



Central  
Coast  
Council

# LOCAL STRATEGIC PLANNING STATEMENT

The Framework For a Growing Central Coast Region



Draft for Public Exhibition  
April 2020



# PART A **FORWARD**







# STATEMENT OF INTENT

THE CENTRAL  
COAST LOCAL  
STRATEGIC PLANNING  
STATEMENT: Provides  
a land use vision  
that will guide the  
future growth and  
development across  
the Region 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.

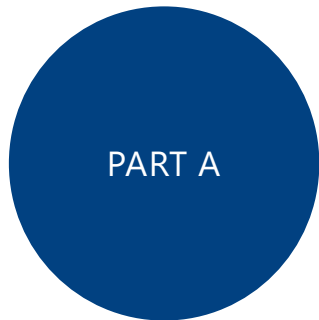
The Central Coast is a great place to live, with a passionate community that wants to see their way of life enhanced, without sacrificing their valuable natural assets or relaxed lifestyle.

This is our long term Vision for growing the Central Coast Region in a manner that enhances its character, preserves its natural attributes and improves our quality of life.



# CONTENTS

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- 01 Statement of Intent
- 02 Contents
- 05 Acknowledgements
- 06 CEO's message
- 08 A New Vision for the Region
- 10 Strategic Alignment and Purpose
- 12 Our Future as a Regional City
- 14 Spatial Plan
- 16 Central Coast Region - Planning for Growth
- 18 A Strategic Vision



- 22 Central Coast Profile
- 24 Key Drivers of Change
- 26 Our Engagement So Far
- 28 Region's 10 year Growth Trend



- 33 One Direction for Growth
- 35 Guiding Planning Pillars
- 36 One Central Coast CSP + Key Focus Areas
- 38 4 Growth Strategies



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PART D  
DIRECTION  
FOR GROWTH

- 52 Centres and Corridors
- 58 Our Key Centres
- 76 Housing
- 84 Economics
- 92 Environment
- 100 Agriculture and Rural Land
- 108 Open Space
- 114 Community and Culture
- 120 Heritage
- 128 Transport
- 136 Water and Sewer
- 142 Waste

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PART E  
THE WAY  
FORWARD

- 150 A Comprehensive Local Environmental Plan
- 151 Have Your Say
- 152 Central Coast Council Wards & Planning Areas
- 154 LSPS Priorities and Actions



# ACKNOWLEDGEMENTS







Aerial view of a coastal town and mangroves with a large dark blue circle overlaying the text.

## **Indigenous Acknowledgement**

**We Acknowledge the Traditional Custodians and First Peoples of this Land and pay our respects to Elders, both past and present. The Local Strategic Planning Statement 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 Local Strategic Planning Statement 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.**



# CEO'S MESSAGE

**add message**

**Gary Murphy**  
**Chief Executive Officer**  
**Central Coast Council**







# A NEW VISION FOR THE REGION





# THE LOCAL STRATEGIC PLANNING STATEMENT

The Local Strategic Planning Statement is a framework for a Growing Central Coast Region and marks a new phase for the Central Coast. It sets a clear vision for the future and a proactive framework for delivering a growing and sustainable Region with a strong network of Centres and thriving and connected communities.

The Local Strategic Planning Statement (LSPS) 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 LSPS, 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 LSPS 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 desired outcomes of the LSPS 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.

The LSPS informs Council's legal requirement under Part 3B of the *Environmental Planning and Assessment Act 1979* and together with the *Community Strategic Plan* will guide the long term social, environmental and economic aspirations of the community.



# STRATEGIC ALIGNMENT



This Local Strategic Planning Statement 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.

## STRATEGIC ALIGNMENT WITH STATE AND LOCAL PRIORITIES

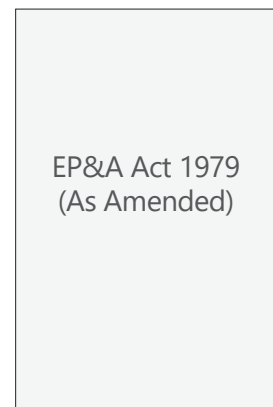
CENTRAL COAST  
REGIONAL  
PLAN 2036



COMMUNITY  
STRATEGIC PLAN



LEGAL  
OBLIGATION



LOCAL STRATEGIC  
PLANNING STATEMENT

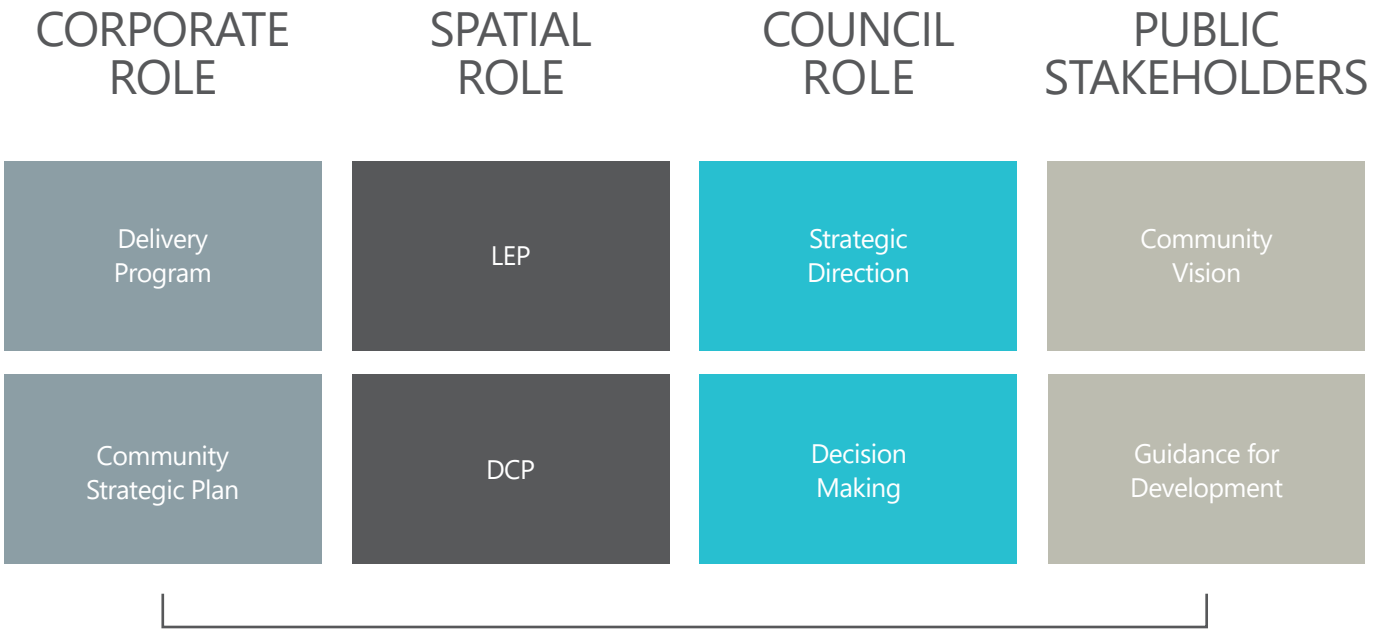
Framework For A Growing  
Central Coast Region

# STRATEGIC PURPOSE



The Local Strategic Planning Statement 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.

