



Key Enabling Projects: Central Coast Region

April 2026

Central
Coast
Council



Acknowledgment of Country

**We acknowledge the Traditional Custodians
of the land on which we live, work and play.**

We pay our respects to Darkinjung country, and Elders past and present. We recognise the continued connection to these lands and waterways and extend this acknowledgement to the homelands and stories of those who also call this place home.

We recognise our future leaders and the shared responsibility to care for and protect our place and people.





Introduction

The Central Coast is a region on the rise, shaped by nature and strengthened by community. The Central Coast is leading a new chapter of regional growth, driven by a shared vision to create opportunity, prosperity and a thriving future for generations to come. This document, *Key Enabling Projects 2026: Central Coast Region*, identifies the critical infrastructure and investment priorities needed to support our growing population, strengthen our economy and improve liveability across the region.

The Central Coast has already demonstrated the value of coordinated investment across all levels of government. Projects such as the Gosford Regional Library, Gosford central business district (CBD) water and sewer upgrades, the Umina Recreation Precinct, Central Coast Regional Sporting and Recreation Complex (CCRSRC) and the future University of Newcastle student housing are all delivering tangible community, liveability and economic benefits. These projects highlight the importance of strong partnerships, aligned priorities and sustained commitment from Australian, NSW and local government.

As the Central Coast continues to grow, pressure is increasing on transport networks, housing supply, health and education services, utilities and community infrastructure. Strategic investment in enabling infrastructure is critical to unlocking housing delivery, supporting workforce participation, improving connectivity and attracting jobs and business, these outcomes align strongly with state and national productivity, housing and regional growth agendas.

This document identifies investment ready projects across five key themes and seeks the Australian and NSW Government support to deliver them. Collectively, these projects will drive productivity, improve sustainability, enhance liveability and support long term economic growth across the region.

Delivering these projects and policy requirements will require continued collaboration between all levels of government, industry, education providers and the community. Council will continue working closely with partners including Transport for NSW, Department of Planning, Housing and Infrastructure, Hunter Central Coast Development Corporation, the University of Newcastle, TAFE NSW and the Central Coast Local Health District to coordinate planning, align investment and maximise outcomes.

Council will also continue to partner with key advocacy organisations such as Regional Development Australia Central Coast and Business NSW to build a strong evidence base, engage stakeholders and advocate for the investment needed to unlock the Central Coast's full potential as a productive, connected and liveable region.



Mayor's foreword

The Central Coast stands ready as one of New South Wales high-growth, high-potential regions.

Located between Sydney and Newcastle, we have an ideal opportunity to deliver new infrastructure that not only meets today's demands but anticipates and shapes the future.

This Key Enabling Projects document outlines priority investments and opportunities that will help transform our region.

Our Council has already demonstrated the power of partnerships, and how they can deliver impactful results. With a growing population of over 360,000, projected to increase by nearly 14% over the next two decades, we know the demands on housing, health services, transport networks, and community infrastructure will continue to increase.

Partnerships around accessibility, housing, employment, recreation and environmental sustainability are essential in both managing and enabling growth and preparing the Central Coast for a prosperous future.

The Key Enabling Projects outlines five key priority areas that will support growth. These are the Gosford City Centre Revitalisation, the Northern Growth Corridor, Transport and Connectivity Infrastructure Upgrades and Environmental Sustainability and Affordable Housing. These priorities provide a clear and coordinated pathway with the capacity to unlock

housing supply, support jobs growth improve accessibility and deliver resilient infrastructure.

Through these projects, key centres including Gosford, Central Lakes District and Woy Woy will continue to support our growth, transforming into vibrant hubs for employment, education, health and lifestyle.

Investment in major projects such as the revitalisation of the Gosford waterfront, the Warnervale Business Precinct and critical transport connections will support our population growth and strengthen the Central Coast's role within the NSW economy.

Delivering on this vision will require strong and enduring partnerships. Collaboration is essential to ensure we plan, fund and deliver infrastructure in a coordinated and efficient way. By working together, we can secure the investments we need to thrive and build a resilient economy, and ensure our residents enjoy the benefits of a connected, sustainable region for generations to come.

We look forward to the support of our partners at every level of government to realise this shared vision.

Mayor Lawrie McKinna
Central Coast Council



BUSINESS NSW CENTRAL COAST

Business NSW is committed to unlocking opportunity and driving sustainable growth across the Central Coast. Now is the time for bold action. The Central Coast stands at a critical tipping point: with the right enabling infrastructure, we can unlock thousands of new homes, activate vital employment precincts and create the conditions for enduring economic prosperity.

