opportunities are available to better connect the region's residents and visitors and in doing so, support the growth of employment within the region.

Gosford is identified as the Regional Centre and capital of the Central Coast Region and its renewal has and will continue to attract new residents, jobs, business and investment to the Central Coast. To support this, two growth corridors between Erina and Somersby as well as Tuggerah to Warnervale

have been identified for increased investment in growth and economic prosperity to support the regions growing population.

The Central Coast Region has an established public transportation network that includes a regional bus and rail network. The travel patterns to and from the Central Coast Region have a north-south focus, with strong links to Newcastle and Sydney. The regional train line and M1 Pacific Motorway run linear to the coast, forming a distinctive transport corridor with multiple access-points.

The dominant method of travel to work is by car. Locally, movement is concentrated between the M1 Motorway and the Central Coast Highway, to local roads connecting to the coast. Local roads and an established public transportation network that includes a metropolitan bus service connecting communities to the regional train network and motorway, providing ready access to job opportunities and services within other regions.

### PUBLIC TRANSPORT USAGE IN THE CENTRAL COAST REGION IS SIGNIFICANTLY LOWER THAN IN THE GREATER SYDNEY AREA.

FOR RESIDENTS THAT LIVE AND WORK IN THE CENTRAL COAST REGION:  
 7.5% CATCH THE TRAIN  
 1% CATCH THE BUS  
 65% ARE VEHICLE DRIVERS  
 5% ARE VEHICLE PASSENGERS  
 2% WALK  
 16% WORK AT HOME OR DID NOT GO TO WORK  
 3.5% OTHER

PROFILE ID 2016

ABOUT 73% OF THE WORKFORCE WHO LIVE IN CENTRAL COAST REGION WORK LOCALLY AND AROUND A QUARTER OF THE WORKFORCE TRAVELS TO SYDNEY (20%) OR THE HUNTER (5%) FOR WORK.

SOURCE: PROFILE ID 2016

## FACTS

## Central Coast Region

The dispersed pattern of urban development sets the challenge for an efficient and effective public transport system to emerge and to service both existing and future communities. Whilst there are strong regional connections provided for, growing population coupled with over dependency with private car usage places increased pressure on the need to deliver an efficient and effective interlinked public transport system.

Current transport trends tell us that trips made within the region are inefficient and poorly connected and integrated. The safety and ease of walking to transport connections impedes their usage.

Those most dependent on public transport are our young and aged residents which are at the greatest risk of isolation through lack of transport access. With a high youth unemployment rate and a median population age 4 years older than the NSW average, issues of access and equity are of high importance.

## A Regional City

Gosford City has been identified as a Regional Centre under the Central Coast Regional Plan 2036 and as a Satellite city under the Future Transport Strategy 2056. Strategy of Greater Sydney reflecting its status as the key city of the Central Coast region.

Strong population growth in the Central Coast over the next 40 years will see the region's relationship with Greater Sydney grow. This is reflected in the increased travel demand by both private vehicle and public transport expected between Greater Sydney and Central Coast each day.

## What we need

As our centres and communities grow across our Region, there is a need for improved efficiency and integration of the transport network to, from and within the Central Coast Region and Gosford City Centre. This includes:

Development of an integrated public transport network hierarchy, including:

- A single operator taking multi-modal responsibility across the Central Coast.
- Improved integration and interchange between modes/ services to enable seamless customer experience.
- Expanding 30 minute catchments for public transport.
- Improved time of day coverage and service frequency, reduced journey times, and the deployment of on-demand, flexible services.
- Facilitating car sharing services that are integrated with public transport.
- Improved access to the northern and southern growth corridors with frequent public transport connections.
- Supporting urban renewal and increased accessibility and liveability of key centres through improved transport connections.
- Providing for the diverse travel needs of transport customers, including the large numbers of discretionary trips made throughout the day within the Central Coast as well as early morning and late evening commuters leaving the region.
- Development of active transport networks.

# 04 INFRASTRUCTURE TRANSPORT



## LOOKING AHEAD What we are doing

- Improving the accessibility of the Central Coast to Greater Sydney and to the Global Gateway City of Greater Newcastle by public transport and private vehicle. We will work on improving travel times along the Sydney to Newcastle corridor. Seven deviations have been identified along the Central Coast and Newcastle rail line which when combined with the New Intercity Fleet could provide up to 40 minutes travel time savings between Broadmeadow and Central. Additionally, the Outer Sydney Orbital will provide a connection between the Western City and the Central Coast.
- Addressing pinch points in the road network and informing the program of road network optimisation improvements to support the maintenance of 30 minute catchments for car journeys.
- Undertaking a car parking review to evaluate and prioritise car parking availability and use within centres and at key interchanges.
- Introducing travel demand management policies and transport optimisation programs to re-balance demand against service and infrastructure provision.

Development of this integrated transport model will require a collaborative and cross governmental

departmental approach to realise a connected transport system.

Implementation of the Future Transport Strategy 2056 as well as Council input into development of A draft Central Coast Future Transport Plan will assist in supporting this plan.

## Hub and spoke

The future success of the Central Coast is supporting efficient transport connection to, from and within the region. Working with Department of Planning and Environment, we have identified key hubs to support travel in the Central Coast region.

These include:

- Erina, Gosford, Tuggerah, Warnervale Town Centre, Woy Woy and Wyong. Connections to these keys hubs will be provided by the best mode for the transport task, this may mean improving the existing connections available or working on delivering new services and connections.
- The existing connections available include:
- Air: No scheduled, passenger services currently operate in the Central Coast. The Central Coast Airport at Warnervale provides opportunities for private flights and general aviation.
  - Road: M1 Pacific Motorway, Pacific Highway and Central Coast Highway.
  - Rail: Intercity services between

- Sydney Central and Newcastle Interchange (Central Coast and Newcastle line). NSW TrainLink regional rail services between Sydney and Casino, Grafton, Brisbane, Armidale and Moree.
- Bus: Local bus services operate across the region.
- Ferry: Connections between Woy Woy, Empire Bay, Wagstaff, Ettalong and Palm Beach.
- Walking and cycling: Various levels of infrastructure exist across the region to support walking and cycling.
- On demand: Including community transport, ride sharing services and taxis.

## Future Transport Planning

A draft Central Coast Future Transport Plan will be developed as a supporting plan, discussing in more detail the transport future for the Central Coast region. Place-based plans, plans considering the implementation of the movement and place framework will be developed for prioritised key hubs across the Central Coast region. These will be developed in conjunction with key stakeholders such as local government and Department of Planning and Environment.