## LOCAL STRATEGIC PLANNING STATEMENT The Framework For A Growing Central Coast Region



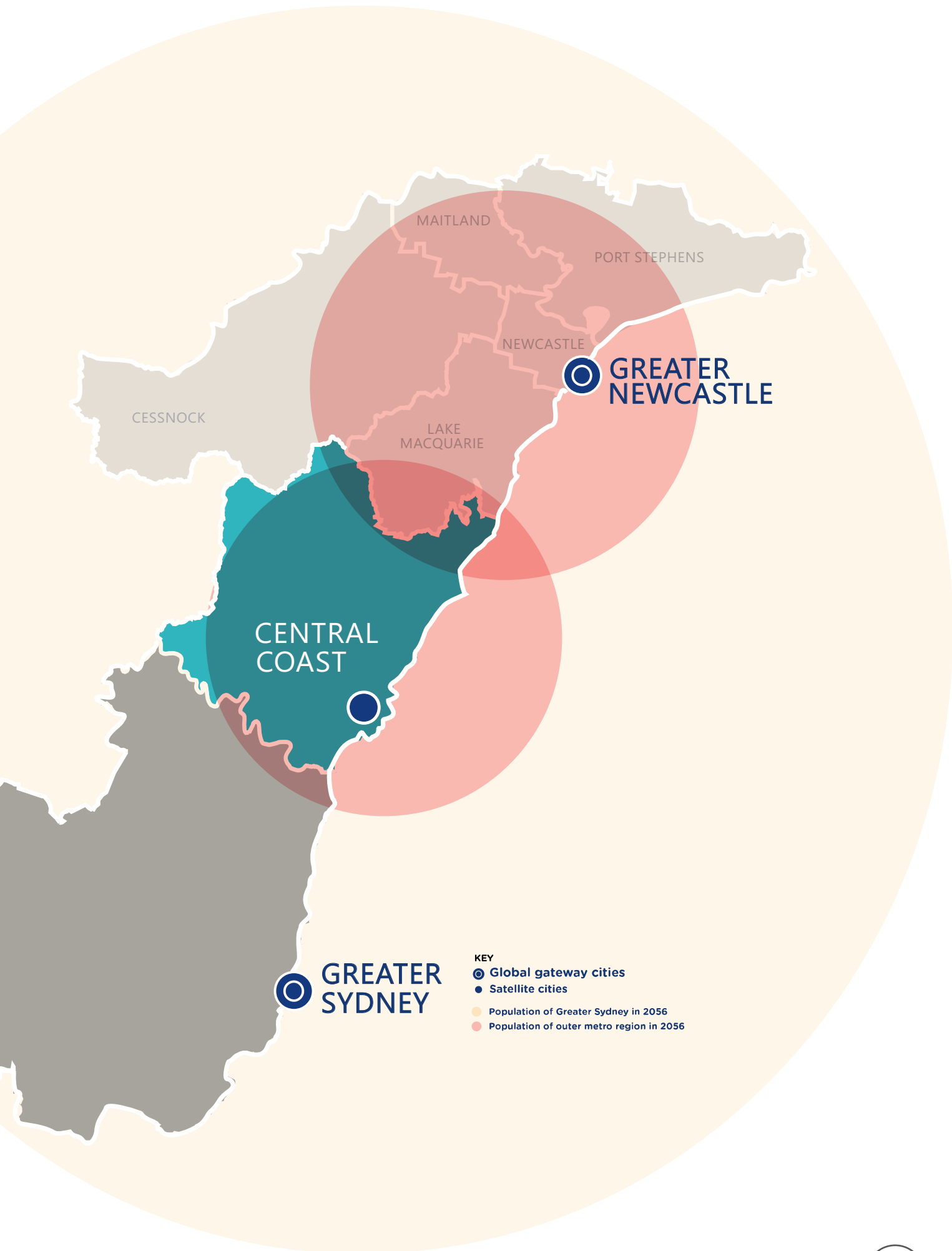


# OUR FUTURE AS A REGIONAL CITY

As New South Wales increases in population, regional cities across the state will provide a greater role in delivering services, transport and housing to the community. Gosford Regional City is located between the global gateway cities of Sydney and Newcastle.