Demand for housing continues to outpace supply, while job creation is constrained by a lack of serviced employment land. Although the region has more than 900 hectares of employment-zoned land, only a small proportion is currently ready for development. Investment in roads, water, sewer and transport infrastructure is needed to bring this land online and support new business investment.

The opportunity is significant. Strategically located between Sydney and Newcastle, the Central Coast has a growing population, a skilled workforce and the potential to become a major centre for jobs, industry and investment.

By investing in these projects, governments can unlock thousands of new homes, activate hundreds of hectares of employment land and deliver the jobs, housing and liveability that the Central Coast deserves.

Let's seize this opportunity and work together to build a stronger, more connected and prosperous future for our region.



Regional Development Australia (RDA) Central Coast is proud to partner with and support Central Coast Council in advocating for the projects and infrastructure needed to enable the next stage of growth across the Central Coast. Together, Council and RDA Central Coast recognise that the region is one of Australia's fastest-growing areas, and that coordinated investment from state and federal governments is essential to ensure the community has the transport, housing, employment land, community facilities and essential infrastructure needed for a liveable and sustainable future.

The Key Enabling Projects provides a shared vision and clear roadmap for the infrastructure priorities that will unlock growth across the region. It highlights the importance of partnering with government to deliver the roads, public transport, housing, environmental infrastructure and community facilities needed to support a growing population and create new jobs and opportunities.

The Central Coast is at a critical point in its growth. With the right investment and support from state and federal governments, we can unlock the region's enormous potential and ensure our communities remain connected, prosperous and liveable.

RDA Central Coast will continue to work with Central Coast Council to build a strong case for investment, advocate for the region's priorities and ensure the Central Coast is ready to deliver the next generation of growth.

The Central Coast is experiencing a period of significant growth.

The growth in our communities is both an opportunity and a challenge to be managed that requires us to prioritise social sustainability for all.



7.1%

Speak a language other than English at home



4.9%

Are Aboriginal and/or Torres Strait Islander



94,861

Families



43

Median Age



24.1%

(36,355 people)
Live in the area, but travel outside the Central Coast LGA for work



9.5%

(11,043 people)
Work in the area, but live outside the Central Coast LGA



25,728

Additional dwellings estimated by 2041



55.7%

Participate in the labour force



2026

363,424



2046

412,502

The Central Coast NSW population for 2026 is **363,424** and is forecast to grow to **412,502** by 2046.*

* i.d, 2024, Population and Household Forecasts. Central Coast Council Area Forecast Population



4.7%

Are currently unemployed



141,881

Local Jobs

(NIEIR 2024)



27,066

Businesses

(ABS 2025)



65.9%

Of households are owned or being purchased



26.4%

Of households are rented



3.2%

Population are living in social housing



6,600

Estimated persons are experiencing homelessness.



Moderate

levels of socio-economic disadvantage

(SEIFA: 994)



Gosford

Gosford is emerging as a leading health and education precinct for the Central Coast, anchored by significant public and private investment that is reshaping the city's role as a regional service centre. The expansion of the health precinct, alongside new university and TAFE campuses, is strengthening Gosford's capacity to attract students, health professionals, researchers and knowledge based employment.

This growing cluster of health and education infrastructure is supporting innovation, workforce development and associated commercial activity, while reinforcing Gosford's function as the civic, economic and social heart of the region. The precinct's continued development is a key enabler of long term economic resilience and population growth, positioning Gosford as a city of opportunity with strong links between learning, employment and community connection.

Housing delivery in Gosford must be progressed in lockstep with transport, health and education investment to realise the city's role as the Central Coast's regional capital.

Council welcomes the announcement from the High Speed Rail Authority confirming Gosford will be the location of the Central Coast's fast rail station.

Targeted investment in transport connectivity and city shaping infrastructure will maximise the return on these precinct investments by improving access, enabling higher density living and supporting a more vibrant and connected centre. In combination, transport upgrades, health and education expansion, and additional housing supply form an integrated approach, elevating Gosford to become a liveable, productive city that attracts residents, students, visitors and business, and supports sustained economic growth.