## THE COMMUNITY WANTS:

 RELIABLE PUBLIC TRANSPORT AND CONNECTIONS  
J1, J2, J3, J4

 OUT AND ABOUT IN THE FRESH AIR  
K1, K2

 DELIVERING ESSENTIAL INFRASTRUCTURE  
H1, H2, H3, H4

 BALANCED AND SUSTAINABLE DEVELOPMENT  
I1, I2

# TRANSPORT

## PLANNING PRIORITIES

### 01

#### Improve Connectivity within and between our Centres

Transport mobility and accessibility is fundamental to a high standard of living. The location of active centres, jobs, services and where people live is relatively fixed. Mobility is the key to accessing the variety of things that we need to do in a day. We will ensure that our Centres evolve in manner that improves mobility throughout the centre, prioritising the pedestrian experience. Our key Centres will provide public transport interchanges that support movement around the region. We will recognise development points along corridors that connect in existing communities and develop the critical mass of rider-ship required for public transport modes.

Centres and Corridors Structure Planning will ensure cohesive and integrated transport systems, and identify service upgrades where required. Public transport upgrades will be required to align with transport and access directives that Centres and Corridors Structure Plans propose.

#### TRANSFORMATIVE IDEA:

The Transport Strategy 2056 identifies the need for Place-based plans, plans considering the implementation of the movement and place framework which will be developed for prioritised key hubs across the Central Coast region.

Central Coast Council will collaborate closely with State Government Agencies in the development and preparation of a draft Central Coast Future Transport Plan to support the transport future for the Central Coast region.

### 02

#### Provide efficient and accessible Public Transportation

The Central Coast has an established public transportation network, and will work to increase rider-ship and pursue to further integrate recreational walking, cycling and waterway networks with commuter connections to centres, bus networks and railway stations. Initiate a responsive public transport strategy that integrates principles of commuter efficiency with accessibility for all types of movement patterns, including recreational networks (of cycling, walking and waterways) and improved legibility for riders.

#### TRANSFORMATIVE IDEA:

Develop a consolidated a high-quality and high-capacity 'Active Transport Strategy', inclusive of cycle, walking, waterways, bus, train.

Work with private and public transportation providers to develop a Coast wide accessible and on-demand service that enables all communities access to key services. Provision of on-demand services should aim to provide 'end to end' journeys by connecting transport hubs in our centres to smaller towns and villages, providing efficient transport in areas that currently have few or no service.



### What we will have

**BY 2036,** the Central Coast metropolitan areas will aim towards delivering an integrated regional public transport system that efficiently serves the coast's interconnected network of Centres and Corridors. Better connected public transport connections between neighbourhoods that will provide more efficient inter-modal connection points and provide different vehicle modes of rapid transit.

The Main streets will be the right size and form to accommodate cyclists, pedestrians, transit and vehicles and landscaping that helps stormwater management, resident comfort and workers from pollution and aid the overall image of green, reflecting the natural surrounds.

We will be prepared and flexible in adopting and adapting to new transport options that will provide faster regional connections and ensure that our local system provide equitable access.



# 04 INFRASTRUCTURE WATER & SEWER



## CURRENT SITUATION What we have

Council plans, develops and maintains key infrastructure facilities for the community. Council also has planning responsibilities that affect the provision of infrastructure, whether by government or business. These responsibilities include rezoning of land, subdivision approval, town and environmental planning, development assessment and building regulation.

Development infrastructure is limited to land and/or works for the following that provide essential services for development; water supply, sewerage, stormwater drainage, roads, bridges, footpaths, recreational facilities, community facilities and waste disposal.

Council's water and sewer network is mainly located in our existing urban areas east of the M1 Motorway, with the drinking water supply catchments located to the west of the M1 Motorway. On average 133,000 properties are connected

to our water supply system and 130,000 to the sewerage system. Approximately 96 percent of the total Central Coast local government area population is provided with a reticulated water supply and sewerage services.

The remaining population resides outside of the service area on rural properties and in small rural villages. These properties typically have no reticulated water supply and operate private on-site water and sewer systems. In some situations, properties outside the service area are supplied with treated water from Central Coast Council by water tanker.

Central Coast Council periodically re-evaluates whether the water and sewer services areas can be expanded, however, there are no firm plans to provide services to these rural areas.

Council supplies an average of 80 million litres of drinking water each day to residential, commercial and industrial customers, through its water and sewer assets. Water supply is delivered through approximately 2,250km of mains, 71 reservoir structures and 50 pumping stations.

Bulk raw water for the Central Coast is harvested from Wyong River, Ourimbah Creek, Mooney Creek, Mangrove Creek and a number of groundwater aquifers.

Mangrove Creek Dam is the major raw water storage serving the Central Coast. This storage is supplemented by Mooney Dam and Mardi Dam.

Sewage is collected through 2,245km of sewerage mains and 324 pumping stations. Treatment is undertaken at one of eight treatment plants. The bulk of sewage treated undergoes secondary treatment and is discharged into the ocean at either the Kincumber, Norah Head or Wonga Point ocean outfalls.

The balance of secondary treated sewage undergoes a higher degree of treatment to tertiary standard and is reticulated as recycled effluent to customers, such as golf courses, for beneficial non-potable reuse.

## LOOKING AHEAD What we are doing

We prepare Development Servicing Plans (DSPs) to ensure that a strategic plan is in place to service future planned growth, and to provide a revenue mechanism to fund the assets.

Following the identification of required capital works in the relevant servicing plan, a decision is made on when the asset is required to be built. Determining the required timing is a balance between avoiding delays to development, while not depreciating assets which are not providing a service to the community. Typically we will construct regional trunk assets, treatment plant upgrades and brownfield sewer pumping station upgrades. Developers will often construct new greenfield sewer pumping stations and associated trunk and reticulation mains as part of construction of their development site, in lieu of paying developer charges as described in the servicing plans.

## THE COMMUNITY WANTS:



DELIVERING ESSENTIAL INFRASTRUCTURE  
**H1, H2, H3, H4**



GOOD GOVERNANCE AND GREAT PARTNERSHIPS  
**G4**



A GROWING AND COMPETITIVE REGION  
**C1, C2**

WATER SUPPLY IS DELIVERED THROUGH 2,250KMS OF WATER SUPPLY MAINS, 71 RESERVOIR STRUCTURES AND 50 PUMPING STATIONS.

THE REMAINING POPULATION RESIDES ON RURAL PROPERTIES AND IN SMALL RURAL VILLAGES OUTSIDE THE SERVICED AREA.

SEWAGE IS COLLECTED THROUGH 2,245 KMS OF SEWER MAINS, 324 PUMPING STATIONS AND 8 TREATMENT PLANTS. 96 % OF THE TOTAL POPULATION OF THE CENTRAL COAST IS PROVIDED WITH A RETICULATED WATER SUPPLY AND SEWERAGE SERVICES.

SOURCE: CCC

## FACTS

# 04 INFRASTRUCTURE WATER & SEWER

## PLANNING PRIORITIES

### 01

#### Deliver Essential Infrastructure

Central Coast Council aims to deliver in the areas the community has told us they want us to focus on, such as improving our road network; increasing recreational opportunities; protecting and enhancing our local environment and securing our water supply.