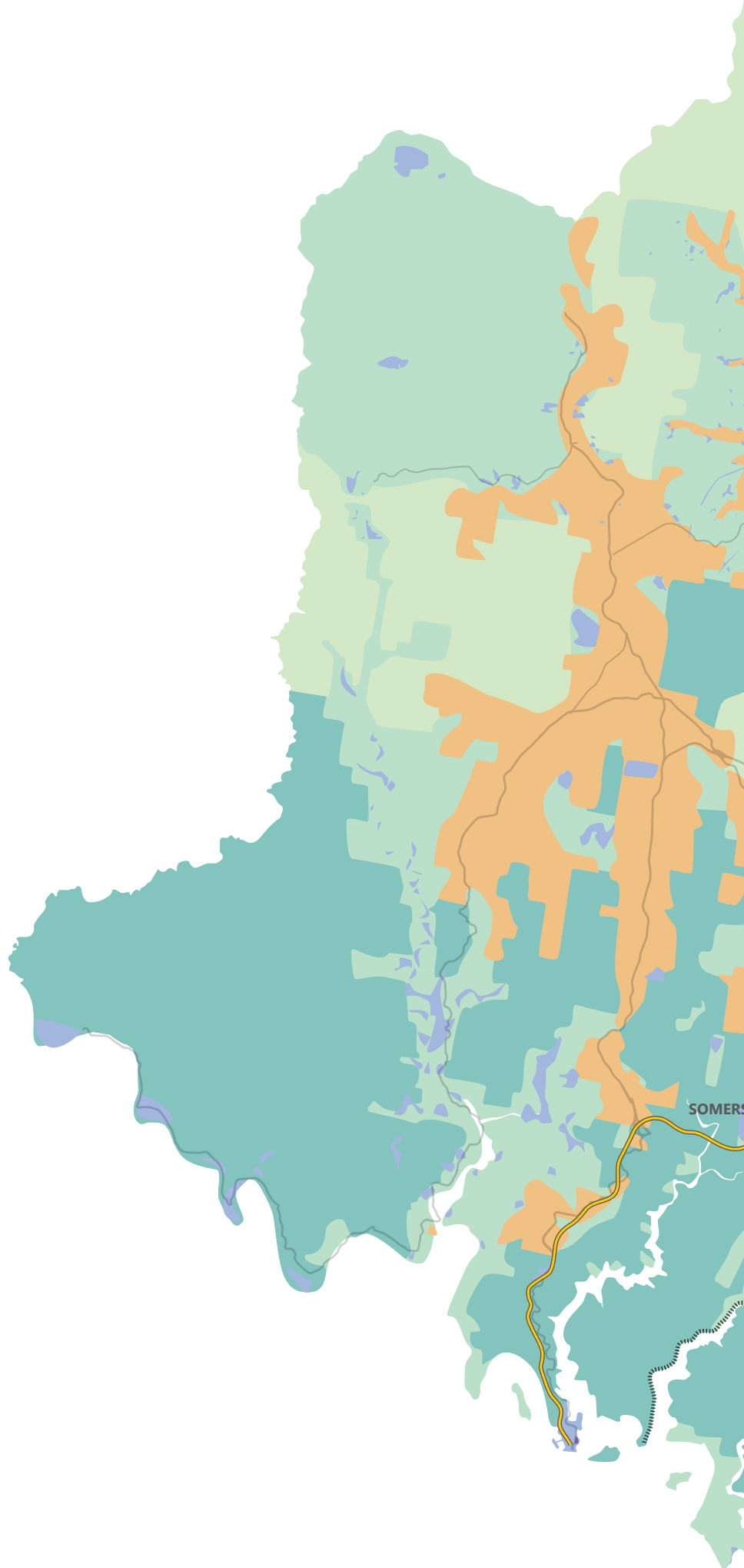
The NSW Government aims to maximise the potential for regional areas in anticipation of high population growth, particularly in regional areas along the coastline surrounding Greater Sydney.

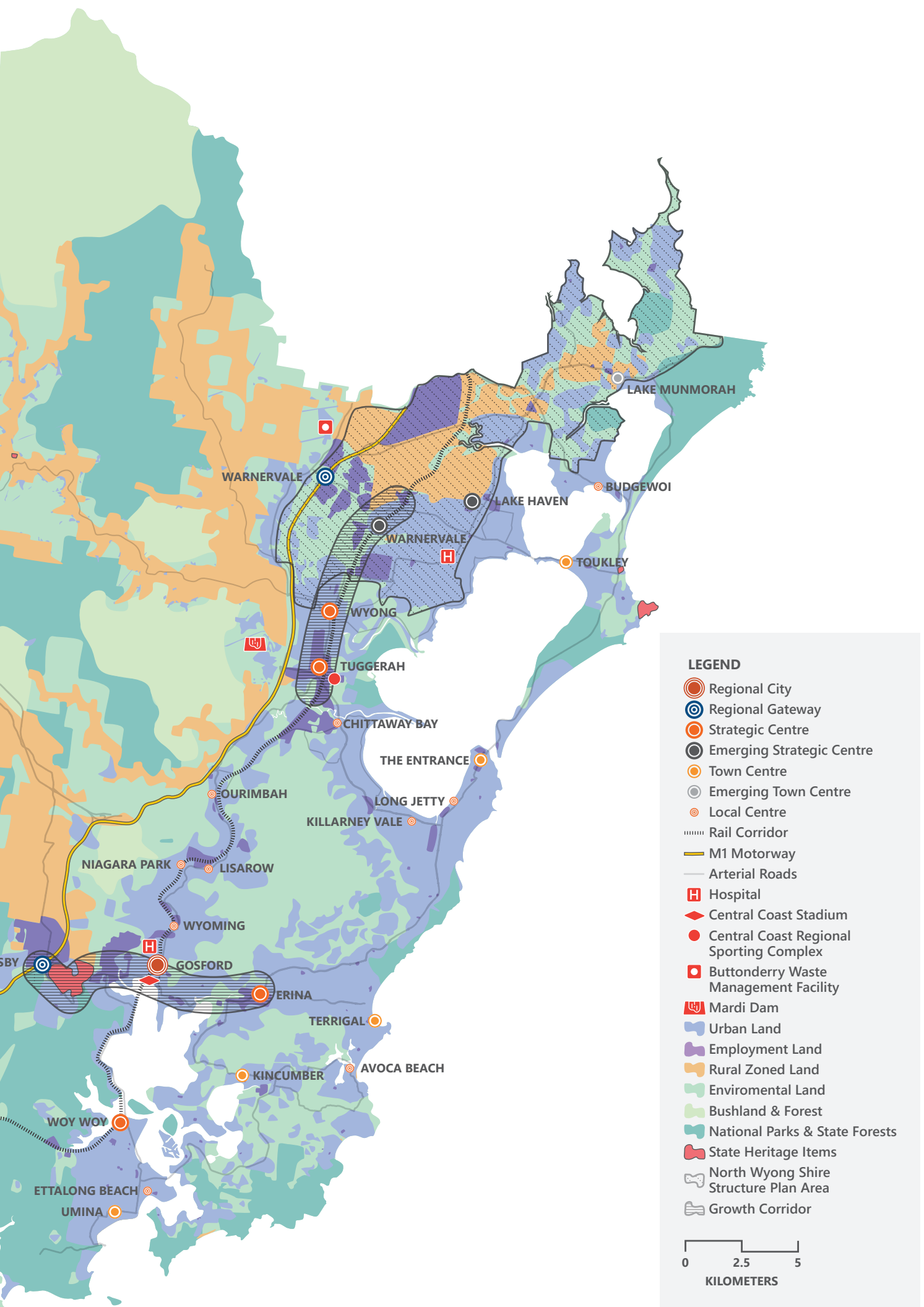
As the centre of the state's fastest growing corridor, the Central Coast is strategically positioned to provide greater service provision for its growing population, and to provide a new direction for growth.