Woy Woy Peninsula

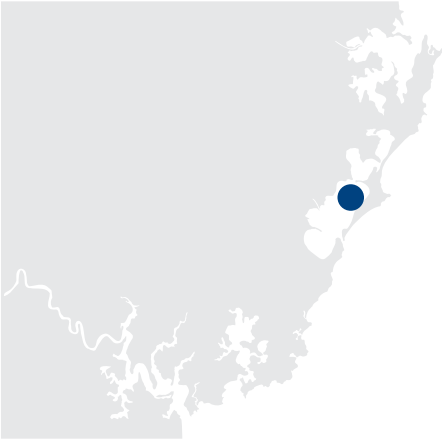


The Woy Woy Peninsula is situated at the southern end of the Central Coast.

Woy Woy is positioned as a key housing delivery location for the southern Central Coast, recognised as a strategic centre in the *Central Coast Regional Plan 2041* and included in the NSW Government's Transit Oriented Development (TOD) Program. To realise this potential, enabling infrastructure must keep pace. Council's advocacy focuses on an integrated transport network that improves accessibility and safety, reduces congestion and unlocks well-located homes close to rail lines, jobs and services.

Priority transport upgrades such as the Rawson Road railway level crossing and intersection upgrade at Railway Street, alongside broader road renewal and active transport investment, are critical to supporting housing growth and sustaining a thriving, well-connected peninsula community.

Infrastructure upgrades are needed across all key growth areas to support future housing and employment growth.



Central Lakes District

The Central Lakes District represents the Central Coast's primary northern growth corridor, with the potential to become a major engine of housing delivery, employment growth and cross regional connectivity between the Central Coast and Greater Newcastle.

Within the *Central Coast Regional Plan 2041* this district spans the boundary of the Central Coast and Lake Macquarie local government areas, it includes key centres and surrounding suburbs such as Warnervale, Toukley, Charmhaven and Lake Munmorah on the Central Coast, and extends north to Wyee and Morisset.

This district incorporates the regionally significant growth areas of Warnervale and Morisset, with major employment lands in Warnervale, Wallarah and Bushells Ridge, alongside expanding residential communities across Greater Warnervale, Lake Munmorah, Wyee and Morisset. Both councils anticipate sustained population and housing growth, reinforcing the area's role as a shared economic and urban growth front.

Greater Warnervale has already experienced over two decades of growth and is forecast to increase from 36,846 people in 2021 to around 64,044 by 2041, with approximately 10,000 additional dwellings. Lake Munmorah is also identified as a priority for accelerated growth, supported by the Greater Lake Munmorah Structure Plan, which outlines capacity for around 3,500 new homes and associated employment opportunities.

Realising the Central Lakes District's full potential will be critical to meeting long-term housing demand, strengthening regional productivity and shaping a connected, sustainable urban area of state significance.



Key enabling priorities

Over the next 20 years, the Central Coast population is expected to **grow by nearly 14% to 412,502.**

This growth brings valuable opportunity to build a sustainable, healthy and vibrant region for the future. However, it also places significant planning and financial pressures on Council.

To meet the challenges of this rapid expansion, Council has identified key priorities to guide growth and development across critical areas, including housing, recreational and transport infrastructure, environmental stewardship and economic diversification.

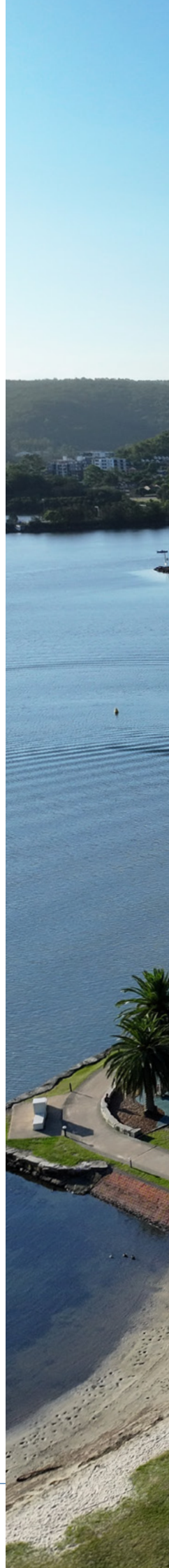
Gosford City Centre and waterfront urban renewal

Northern growth corridor and Central Lakes District

Transport and connectivity

Infrastructure upgrades and environmental sustainability

Affordable housing





Gosford city centre and waterfront urban renewal



Our ask

To unlock Gosford's full potential as the Central Coast's regional capital, and build on significant investment already underway, targeted investment is needed in transport connectivity, public domain and community infrastructure to deliver a vibrant, connected and future-ready city.