Our capital works program demonstrates our commitment to providing adequate and sustainable infrastructure to meet current and future demand, enhance the quality of life and provide important community facilities.

#### TRANSFORMATIVE IDEA:

Continue to deliver infrastructure projects through Councils Operational Plans, Delivery Plans and Capital Works projects, which support the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making.

### 02

#### Optimise asset management

Infrastructure deteriorates due to natural ageing, wear and tear and external factors such as natural disasters. As it is not always feasible to build new assets, a key challenge for Council is to extend the life of existing infrastructure assets for as long as possible to support continued service delivery.

Asset management has focused primarily on individual infrastructure sectors to date. This needs to be broadened to consider environmental, social and economic outcomes as well as interdependencies between sectors. The management and use of assets must become smarter and more productive to avoid inefficient infrastructure spending.

Central Coast Council's Asset Management Strategy has a portfolio of over \$8 billion. We will renew our focus on asset management by adopting a new asset management policy. We will also modernise our approach to asset management with better systems, data and technologies, and expand it to encompass interdependencies between sectors and broader environmental, social and economic outcomes.

#### TRANSFORMATIVE IDEA:

Develop and adopt an Asset Management Policy to provide a framework for managing infrastructure assets which supports the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making.

### 03

#### Integrate land use and infrastructure

Coordinated investment in growth areas of the Central Coast across transport, health, education and water will ensure that we support the creation of quality places and neighbourhoods. By ensuring infrastructure investment keeps pace with new homes and jobs in planned priority locations (such as our growth corridors and centres) we can support population growth whilst maintaining local amenity.

We need a coordinated strategic infrastructure framework to underpin the future growth and development of the Central Coast. A Central Coast Regional Infrastructure Plan (CCRIP) will focus on the social, environmental and economic infrastructure required to grow the region's economy and support the productivity and capacity of our cities.

#### TRANSFORMATIVE IDEA:

Prepare and implement a Central Coast Regional Infrastructure Plan (CCRIP) to integrate the strategic infrastructure framework with the planned growth areas of the Central Coast region, and ensure that we have the required infrastructure to meet current and future demand.



#### What we will have

**BY 2036,** our infrastructure will lay the foundation for growth and investment to unlock the full potential of the Central Coast, and will help to generate the 30,000 additional jobs required within our region over the next 20 years. Council aims to deliver a framework which supports the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making.

# 04 INFRASTRUCTURE PUBLIC SCHOOLS

## CURRENT SITUATION What we have

Well managed growth is critical in ensuring our communities are socially sustainable and able to reach their full potential. Social infrastructure is key to providing a sense of wellbeing and belonging, building community capacity, and in delivering positive outcomes for the Central Coast community. Social Infrastructure includes community facilities such as youth centres, libraries, community halls and public infrastructure such as schools. It also includes services and facilities operated by non-profit community organisations and the private sector.

The current and future demographic profile will place significant demands on community facilities and services. The Central Coast is characterised by a unique age structure with high proportions of young and older residents and a projected ageing population.

There are 53 Primary Schools and 17 High Schools and 1 Central School in the Government Sector on the Central Coast. The spatial distribution of schools reflects the local settlement pattern, with the majority of schools located in our urban areas around the lakes and along the coastline. To meet future demand, schools on the Central Coast will need to be adaptable and able to respond to changing student needs and education approaches.

THERE ARE 71 GOVERNMENT SCHOOLS ON THE CENTRAL COAST, AND 38,300 GOVERNMENT STUDENTS

BETWEEN 2011-2018, THE REGION RECEIVED AROUND 1,900 ADDITIONAL PRIMARY SCHOOL STUDENTS

GOVERNMENT HIGH SCHOOL STUDENT NUMBERS REDUCED BETWEEN 2011-2018 BY AROUND 500, WHILE CATHOLIC AND INDEPENDENT HIGH SCHOOL STUDENT NUMBERS INCREASED BY MORE THAN 600 WITHIN THAT TIME

SOURCE: NSW DEPT. EDUCATION & COMMUNITIES

## FACTS

## LOOKING AHEAD What we are doing

The NSW Government is spending \$6 billion over four years to deliver more than 170 new and upgraded schools with \$747 million maintenance investment announced last year. This is the biggest investment in public school infrastructure in the history of NSW.

The Department of Education is undertaking a number of projects on the Central Coast to ensure our schools are appropriately planned for. In addition to the recent redevelopment of Gosford Public School, a new primary school at Warnervale is currently in the early planning stages and will include new teaching spaces, hall, library and administration. Upgrades are also underway at Wamberal and Terrigal Public Schools which will see new permanent future-focused classrooms and other teaching spaces and upgrades to core facilities.

In addition to current investment in physical infrastructure, the Department of Education is considering ways that our schools can accommodate growth into the future. Currently, strategic planning is being undertaken to review the needs of schools across the Central Coast which will take into account population projections and long term educational needs.

## THE COMMUNITY WANTS:

-  OUR COMMUNITY SPIRIT OUR STRENGTH **A1**
-  A PLACE OF OPPORTUNITY FOR PEOPLE **D1, D4**
-  DELIVERING ESSENTIAL INFRASTRUCTURE **H4**

# INFRASTRUCTURE PUBLIC SCHOOLS

## PLANNING PRIORITIES

### 01

#### Targeted strategic planning for schools in areas of anticipated high growth

Catchment planning in high growth areas on the Central Coast will ensure that our schools are able to meet future enrolment demand based on population projections for the next 15-20 years. Strategic planning for schools will also consider the establishment of potential education precincts to promote synergies between education and training sectors.

#### TRANSFORMATIVE IDEA:

Provide appropriate support to the Department of Education and Training in developing and implementing strategic planning initiatives for schools in high growth areas.

### 02

#### Provide adaptable and flexible education facilities and spaces

Education approaches will change over time, and schools across the Central Coast will need to progressively prepare for these future approaches, as well as provide recreation space for changing student needs.

#### TRANSFORMATIVE IDEA:

Provide appropriate support to the Department of Education and Training in preparing schools for future education approaches and provision of recreation space.

### 03

#### Encourage co-location and shared use

Population growth will create additional pressure on existing infrastructure and open space. Shared use and co-location of outdoor and indoor facilities by schools and the community would relieve some of the anticipated pressure and would result in mutual social benefits.

#### TRANSFORMATIVE IDEA:

Develop a Central Coast Recreation Facilities Strategy that identifies opportunities for co-location and shared use of indoor and outdoor recreation facilities, and work with the Department of Education and Training in delivering collocated and shared use facilities.



#### What we will have

**BY 2036,** we will have schools that are flexible and prepared for future education initiatives that aim to meet enrolment demand as a result of strategic planning for schools across the Central Coast.