# SPATIAL PLAN





**LEGEND**

- Regional City
- Regional Gateway
- Strategic Centre
- Emerging Strategic Centre
- Town Centre
- Emerging Town Centre
- Local Centre
- Rail Corridor
- M1 Motorway
- Arterial Roads
- Hospital
- Central Coast Stadium
- Central Coast Regional Sporting Complex
- Buttenderry Waste Management Facility
- Mardi Dam
- Urban Land
- Employment Land
- Rural Zoned Land
- Environmental Land
- Bushland & Forest
- National Parks & State Forests
- State Heritage Items
- North Wyong Shire Structure Plan Area
- Growth Corridor

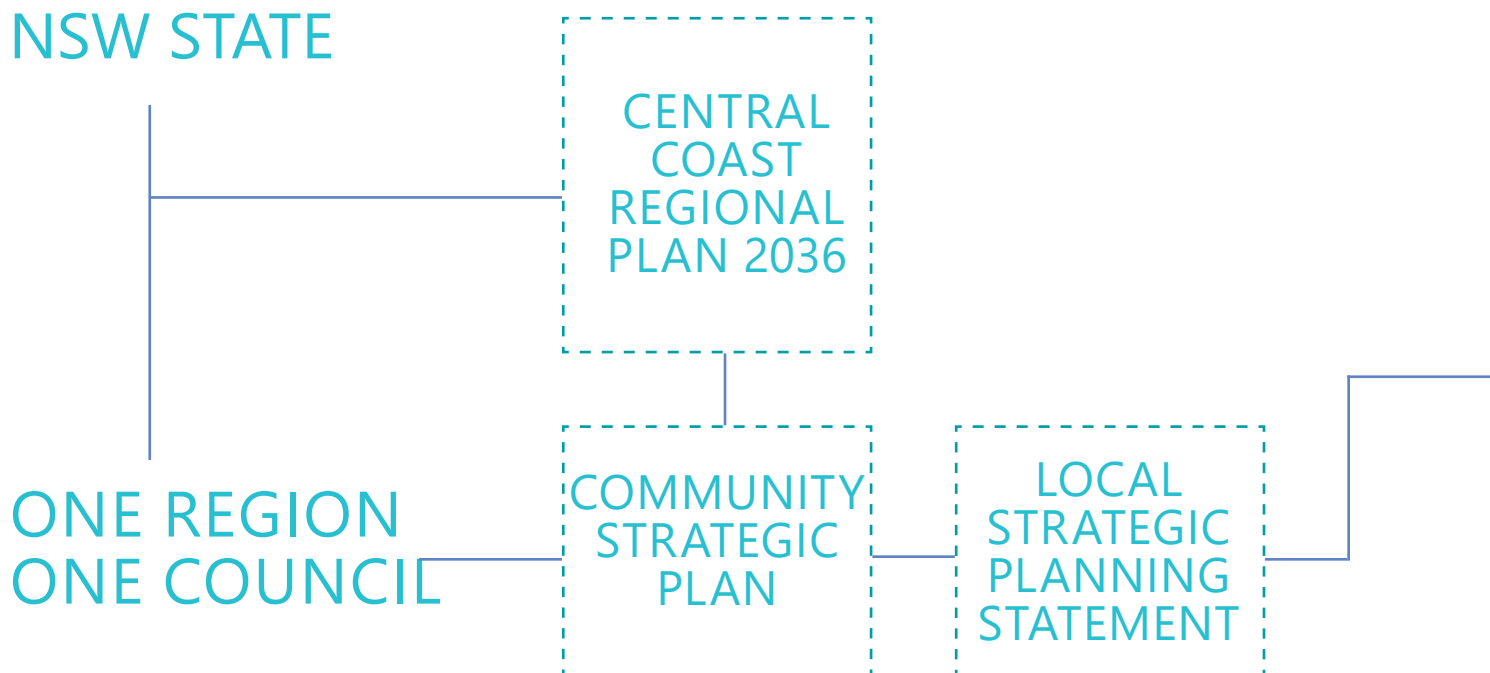


Source: Central Coast Council



# CENTRAL COAST REGION PLANNING FOR GROWTH

NSW STATE

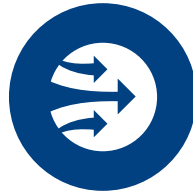


ONE REGION  
ONE COUNCIL

**IN 2016,** Wyong Shire Council and 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.





PLANNING  
STRATEGIES

PLANNING  
INSTRUMENTS

CENTRE  
MASTER PLANS

PLANS AND  
STRATEGIES

LEP

PLANNING  
TOOLS

LOCAL  
PLANS

DCP



# A STRATEGIC VISION

Embarking on a vision for the growth of the Central Coast Region is a chance to engage with best-practice planning principles.

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 show leadership in place-making, 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



WALKABLE CENTRES

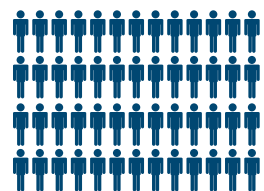
LOCAL EMPLOYMENT OPPORTUNITIES

GREATER PUBLIC TRANSPORT OPTIONS

GREEN SPACES

PLANNING FOR ALL AGES

A STRONG FRAMEWORK FOR FUTURE GROWTH



FUTURE



# PART B

# CONTEXT











## CENTRAL COAST REGION



**342,047**  
ERP (ABS 2018)



**\$14.3B**  
Gross Regional Product (GRP)  
(NIEIR 2019)



**145,961**  
Number of Dwellings  
(i.d 2016)



**\$1,256**  
Median weekly household  
income  
(ABS 2016)



**25.3%**  
Commute outside the region  
for work (ABS 2016)



**121,245**  
Local Jobs  
(NIEIR 2019)



**23,617**  
Local Businesses  
(ABS 2018)



**MOST PRODUCTIVE INDUSTRIES**  
Healthcare and Social Assistance,  
Construction, Retail, Education and  
Training, Accommodation and Food  
Services (NIEIR 2019)



**EMPLOYED RESIDENTS**  
**159,280**  
(NIEIR 2018)



**3.1%**  
Attend University  
(ABS 2016)



**14.0%**  
Hold a Bachelor  
Degree or Higher  
(ABS 2016)



**5.3%**  
Unemployment Rate  
(ABS 2018)





## 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 342,047 residents, 95% of whom live in rural and residential settlements to the east of the Sydney-Newcastle Motorway.