What we are seeking

Gosford Waterfront Revitalisation <ul style="list-style-type: none"><i>Gosford Waterfront Public Domain Plan and Pedestrian Overpass</i>	\$56M and advocacy
Etna Street Bridge upgrade <ul style="list-style-type: none"><i>Intersection upgrades and pedestrian enhancements</i>	Advocacy
Gosford Station, bus interchange and Burns Place masterplan	Advocacy
High Speed Rail Gosford Station and integrated transport links	Advocacy
Gosford city centre road upgrades <ul style="list-style-type: none"><i>Mann Street Gosford between Etna Street and Henry Parry Drive</i><i>Kendall Street between Holden Street and Donnison Street West</i>	\$12.28M
Gosford Olympic Pool <ul style="list-style-type: none"><i>Replace and redevelop existing facility</i>	\$55M
Kibble Park Masterplan Implementation	\$18M
Gosford Waterfront to Point Clare shared pathway	\$51.6M
Central Coast Highway and Racecourse Road flooding improvements	Advocacy



Why?

Gosford City is being reimagined as the Central Coast's vibrant CBD. Building on significant investment and a strong pipeline of transformative projects, Gosford is coming alive as a thriving city centre for education, health, business, culture and community life.

Investment in Gosford is already driving change through major projects such as the expanded health precinct, new university and TAFE campuses, stadium upgrades and a the new Gosford Regional Library. Collectively, these projects are reinforcing Gosford's role as a leading centre for jobs, learning, innovation and lifestyle.

These projects have set the foundations to support growth in Gosford on its journey to becoming an established regional city. Major water and sewer upgrades will allow for increased capacity and density as new residential and commercial developments continue to rise, while extensive road and drainage works are supporting the infrastructure needed for a more connected and vibrant urban centre.

Council and partners are advocating for the critical enabling projects that will unlock Gosford's full potential. To support continued growth, additional investment is needed in transport connectivity, public domain and community infrastructure.

Council is progressing a Public Domain Plan for the Gosford CBD to deliver high quality streets and public spaces and

improve connectivity across the city centre. The plan will balance the needs of pedestrians, cyclists, public transport and vehicles, enhancing accessibility, safety and economic activity. Australian and NSW Government investment will be essential to realise this city shaping infrastructure and support Gosford's role as the Central Coast's regional capital.

Investment in transport infrastructure is also critical to support population growth, health and education precinct expansion, and continued city centre development. Without action, increasing congestion will constrain access to jobs, education and health services. Priority upgrades are required at Etna Street Bridge, Kendall Street and surrounding intersections – an essential connection that is nearing capacity and already causing delays across the CBD – including for ambulances accessing Gosford Hospital. Improvements are needed to enhance traffic flow, safety and pedestrian access.

Further investment is also required at the Central Coast Highway and Racecourse Road intersection, which is regularly disrupted by flooding during heavy rainfall. Drainage and road upgrades will improve network reliability, reduce congestion and ensure safe, flood free access to the city centre.

Northern growth corridor and Central Lakes District



Our ask

Delivering the northern growth corridor requires immediate investment in enabling infrastructure to unlock coordinated housing supply, employment land and critical community infrastructure. This investment is essential to support population growth, create jobs and drive long term regional productivity.



What we are seeking

Wadalba residential expansion	Advocacy
Warnervale railway level crossing improvements focusing on pedestrian improvements	Advocacy
Warnervale business precinct <ul style="list-style-type: none">• <i>Development of a business precinct masterplan</i>	\$2.5M
Wyong to Warnervale link road	Advocacy
Warnervale sporting precinct <ul style="list-style-type: none">• <i>Design and construction of sporting fields, athletics track and supporting infrastructure</i>	\$16M
Central Coast Regional Sporting and Recreation Complex (CCRSRC) Stage 2 <ul style="list-style-type: none">• <i>Multi-use indoor sport, recreation and event facility</i>	\$48M
Northern Regional Leisure and Aquatic Centre <ul style="list-style-type: none">• <i>Final design and implementation</i>	\$50M



Why?

A fully serviced northern growth corridor is critical to the coordinated delivery of housing, employment land and community infrastructure to support the region's growing population. Targeted investment in enabling infrastructure will create a well-connected, liveable community while supporting local jobs and long-term economic growth.