Changing student needs will be accommodated in provisioning for recreation spaces within schools and the surrounding neighbourhood. There will also be greater co-location and shared use of outdoor and indoor facilities by schools and local communities.

# 05 OPEN SPACE & COMMUNITY

## CURRENT SITUATION What we have

The most liveable regions are known for their quality open space, and such spaces are valuable contributors to broader urban liveability outcomes. The Central Coast is highly valued for its natural, open environment. Our urban open spaces fulfil a wide range of recreational purposes for the community and are part of an invaluable network that makes the Central Coast a desirable place to live and work. Our urban open space comprises public outdoor passive and active recreation space in our urban areas.

Urban open space within the Central Coast is largely concentrated in fringe areas around water bodies rather than in centres, and on higher sloping sites that are managed for biodiversity value and less suitable for recreational use.

Rapid urbanisation of the region has placed pressures on our existing urban open space network, and these

pressures are likely to increase over time. It is critical that our open spaces are capable of adapting to the growth pressures ahead.

Preferences for urban open space can change over time, and there may be a need to reorientate existing open space to suit current community needs. There is a general move away from single use space toward high-quality integrated open space where a greater number of recreational activities can be undertaken by a wider range of the community. It is crucial that in planning for growth, we consider our community's needs and desires in a manner that reflects the way our urban open space is actually used.

This demand for high quality spaces and facilities will require a new approach to the way we plan for urban open space. While new planning should consider land sufficiency (the amount of land available for open space), more emphasis should be placed on the strategic distribution and use of urban open space based on community needs. Planning should also aim to move away from singular use to multi or integrated use of urban open space.

THERE IS OVER 1000 HECTARES OF URBAN OPEN SPACE ON THE CENTRAL COAST

242 PLAY SPACES INCLUDING PARKS FOR UNSTRUCTURED PLAY

WE HAVE 70 SPORTSFIELDS, 23 SKATE PARKS, 33 HARD COURTS AND 21 CRICKET NETS ACROSSTHECENTRAL COAST

USINGTHEGOVERNMENT STANDARDS FOR OPEN SPACE PROVISION, BY 2036 THE CENTRAL COAST WILL NEED MORE THAN 200 HECTARES OF OPEN SPACE TO ACCOMMODATE ADDITIONAL POPULATION GROWTH.

SOURCE: CCC

## FACTS

## LOOKING AHEAD What we are doing

Looking ahead, the majority of our growing population will be accommodated in the Greater Warnervale area, as well as the Northern Lakes and Gosford Central Districts. Increased urbanisation presents a major challenge to the appropriate provision of urban open space. As private open space becomes increasingly smaller, to accommodate more diverse housing types, more expectation is being placed on local governments to provide land for useable open space. Our open space planning will need to adapt to this change by considering the strategic distribution and use of Urban Open Space to 2036.

The use of remnant land for a combination of infrastructure and open space purposes in the past has resulted in a lack of useable parks and spaces. Often, these 'dual-use' lands primarily functioned as overland flow paths to address flooding; severely limiting the

recreation opportunities available. Pocket Parks with on-site facilities were also often constrained by no peripheral areas to reduce impacts on neighbouring residents.

The emphasis on provision of dual use lands through state policy has resulted in more pressure on local governments to provide open space for parks and sportsfields with significant drainage constraints. This results in constraints upon the extent and nature of development of the land for recreation and sporting purposes. It has also led to an increase in the time facilities are unavailable to the community following rain events and the cost to rectify damage to facilities following major storm events.

The provision of other types of open space categories, such as semi-natural open space, has been used in new release areas in the past. This is contributing to a significant reduction in the provision of more active types of open space by allowing credit for undevelopable land.

## THE COMMUNITY WANTS:



OUT AND ABOUT IN THE FRESH AIR  
K3



LIFESTYLE OPTIONS FOR A GROWING COMMUNITY  
L1



BALANCED AND SUSTAINABLE DEVELOPMENT  
I2

# OPEN SPACE & COMMUNITY

## PLANNING PRIORITIES

### 01

#### Plan for Urban Open Space based on current and future community needs and expectations

Demand for high quality spaces and facilities will require a new approach to the way we plan for urban open space. Much of our open space network is based on an outmoded model of provision that is tailored to single use recreation activities. In order to meet the needs of the community and provide quality urban open space, we need to think strategically about the location and overall distribution of urban open space on the Central Coast.

#### TRANSFORMATIVE IDEA:

Undertake an Open Space Strategy including a Recreational Needs Analysis that considers the strategic distribution and use of Urban Open Space to 2036. By developing an Open Space Strategy for the Central Coast we can provide a long term strategic direction for the provision of urban open space in a way that more effectively addresses community needs and expectations. We will be able to provide a diverse and attractive network of accessible urban open space that provides for active and passive recreation opportunities into the future.

### 02

#### Distinguish our open space assets from our natural assets

There is increasing pressure on local governments to accept land with significant drainage constraints as open space for parks and sportsfields. This diminishes the availability, quality and functionality of our open space network. There needs to be a clear policy framework around the dual use of open space and semi-natural open space to ensure that our growing region has appropriate access to quality urban open space.

#### TRANSFORMATIVE IDEA:

Develop a Green Infrastructure Audit and Policy that reviews our green infrastructure assets and provides guidelines around the provision of both constrained and unconstrained urban open space and semi-natural areas. The policy would provide a tool to maintain and improve useable urban open space, and provide a clearer picture on our urban open space assets.

### 03

#### Consolidate our open space assets to encourage multi-use open space destinations.

The way communities use open space is changing. Multi-use destinations that cater to a broader spectrum of the community are increasingly popular. Many small, single-use destinations are now ageing and underutilised in some areas. Opportunities to consolidate our open space assets should be considered in areas where other opportunities for parkland exist.

#### TRANSFORMATIVE IDEA:

As part of an Open Space Strategy, undertake an audit to review of the use of Pocket Parks and consider a divestment program in cases where other opportunities for parkland are available. The audit would provide an evidence base for decision making on the appropriate provision and location of pocket parks.



#### What we will have

**BY 2036,** our urban open space network will be improved to adapt to the socio-demographic changes ahead, including preferences for a variety of types of urban open space. Urban open space will be more integrated with our movement networks and will be strategically located to provide a mix of quality play spaces and day to day recreational amenity, catering for all ages and mobility types. Green Infrastructure will be provided and enhanced through the appropriate planning of dual use lands, including land for urban open space.

# 05 OPEN SPACE & COMMUNITY

## CURRENT SITUATION What we have

### Community Facilities

Well managed growth is critical in ensuring our communities are socially sustainable and able to reach their full potential. Social infrastructure is key to providing a sense of wellbeing and belonging, building community capacity, and in delivering positive outcomes for the Central Coast community. Social Infrastructure includes community facilities such as youth centres, libraries, community halls and public infrastructure such as schools. It also includes services and facilities operated by non-profit community organisations and the private sector.