LIVE WITHIN THE EASTERN PART OF THE REGION



TAKING ADVANTAGE OF THE 81KM OF OCEAN FORESHORE



1,680sq.KM  
APPROXIMATE LAND AREA

## GROWTH TARGET FOR THE CENTRAL COAST REGION



75,500  
MORE PEOPLE BY  
2036  
(CCRP 2036)



41,500  
MORE DWELLINGS BY  
2036  
(CCRP 2036)



24,674  
MORE JOBS BY  
2036  
(CCRP 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.

#### SMART GROWTH

#### POPULATION AND LABOUR FORCE CHANGES



- Compact settlements
- City-scale governance
- Placed-based planning
- Urban renewal
- Landuse co-location and mixed-use
- Competitive advantage
- Transit-oriented development
- Regulatory and policy reform
- Energy efficiency
- Housing diversity

- Ageing population
- Rapid population growth
- Changing households
- Rising average educational attainment
- Increased labour force participation
- Labour mobility & employment hubs
- Rising incomes & household spending

## RESPONSE

Make Room for Future Generations

Adapt to Change

## CLIMATE RESILIENCE AND SUSTAINABILITY

## EMERGING TECH AND ECONOMIC CHANGE



- Sustainable urbanism
- Biodiversity decline
- Natural resource decline
- Existing settlement patterns
- Investment in renewable energy
- Waste management practices
- Infrastructure fragility
- Climate variability
- Sustainable agriculture
- Low carbon living
- Green-blue Infrastructure

- Sharing economy
- Emerging market economies
- Service economy
- Declining productivity
- Online retail
- Food security.
- The 'Internet of things'
- Big data
- Driverless Vehicles
- Smart Grids
- City labs and dashboards
- Cyber security
- Open Data sharing

Respect our Environment

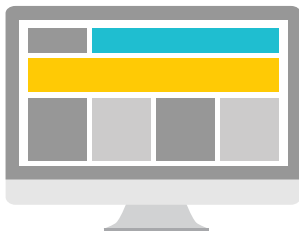
Embrace New Approaches



# OUR ENGAGEMENT

Stage 1 of the Local Strategic Planning Statement (the Draft Urban Spatial Plan) was placed on exhibition from 29 August to 24 October 2019. The engagement process for the Draft Urban Spatial Plan presented an online interactive map for participants to make comments and submissions as well as a traditional online submission form. An interactive map was also provided for each Town Centre, Strategic Corridor, Regional Centre, Village, potential Strategic Centre and Town Centres as well as the northern and southern Growth Corridors identified in the draft plan.

Alongside the online engagement Council hosted two community drop-in information sessions where participants were invited view and discuss the draft plan with Council and make any comments on the draft plan.



**2,300** visits to  
Your Voice Our  
Coast website



**5,500** social  
media users  
reached



**58** 'Pins' dropped  
on interactive  
map of plan



**30** people provided  
submissions via the  
online webform



**22** people participate  
face to face at two  
drop-in information  
sessions

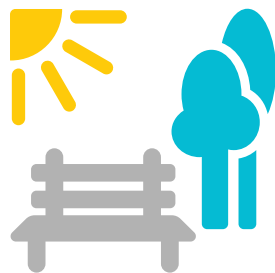
# WHAT WE'VE HEARD SO FAR...

The LSPS has been informed by recent discussions with our community through the draft Urban Spatial Plan.

This engagement offered important insights into local challenges and opportunities in the Region, with eight key areas identified. The themes that featured strongly in the community feedback include employment opportunities, public amenity, transport infrastructure, pathways, quality development, preserving bushland and planning for centres.