Warnervale has been identified in the *Central Coast Regional Plan 2041* as a strategic regional growth centre. However, growth on this scale cannot occur through housing alone. To create thriving communities, investment is needed in the transport, employment, recreation and community infrastructure that allows people to live, work and connect locally. Central to this opportunity is the Warnervale business precinct, one of the region's largest undeveloped employment sites which is strategically located near the M1 motorway and within walking distance of Warnervale train station. With direct rail and road connections to Wyong, Gosford, Sydney and Newcastle, the precinct has the potential to become a major employment hub for the northern Central Coast, delivering jobs closer to home and reducing long distance commuting. Funding is required to progress the Warnervale business precinct masterplan, including critical due diligence to unlock the land for subdivision and enable business relocation and investment.

Transport infrastructure is integral to this growth. The proposed Wyong to Warnervale link road, upgrades to key intersections on Sparks Road and improvements to the Warnervale railway level crossing are essential

to support expanding residential and employment areas. These projects will improve safety, accessibility and network performance, strengthen connections between communities, public transport and jobs, and underpin the coordinated delivery of future development.

Investment in major sporting, recreation and community infrastructure is critical to supporting rapid population growth, improving health outcomes and enabling workforce participation across the northern growth corridor. Upgrading Warnervale oval into a multi field, multi use sporting hub, delivering a new Northern Region Leisure and Aquatic Centre, and progressing Stage 2 of the Central Coast Regional Sporting and Recreation Complex are essential to meeting the needs of a growing region while building capacity to host major sporting, tourism and community events of state and national significance.

These projects are foundational enablers of growth, not discretionary infrastructure. Together, they underpin housing delivery at scale, strengthen liveability, support active and productive communities, and drive long term economic returns through events, visitation and regional competitiveness. Targeted state and federal government investment is essential to unlocking a resilient northern growth corridor that delivers thousands of new homes, local jobs and enduring social and economic benefits for the Central Coast, New South Wales and Australia.

Transport and connectivity



Our ask

An integrated, safe and efficient transport network that improves accessibility, eases congestion and underpins residential and business growth fostering a thriving and well-connected community.



What we are seeking

Road pavement upgrade program <ul style="list-style-type: none"> <i>\$20M over four years for road renewal</i> 	\$80M
Rawson Road railway level crossing and Railway Street intersection upgrade, Woy Woy	Advocacy
Link road, Chain Valley Bay	\$11.5M
State Road Upgrades <ul style="list-style-type: none"> <i>Central Coast Highway between Wamberal and Bateau Bay</i> <i>Scenic Drive, Budgewoi</i> <i>Manns Road between West Gosford and Narara</i> <i>Pacific Highway between Narara and Lisarow</i> <i>Sparks Road Intersections</i> 	Advocacy
High Speed Rail: region-wide transport and pedestrian connections	Advocacy
Wyong Road and Bryant Drive, Tuggerah intersection improvements	Advocacy
Shared Pathway Priority Connection <ul style="list-style-type: none"> <i>Tumbi Road, from Central Coast Highway Wamberal to Eastern Road, Tumbi Umbi</i> <i>Avoca Drive, from Avoca Drive to Empire Bay Drive</i> <i>Pacific Highway, Sparks Road to Louisiana Road, Warnervale</i> 	\$34.66M
Shared pathway missing links <ul style="list-style-type: none"> <i>\$2.5m over four years for priority routes</i> 	\$10M



Why?

Investment in regional connectivity is essential to connect people to jobs, education and housing, support young people's participation in the economy, and improve productivity across the Central Coast. Efficient transport links between Gosford, Tuggerah, Erina, Warnervale, Woy Woy and Wyong underpin the region's capacity to grow sustainably.

The east coast high speed rail network presents a nationally significant opportunity for the Central Coast. Connecting directly into key education, skills and health hubs, while also reinforcing internal movement between centres such as Gosford, Wyong and Warnervale. Council welcomes the announcement from the High Speed Rail Authority confirming Gosford will be the location of the Central Coast's fast rail station.

Improving the region's road network is a priority. A four-year, \$20 million annual pavement upgrade program is needed to reduce the backlog across more than 2,200 kilometres of local roads, improving safety, reliability and travel conditions for residents and visitors.

Construction funding is also sought for key state road upgrades being led by Transport for NSW, including the Central Coast Highway between Wamberal and Bateau Bay, Scenic Drive Budgewoi, Manns Road West Gosford to Narara,

Pacific Highway Narara to Lisarow and Sparks Road Warnervale. These projects are essential to easing congestion, improving safety and resilience, and supporting future population and employment growth.

Central Coast Council is equally committed to expanding the active transport network so more people can walk and cycle safely between communities. Completing shared pathway connections along Tumby Road and Avoca Drive, and closing missing links will create connected walking and cycling loops that improve access, encourage healthier lifestyles and make it easier for people to move around without relying on cars.