The current and future demographic profile will place significant demands on community facilities and services. The Central Coast is characterised by a unique age structure with high proportions of young and older residents and a projected ageing population.

Our community facilities are spatially concentrated around existing centres such as Gosford, The Entrance, Wyong, Lake Haven and Toukley (other Gosford examples). This supports the one direction for growth which aims to concentrate our population in areas where there is existing or planned infrastructure. There is a much higher concentration of facilities in the Southern Lakes and The Entrance Social Planning Districts (any oversupply in the south?), while there are gaps in facility provision in the Northern Lakes Social Planning District (any gaps in south?).

Our community facilities are important in developing accessible, inclusive and desirable centres. Previous research on our community facilities indicates that many are not suited to the needs and expectations of the community due to the condition, size, age and design aesthetic of facilities and their limited multi-use capacity. Limited public transport options are also impacting on access and connectivity to facilities. As a result, many of our facilities are underutilised by the community.

THERE ARE OVER  
280 COMMUNITY  
FACILITIES ON THE  
CENTRAL COAST

- WE HAVE
- 8 CHILDCARE CENTRES
- 11 LIBRARIES
- 4 CULTURAL FACILITIES
- 6 POOLS AND AQUATIC CENTRES
- 6 SENIOR CITIZENS CENTRES
- 13 SURF CLUBS

SOURCE: CCC

THE CENTRAL COAST  
WILL NEED MORE  
THAN 200 HECTARES  
OF OPEN SPACE TO  
ACCOMMODATE  
ADDITIONAL  
POPULATION GROWTH  
TO 2036.

## FACTS

## LOOKING AHEAD What we are doing

### Community Facilities

A network of quality community facilities within the Central Coast will be required to better meet the needs of the current and future population and to improve the region's profile of relative socio-economic disadvantage. In planning for our community and for future growth, there is an opportunity to adopt a precinct planning approach to our community facilities based on priority areas using criteria to guide decision making. This approach would consider things such as the community's social needs and desired outcomes, the hierarchy of facility provision, land use synergies, opportunities for multi-use community hubs and co-location, and public transport and cycling connections.

There are opportunities through public private partnerships to be innovative in the way we provide appropriate incentives for private sector investment in the delivery of our community infrastructure. New models that utilise community resources, knowledge, skills and time will also be integral to providing a strong network of facilities that are enterprising and self-sustaining. Opportunities to incorporate commercial uses into existing facilities will also help them to thrive.

As our region grows there may also be a need to develop strategies with State and Federal government agencies to prioritise and resource large scale facility development.

## THE COMMUNITY WANTS:



OUR COMMUNITY  
SPIRIT  
OUR STRENGTH  
A1, A2, A3, A4



CREATIVITY  
CONNECTION AND  
LOCAL IDENTITY  
B3, B4



LIFESTYLE OPTIONS  
FOR A GROWING  
COMMUNITY  
L1, L2, L3, L4



DELIVERING  
ESSENTIAL  
INFRASTRUCTURE  
H4

# OPEN SPACE & COMMUNITY

## PLANNING PRIORITIES

### 01

#### Undertake priority precinct planning

We need a coordinated approach to getting more out of our existing facilities. Within our Social Planning Districts there is an opportunity to consider the planning and delivery of community facilities using a precinct planning approach. This approach would see the development of criteria to guide decision making and would also take into account the broader network of community facilities, in addressing population growth and community needs into the future.

#### TRANSFORMATIVE IDEA:

Develop a Central Coast community facilities strategy that assists in decision making by identifying priority precincts for facility renewal, consolidation and integration, consistent with Council's strategic planning framework and centre master planning.

### 02

#### Get more out of our existing community facilities

We can get more out of our existing community facilities by redesigning and embellishing them to create integrated community hubs which can incorporate multiple uses and cater for a wide range of needs. Community building and access to programs and activities that address social needs through improved service coordination and delivery would be a key focus. By improving our existing facilities we can also look for opportunities to provide a mix of uses including consulting and health services, studios, music labs, café's, club rooms and meeting and performance spaces. We could also utilise Internet of Things (IoT) technologies to get a better understanding of how and when our community facilities are used.

#### TRANSFORMATIVE IDEA:

Develop a Central Coast community facilities strategy that considers locations for integrated community hubs, consistent with Council's strategic planning framework and centre master planning. The strategy should also consider opportunities for the integration of IoT technologies into Council owned community facilities.

### 03

#### Engage in Public Private Partnerships

We need to be innovative in the way we deliver our infrastructure to the community, and will look for opportunities to share resources and provide incentives for private sector investment in the planning and delivery of our community infrastructure. To ensure our public private partnerships are successful resources and time will be invested in the planning phase and a sound collaborative relationship built between Council and the private partner.

#### TRANSFORMATIVE IDEA:

Continue to seek opportunities and provide incentives for private sector investment in the planning and delivery of our community facilities and programs.



#### What we will have

**BY 2036,** we will be closer to achieving integrated community facilities in priority areas that can meet the community's social needs and desired social outcomes.

# 06 ECONOMICS

## CURRENT SITUATION What we have

The proximity of the Central Coast to Sydney and Newcastle has strongly influenced the region's economic evolution. The majority of our economic development closely responds to north-south rail and road linkages to Sydney and Newcastle, reflecting the importance this accessibility has had in developing the Central Coast as an appealing tourist destination and commuter region.

This pattern has continued to a degree, with 25% of our working residents employed outside of the Central Coast to access jobs in their field of expertise. Many locally-based businesses, such as the construction industry (comprising 23.6% of all total registered businesses) also rely on the larger external markets for higher incomes and availability of work.

Central Coast has grown to be the 9th largest urban area in Australia and a

regional economy in its own right. The area contributes an estimated \$13.72 billion Gross Regional Product in 2017 (NIEIR 2017).

Local population growth has supported the growth of local service industries of health care, social assistance, food services, manufacturing, construction and education. The popularity of the region as a retirement destination and an ageing population trend has seen health care and social assistance emerge as the primary employment provider for the Central Coast (16.4 per cent, NIEIR 2016).

Many of our local service industries such as accommodation, food services and education and training have seen consistent growth in line with population growth. The economic measures of other industry sectors such as manufacturing, have declined, reflecting state-wide trends. Overall, economic indicators have recently declined, or performed below comparable growth for NSW, including annual job growth, local business numbers and annual Gross Regional Product.