Create employment opportunities



Improve public amenity



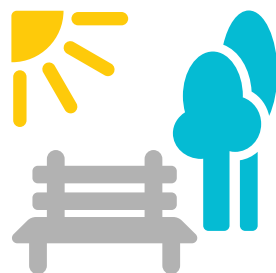
Provide transport infrastructure now



Pathways that connect and activate places



Plan for and support Warnervale Airport



Build quality developments



Preserve and protect bushland

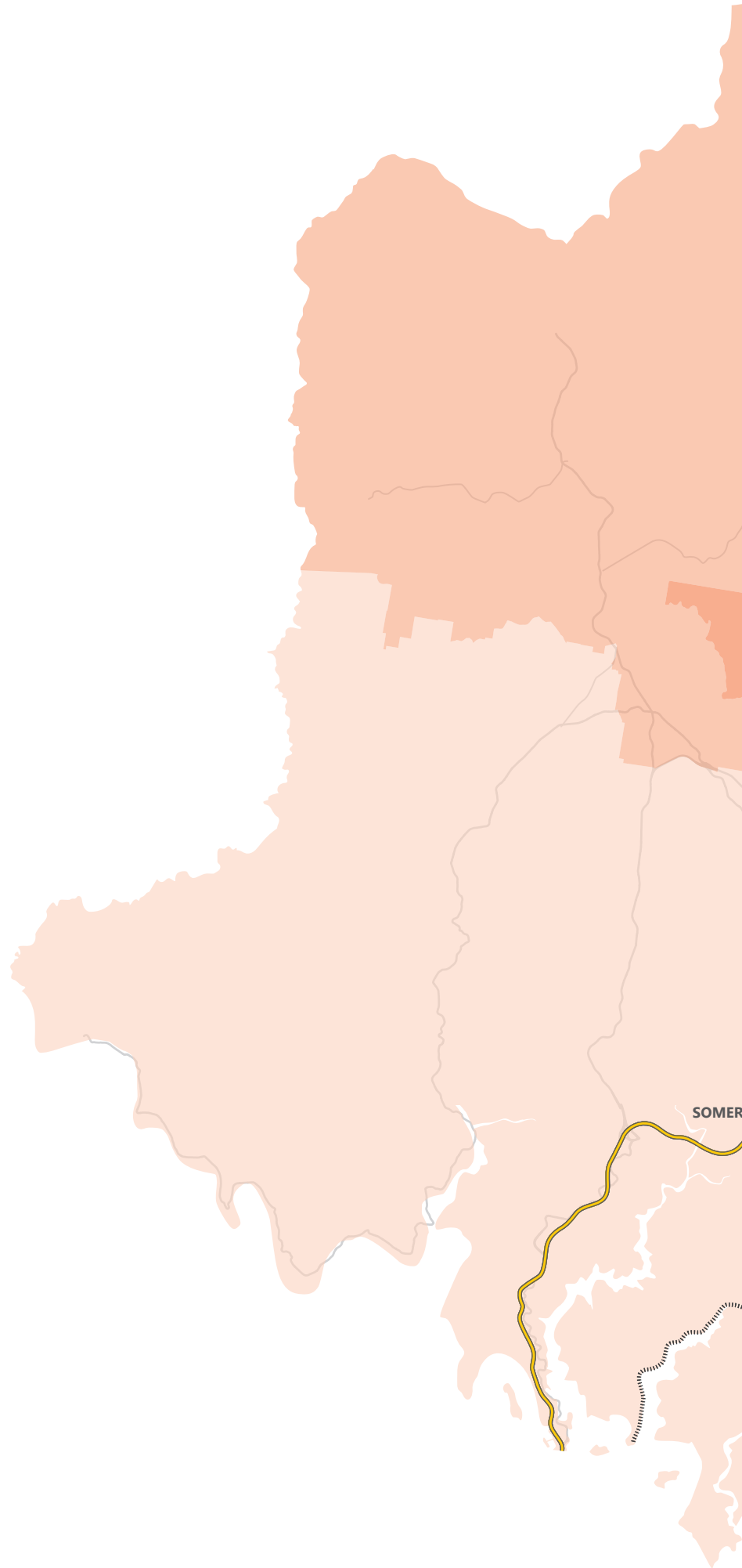


Plan for centers

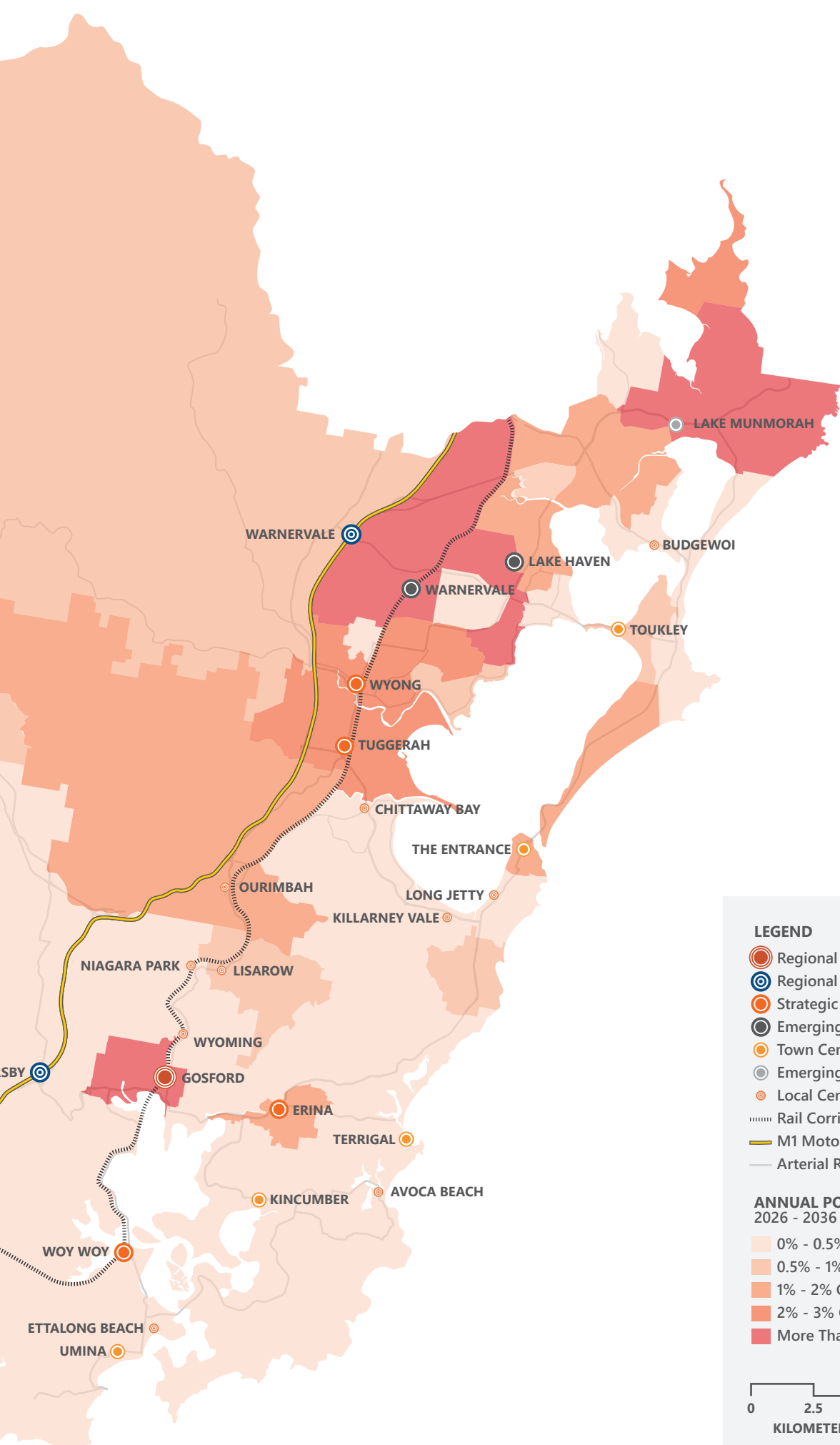
# CENTRAL COAST UP TO 2036

## THE REGIONS 10-YEAR GROWTH TREND

Source: (i.d 2018)







**LEGEND**

- Regional City
- Regional Gateway
- Strategic Centre
- Emerging Strategic Centre
- Town Centre
- Emerging Town Centre
- Local Centre
- Rail Corridor
- M1 Motorway
- Arterial Roads

**ANNUAL POPULATION GROWTH  
2026 - 2036**

- 0% - 0.5% Growth
- 0.5% - 1% Growth
- 1% - 2% Growth
- 2% - 3% Growth
- More Than 3% Growth





PART C

# STRATEGIC FRAMEWORK













# 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 long term.



## 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 and Corridors
- Housing
- Economics
- Environment
- Agricultural & Rural Land
- Open Space
- Community & Culture
- Heritage
- Transport
- Water and Sewer



## 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 LOCAL STRATEGIC PLANNING STATEMENT



# ONE DIRECTION FOR GROWTH

The Central Coast is facing a new period of growth. A long term 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 342,047 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.

## 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 natural assets and ecological systems must be considered as essential to the future success of the region.

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

Our direction for growth promotes Gosford Regional City 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.