With coordinated Australian and NSW Government investment, these transport and connectivity projects will unlock housing supply, support jobs and investment, and build a more connected, resilient and prosperous Central Coast.

Infrastructure upgrades and environmental sustainability



Our ask

Priority funding is needed to deliver critical infrastructure and environmental upgrades including local roads and drainage, airport expansion, waste and FOGO facilities and offshore based sand nourishment programs to support growth and employment on the Central Coast, as well as promoting resilience to climate change impacts to preserve and enhance the coastal lifestyle that the Central Coast is renowned for.



What we are seeking

Infrastructure upgrade program <ul style="list-style-type: none"><i>Delivery of kerb and gutter, drainage and pathway in priority areas</i>	\$20M
Central Coast Airport <ul style="list-style-type: none"><i>Infrastructure upgrades (lighting, sewer and electrical) to enable expansion of Jack Grant Avenue</i>	\$10M
Sustainable Waste Regional (Food organics and garden organics, FOGO)	\$35M
Coastal Management – Sand Nourishment	\$40M



Why?

As the Central Coast grows, timely investment in essential infrastructure is critical to unlocking housing supply, supporting workforce participation and driving productivity. Upgrades to local roads, drainage, kerb and guttering, and pedestrian pathways in key centres and priority growth areas are enabling infrastructure which is necessary to support higher density housing, manage increased visitation, and ensure communities are safe, accessible and connected.

As the Central Coast grows, timely investment in essential and resilient infrastructure is critical to unlocking housing supply, supporting workforce participation and driving productivity. Upgrades to local roads, drainage, kerb and guttering, and pedestrian pathways in key centres and priority growth areas are enabling infrastructure which is necessary to support higher-density housing, manage increased visitation, and ensure communities are safe, accessible and connected. At the same time protecting existing infrastructure and communities, and preserving our beaches, which are arguably our most valued natural assets, through an ongoing sand nourishment program to help ensure the ongoing viability of these existing assets.

Strategic infrastructure investment is also required to underpin employment growth and regional productivity. Funding to upgrade the Central Coast Airport including enabling infrastructure, lighting, sewer and electrical works, and the expansion of Jack Grant Avenue will unlock constrained land, support the development of a future aviation hub and strengthen connections to jobs. This investment will directly support housing delivery and employment growth across the Warnervale business precinct, Warnervale town centre and the Wyong employment zone.

Productivity and liveability also depend on sustainable, resilient infrastructure. Expanding food organics and garden organics (FOGO) services, supported by major investment at the Buttonderry Waste Management Facility, will increase waste capacity, reduce emissions and support a circular economy – critical foundations for continued population and housing growth. Together, these infrastructure investments are fundamental to accelerating housing delivery, supporting job creation and lifting long term productivity across the Central Coast.

Affordable housing



Our ask

Priority funding and policy support are essential to accelerate affordable and diverse housing delivery, easing homelessness and housing stress and underpinning workforce availability, economic participation and productivity on the Central Coast.



What we are seeking

Affordable Housing	Advocacy
State planning controls review - low and mid-rise housing policy	Advocacy



Why?

Affordable housing is essential to the Central Coast's future, underpinning economic growth, workforce participation and community wellbeing.

Rising rents are placing increasing pressure on essential workers and young families, forcing many to leave the region or face housing stress.

Targeted investment in affordable housing will help address this challenge by ensuring people can access secure, reasonably priced homes close to employment, services, education and support networks. It will enable people to live close to jobs, education, health services and support networks, strengthening labour force availability and business continuity across key sectors including health, education, retail, hospitality and manufacturing.

Affordable and diverse housing supply also plays a vital role in reducing housing stress and preventing homelessness, contributing to more stable and inclusive communities. Council supports planning reforms, including expanding low and mid rise housing opportunities around centres and transport hubs, to deliver more homes in well serviced locations.

Council is committed to facilitating a diverse range of housing and housing choice across the Central Coast. Changes to the Low and Mid-Rise Housing Policy to include more Central Coast centres and transport hubs will provide an opportunity

to deliver more homes in existing neighbourhoods that have good access to transport, schools, hospitals, shops and established communities. This will provide more types of housing better suited to people's changing housing needs.

Achieving this at scale will require strong partnership and coordinated investment across all levels of government, alongside the private and community sectors. With the right support, affordable housing can unlock a more resilient economy, a stronger workforce and a more liveable Central Coast.



Key Enabling Projects:
Central Coast Region

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