THERE ARE 118,858 LOCAL JOBS ON THE CENTRAL COAST  
NUMBER OF PEOPLE IN THE CENTRAL COAST LOCAL LABOUR FORCE INCREASED BY 8,589 BETWEEN 2011 AND 2016

OUR MAJOR EMPLOYMENT INDUSTRIES ARE HEALTHCARE 16.2%, RETAIL TRADE 14.9%, EDUCATION AND TRAINING 8.6% AND CONSTRUCTION 9.9% AN ACCOMMODATION AND FOOD SERVICES 9.20%

THE THREE LARGEST FIELDSTHELOCALLABOUR FORCE IS QUALIFIED IN IS: PROFESSIONALS (20,501 OR 19.6% CLERICAL AND ADMINISTRATION 14,334 OR 13.7% TECHNICIANS AND TRADE 13,928 OR 13.3%

SOURCE: PROFILE ID 2017

## FACTS

## LOOKING AHEAD What we are doing

Our employment base of population service industries, such as health and social services, education and construction will remain self-sufficient and driven by future population growth. We will continue to strengthen these industries through supportive growth planning and enabling infrastructure provision.

To successfully shift the trajectory of population and economic growth to deliver what our community wants, we need to better recognise and leverage our locational and demographic advantages. We aim to shift our key economic indicators to better reflect the level of skill and the strength of the market that we have access to in the Central Coast.

Our proximity to Sydney provides critical knowledge and expertise spill-overs, which is reflected in the numbers of professionals that are

based on the Central Coast. There are working professionals on the Central Coast than in any other field, followed by Technicians and Trade Workers.

Furthermore, our proximity to Sydney provides unequivocal access to the international reputation, business and financial networks of a global city. We have an accessible gateway to international markets, great access to high-end customers, high-end service providers and a pool of local and regional talent.

We will match the appeal of living and visiting here and the progressive identity with a climate conducive to developing new industry and facilitating upturn in declining industries. There are three key areas of intervention where we can best direct economic development policies to support innovation and entrepreneurship in value-adding sectors:

1. Facilitate emerging Logistics, Warehousing, Manufacturing and Innovative Enterprises.
2. Build the Knowledge Economy and support the Health and Wellness Industries.

3. Grow Regionally Competitive Tourism Destinations across the entire Central Coast.

## THE COMMUNITY WANTS:



A GROWING AND COMPETITIVE REGION  
C1, C2, C3, C4,



A PLACE OF OPPORTUNITY FOR PEOPLE  
D1, D2, D3, D4



CREATIVITY CONNECTION AND LOCAL IDENTITY  
B4

# 06 ECONOMICS

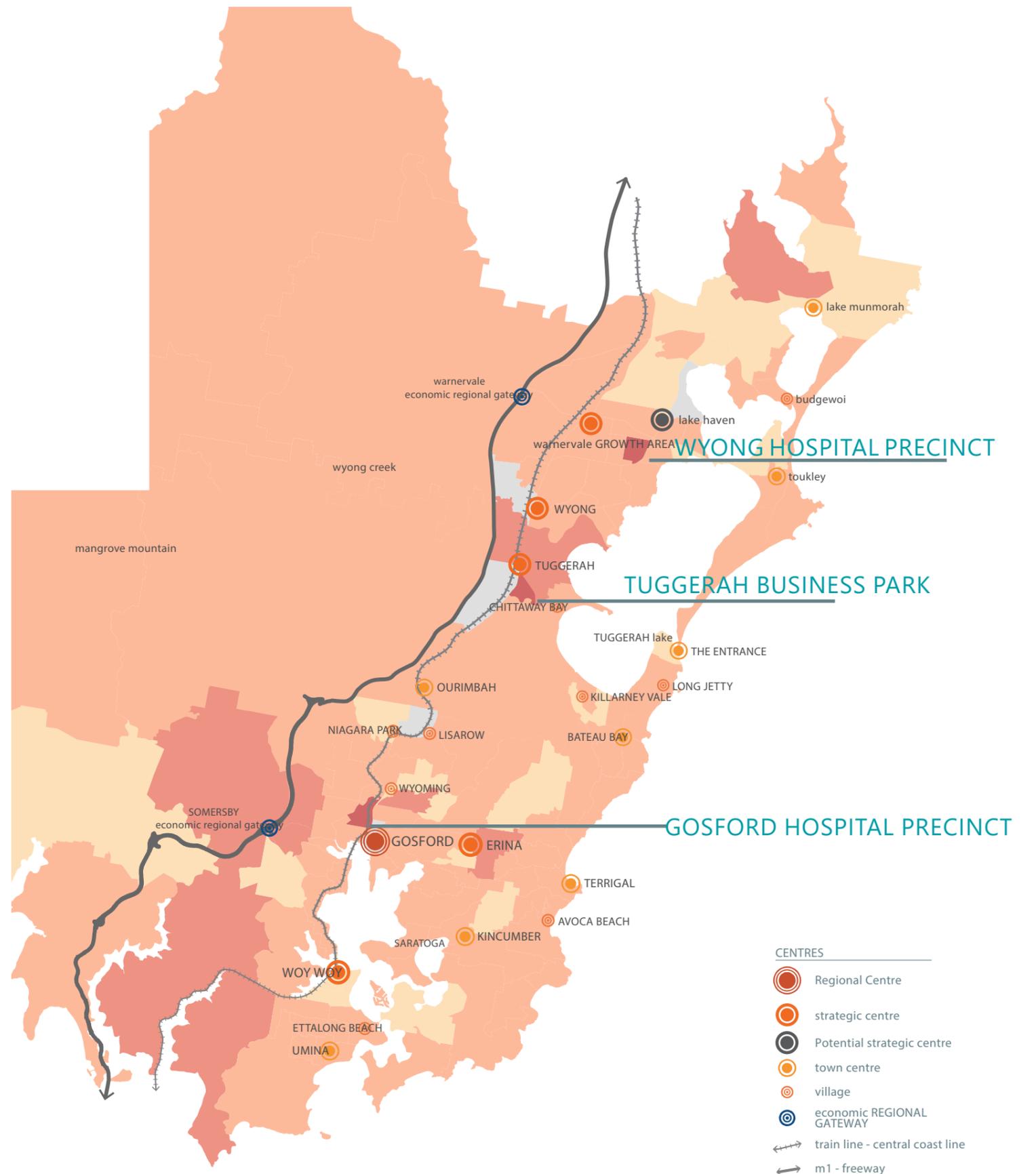
## Job growth on the Central Coast



The Central Coast economy is largely driven by local community needs - Health and Housing related industries.

Hospital precincts are supporting growth across the region with Hospitals now the largest economic nodes outside of CBD's.

### Legend



# ECONOMICS

## PLANNING PRIORITIES

### 01

#### Facilitate Emerging Logistics, Warehousing, Manufacturing and Innovative Enterprises

The Central Coast can offer key competitive advantages in terms of land costs, access to transport and labour. The development of logistics, warehousing and manufacturing economies, supported by an innovative sector could offer highly specialised and technologically advanced products, reflecting a shift from labour intensive products amid increased competition from low-cost producers overseas. Strong international competition will encourage the continued transition to higher value and more complex manufacturing activities that embody new knowledge and technological change.