# GUIDING PLANNING PILLARS

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 long term 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 well-being 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



PLACE



ENVIRONMENT

## CSP FOCUS AREAS



OUR COMMUNITY SPIRIT  
OUR STRENGTH



ENVIRONMENTAL RESOURCES  
FOR THE FUTURE



CREATIVITY CONNECTION  
AND LOCAL IDENTITY



CHERISHED AND PROTECTED  
NATURAL BEAUTY



BALANCED AND  
SUSTAINABLE DEVELOPMENT

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





## LIFESTYLE



## INFRASTRUCTURE



A GROWING AND  
COMPETITIVE REGION



GOOD GOVERNANCE AND  
GREAT PARTNERSHIPS



A PLACE OF OPPORTUNITY  
FOR PEOPLE



DELIVERING ESSENTIAL  
INFRASTRUCTURE



OUT AND ABOUT IN  
THE FRESH AIR



RELIABLE PUBLIC TRANSPORT  
AND CONNECTIONS



LIFESTYLE OPTIONS FOR A  
GROWING COMMUNITY





# 4 GROWTH STRATEGIES

The 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.

01 Revitalise our Centres



02 Renew the Urban Form



03 Define the Urban Edge



04 Create a Sustainable Region







### 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.

### 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 which will only come to fruition once and hence need clear direction and 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 renewal and find appropriate design solutions.

### Define the Urban Edge:

Will define where urban growth should stop and 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.

### 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 gradual change. Planned growth offers an opportunity to innovate and upgrade existing urban systems to minimise resource use, reduce waste, maximise health and well-being and better respond to hazards.



# GROWTH STRATEGY

## 01 Revitalise Our Centres

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



**Place-making** 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.



**Place-making** 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.

**Retirement Living** 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.

**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.



**Compact Centre Design** with higher densities which will encourage a series of distinctive mixed density urban centres that support activity hubs, new housing forms and a coherent transition from suburban areas to urban Centres. This will be supported by strategies and masterplans.

**Housing Diversity** is essential to meet the needs of a growing and ageing community. Existing and future urban areas, will provide a range of housing types that will suit a new market, whilst remaining accessible to the existing community. This will incorporate any findings of an LGA wide Housing Strategy



**Transit-Oriented Development** will be supported by increasing densities at strategic transport locations. Structure Planning will determine the optimal location for these densities to support an enhanced public transport system and to encourage a car-free living environment.

**Movement Networks** will better connect existing and future living areas with local Centres and ensure connections and movement through Centres will be legible and accessible. Movement will be clearly articulated through streetscape design, way finding measures and definable precincts as well as transport improvements.



### Building Excellence

will encourage the development of building typologies that meet market needs but also produce a high community value. Building design will contribute to the function, attractiveness and activation of our Centres.

### Public Realm Improvements

will enhance the quality of our urban environments. They will be driven by a coherent set of planning tools that will provide consistency across the Region.

### Community Facilities

Planning will provide for a network of multi-purpose facilities, such as libraries, community halls and education centres to encourage community pride, and sense of space.

### Open Space

will encourage an integrated movement and open space network that will support walking and cycling to and within Centres. It will retain the important lifestyle quality of the Central Coast and make better connections between the natural and built environment. Open space will provide a balance of destination play spaces to cater to a wide range of community needs and mobility types.

### Public-Private Partnerships

will drive the delivery of many physical changes.



# GROWTH STRATEGY

## 03 Define the Urban Edge

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



**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.



**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 the North Wyong Shire Structure Plan and associated time frames, and integrate transport, technology, 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.



**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.

**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



### 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.



**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 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.

**Sustainable Economic Growth** will be supported throughout the region. Initiatives will include support of environmental job sector creation, 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.

**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.



An aerial photograph of a coastal town and harbor. The foreground shows a boat's wake in the water. The middle ground features a dense residential area with a mix of houses and modern buildings, situated along a curved shoreline. In the background, there are rolling hills and a cloudy sky. A decorative graphic of white circles is overlaid on the top left, forming a partial arc.

# PART D DIRECTION FOR GROWTH







# PLACE



CENTRAL COAST COUNCIL





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.

## GROWTH STRATEGY

### 01 Revitalise Our Centres

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

### 02 Renew the Urban Form

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

## KEY INITIATIVES

Centres and Corridors

Housing

Economics





# 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 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 Local 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 built form outcome for the Central Coast Region.

## 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 89 Centres across the Central Coast, which offer different services, character and amenity. Our small to medium sized centres include a number of local centres, and town centres which generally provide services to meet the daily needs of residents and some higher order services. 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 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 89 CENTRES ACROSS THE REGION INCLUDING LOCAL 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





# CENTRES & CORRIDORS

## LOOKING AHEAD What we are doing

The Local Strategic Planning Statement 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 long term needs of our community. 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.

## 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 under-served 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.



# 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 through this direction for growth 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 hierarchy, are spatially located on existing transport linkages between our centres, providing existing infrastructure and potential for growth in a 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 community can use 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.

The 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 provide principles around 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.



Source: Central Coast Council



# A REGIONAL CITY



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

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



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

## 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 City 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.



A REGIONAL CITY HAS A 2KM SPATIAL RANGE

# 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.



REGIONAL CATCHMENT  
10,000-15,000  
PEOPLE LOCALLY

## EAST GOSFORD



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

## PRIORITIES



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





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 retail services, 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



## WYONG

- 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.



## TUGGERAH

- 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.



## ERINA

- 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 streets, service streets, public domain spaces, and parks.



## WOY WOY

- Adopt a Strategic Plan for Woy Woy to support population growth that will have regard for traffic impacts whilst protecting the scenic quality and 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.



A Centre with a new transport interchange and expanded retirement housing

A proposed mixed use centre to service new communities and creation of a health precinct near Wyong Hospital



A POTENTIAL STRATEGIC CENTRE HAS A 1KM SPATIAL RANGE

# WARNERVALE

## A PROPOSED MIXED USE CENTRE



## EMERGING STRATEGIC CENTRES



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.

## FUNCTION

An Emerging 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.

CATCHMENT  
**5,000-  
 10,000**  
 PEOPLE LOCALLY



A POTENTIAL STRATEGIC CENTRE HAS A 1KM SPATIAL RANGE



## 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.

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

## 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.





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.





The placement of our key centres will be influenced by demographic change and future economic investment in the region

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



# EMERGING TOWN CENTRES



Increased residential densities integrated with the existing local centre.