#### TRANSFORMATIVE IDEA:

Adopt and implement the Central Coast’s Somersby to Erina Corridor Strategy. This key corridor provides an important connection from the regional gateway and competitive industrial lands of Somersby to Gosford City Centre and beyond. These sectors require the support of knowledge expertise in the hi tech, digital and creative sectors in order to succeed and innovate.

Develop the Tuggerah to Wyong Corridor Strategy.

### 02

#### Build the Knowledge Economy and support Health and Wellness Industries

The Central Coast is at the ideal stage to support a new entrepreneurial ecosystem. Strategic investments in infrastructure, the roll-out of the NBN and the ability to be flexible and responsive to changing work demands will help us build Centres that will attract new enterprise to the region. The area will offer new entrepreneurial businesses located within mixed-use centres that better reflect the skills and expertise the residents of the region has. Functional and flexible business spaces in primary centres will allow small enterprises to start up. Our existing strengths in Health and Social Services will be supported by complimentary business and Centres that promote accessibility and inclusion.

#### TRANSFORMATIVE IDEA:

Activity Hubs will be included within Centre Structure Plans. Activity hubs will be at the heart of key Centres, providing core elements such as a transport interchange, education facilities, business centres, Wifi hotpots, smart hubs, fresh food markets, health and medical services, library and childcare options, creating dynamic urban environments that encourage the exchange of ideas, opportunities for creativity and an appealing lifestyle.

Develop a long term economic development strategy for the Central Coast to support growth and investment.

### 03

#### Grow Regionally Competitive Tourism Destinations across the entire Central Coast

The Central Coast presents outstanding tourism attributes and has long been a popular holiday destination for the Sydney market. At the heart of the attraction is the coastline, offering a vast array of activities and unique coastal villages and settings. Opportunities also exist to broaden our scope of attractions and develop niche areas, including ecotourism, enhancing our National Parks, open space network and agricultural destinations. We will better leverage off the immediate access of domestic and international tourist arrivals from Sydney, presenting the Central Coast as an appealing regional destination.

#### TRANSFORMATIVE IDEA:

The development of local Centres, enhancing the sense of cultural identity along with local accommodation options and a strong public transport system will benefit locals and visitors alike. As part of Centre’s growth, we will work in Partnership with the Tourism Industry and State Government to develop visitor facilities and attractions, including new tourist destinations, hotels and accommodation opportunities. We will work to improve access west of the M1 Motorway, to better include our rural and agricultural areas as tourist destinations.



#### What we will have

**BY 2036**, with strategic platforms for economic growth in place, we will create a robust new employment sector and wealth generating industries for the Region.

A successful manufacturing industry is likely to emerge through developing an entrepreneurial and progressive ecosystem, supported by immediate access to a large employment pool, ongoing skills development availability of land and high-speed data delivery.

Our employment base will continue to change with small firms that are diverse, highly mobile, technologically independent and whose work no longer conforms to the traditional land zonings. Our centres and urban areas need to have flexibility to allow business and employment hubs that nurture innovative start-ups, high growth firms and an entrepreneurial ecosystem.

PART D

# The Way Forward



Maintaining our Vision and Direction for Growth.

Being Responsive to Opportunities and Flexible in Delivery.

# NEXT STEPS PREPARING A LOCAL STRATEGIC PLANNING STATEMENT (LSPS)



The draft Urban Spatial Plan 'Framework for a Local Strategic Planning Statement' is Council's vision for growing the Central Coast in a manner that enhances its character, preserves its natural attributes and improves our quality of life. It aims to provide a spatial framework to guide future growth and development on the Central Coast over the next 20 years.

The Framework sets the vision for how growth needs to be directed. The Framework establishes principles and objectives that must be followed by Council and relevant stakeholders to lead, manage and implement growth across the Central Coast.

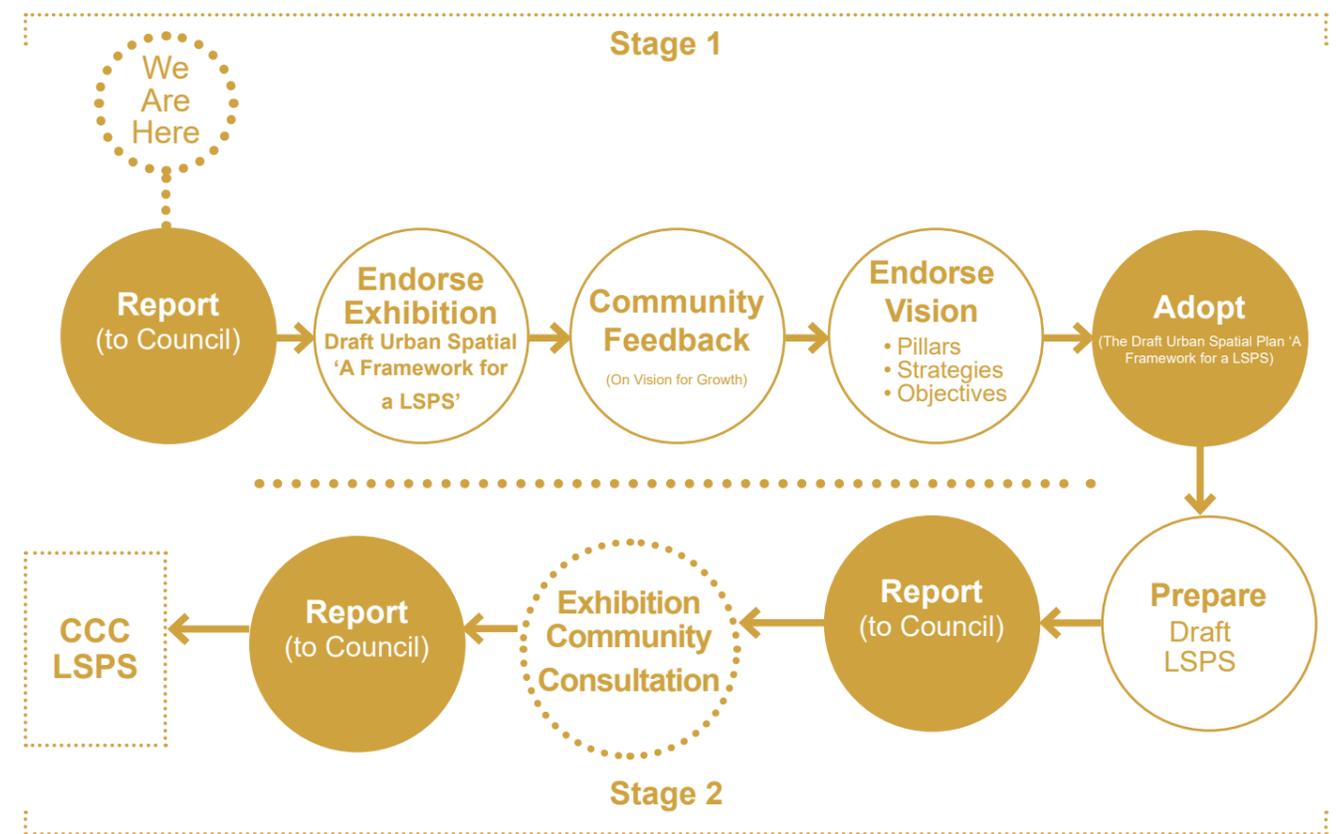
The draft Plan responds to the goals and directions of the NSW State Government's Central Coast Regional Plan 2036, and Council's One Central Coast Community Strategic Plan 2018, thus presenting the strategic land use direction for future growth and development of the Central Coast.

As stated in this Framework, our current planning controls allow for a significant amount of growth. Review and revision of Council's planning controls in consideration with this Framework and an adopted Local Strategic Planning Statement (LSPS), will be delivered as part of Council's comprehensive review of the Local

Environmental Plan (LEP) and the Development Control Plan (DCP).

Following exhibition of the draft Plan (Stage One), Council will develop an LSPS which meets Council's legal obligation under the Environmental Planning and Assessment Act 1979 to deliver an LSPS (Stage Two) by July 2020.

## OUR APPROACH



# PREPARING A LOCAL STRATEGIC PLANNING STATEMENT



## Stage 1: Urban Spatial Plan 'A Framework for a Local Strategic Planning Statement'

The draft Plan provides a framework for growth that will allow Council to respond to the key drivers of change for the Region.

Stage 1 provides the land use planning vision for the region and seeks community validation on this vision based on what the Community has told us through the Community Strategic Plan 'One' Central Coast.

## Stage 2: Local Strategic Planning Statement (LSPS)

Stage 2 of the LSPS will include identification of the land use planning actions for the Central Coast Region aligning with the vision (Stage 1).

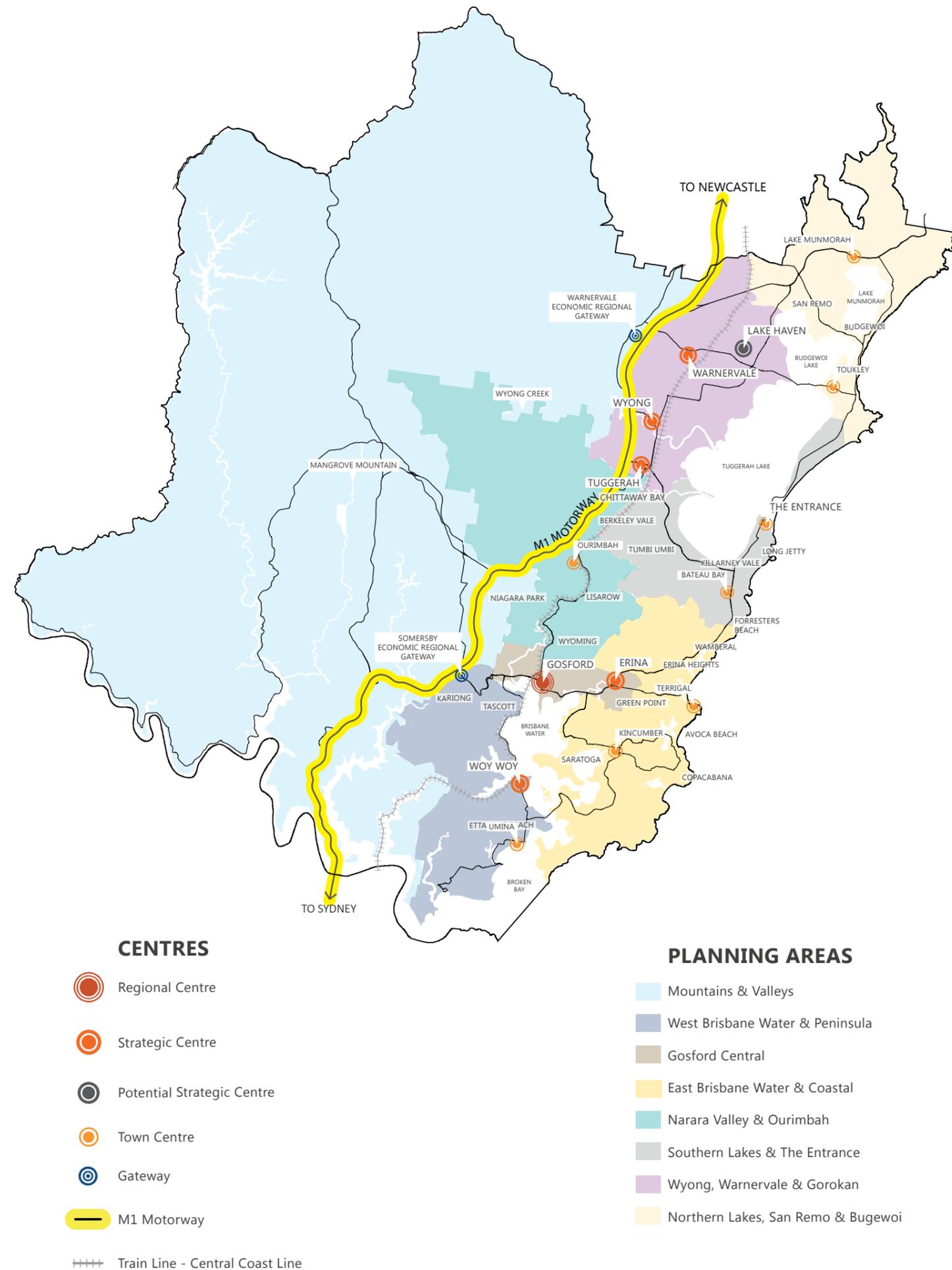
Council will also identify the basis on which we will monitor and report on the implementation of those actions.

## Planning Area Overview

Council has adopted a 'place based' approach to managing services and projects across the LGA. This allows better coordination and consistency across projects and services and should result in better outcomes for the community. The planning areas are an aggregation based on Central Coast Council's social planning districts as identified through the Community Strategic Plan 'One' Central Coast.

Council will, in consultation with the Central Coast community, consider how these areas relate to the broader strategic vision for the Region.

In future the LSPS will be integrated into the development of the next review of the Community Strategic Plan 2020 - 2021.



## FEEDBACK

We'd love to hear your thoughts about the Urban Spatial Plan ' Framework for a Local Strategic Planning Statement'.

Your feedback will help us in delivering a Central Coast Local Strategic Planning Statement and will assist us with improving future publications.

Please send your thoughts and opinions to:

**Email:** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

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