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

## FUNCTION

**An Emerging 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 opportunities for urban densification and 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.







# LOCAL CENTRES



Support local business growth and retain the existing amenity.

AVOCA BEACH  
BUDGEWOI  
CHITTAWAY BAY  
ETTALONG  
BEACH  
KILLARNEY VALE



## FUNCTION

A Local Centre 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 local centre will have walking and cycling amenity, a local park and may provide other community facilities.

**Shops and Services:** Local convenience and specialty services.

# LISAROW LONG JETTY NIAGARA PARK OURIMBAH WYOMING



## 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, Ourimbah and Wyoming.
- Supporting local tourism growth.
- Improve the public domain in key locations.



# SOUTHERN GROWTH CORRIDOR



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

Strong industry, manufacturing and logistics hub at Somersby.

M1 Corridor To Sydney and Newcastle

## FUNCTION

Central Coast has two key growth 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 and investment 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 a new centre, 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.

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 to the north.

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.

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

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

**GOSFORD  
WEST GOSFORD  
EAST GOSFORD**

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

Diversified employment opportunities

6.6km  10 min

Protecting the amenity of the bushland and coastal settings.

**ERINA**

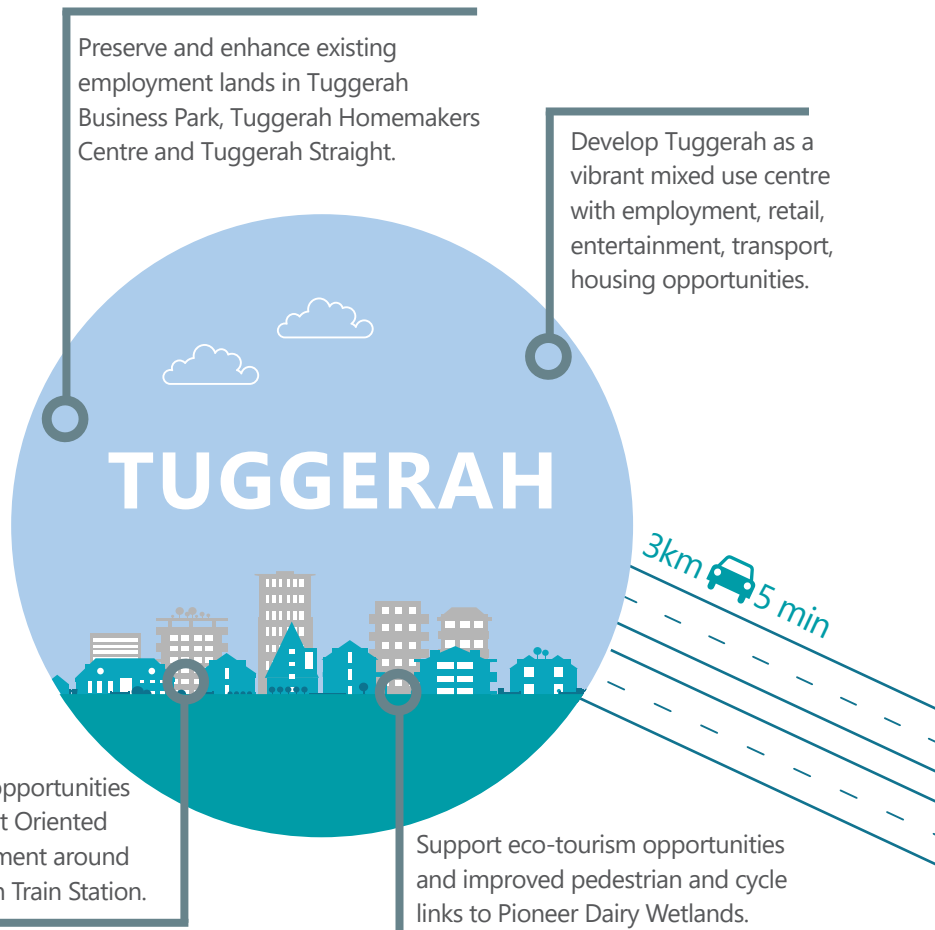
Train To  
Sydney and  
Newcastle

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

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



# NORTHERN 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.

The Tuggerah to Wyong Economic Corridor Strategy will identify opportunities for local employment and enable the area to grow as one of the primary commercial and economic centres on the Central Coast.

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 Northern Growth Corridor.
- Focus on supporting growth and investment of the Tuggerah Business Park, Tuggerah Straight, Mardi, Wyong, Wyong North and Watanobbi 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

ADDITIONAL  
POPULATION OF  
**4,150**  
BY 2036

Source: Draft Tuggerah to Wyong  
Economic Corridor Strategy 2020

Civic and cultural heart of  
the Northern Economic  
Growth Corridor.

Emerging market  
for infill residential  
development.

Support the growth  
and consolidation  
of Wyong Hospital  
and Medical  
Precinct. Support  
development of  
adjoining Seniors  
Living Precinct to  
complement existing  
facilities to medical  
services.

Provision of housing  
choice and mix of  
appropriate residential  
densities in greenfield  
residential area of  
Wadalba.

# WYONG

8.8km  11 min

Leverage the  
planned Pacific  
Highway upgrade  
and New Link Road  
to improve transport  
connectivity and  
amenity.

Wyong will be  
revitalised as a  
mixed use centre to  
service the northern  
part of the region.

# GREATER WARNERVALE

Protect and manage  
Porters Creek Wetlands  
and Floodplain

Facilitate industry and  
employment uses in  
Wyong Employment  
Zone (WEZ) and  
Warnervale Industrial  
Park (WIP)

ADDITIONAL  
JOBS OF  
**3,400**  
BY 2036

Source: Draft Tuggerah to Wyong  
Economic Corridor Strategy 2020





# 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, retirees, and the 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, due to its improved 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 as The Entrance, Budgewoi, Toukley, San Remo and Gorokan attract large numbers of retirees. New growth areas such as Hamlyn Terrace, Wadalba, Woongarah and Warnervale are expected to attract predominantly a young and mature family housing market (Wyong Shire Settlement Strategy 2013).

There is continued demand for residential development within the Region, catering

**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



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 Woongarrah, Wadalba, Warnervale, and Hamlyn Terrace there has been a significant increase in new housing development. Between 2016 and 2036, Woongarrah 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

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**





# 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 of 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.

# 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.



## What we will have

BY 2036, we will have a

diversity and choice of housing types and 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.

## 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.

## Plan for future urban release areas

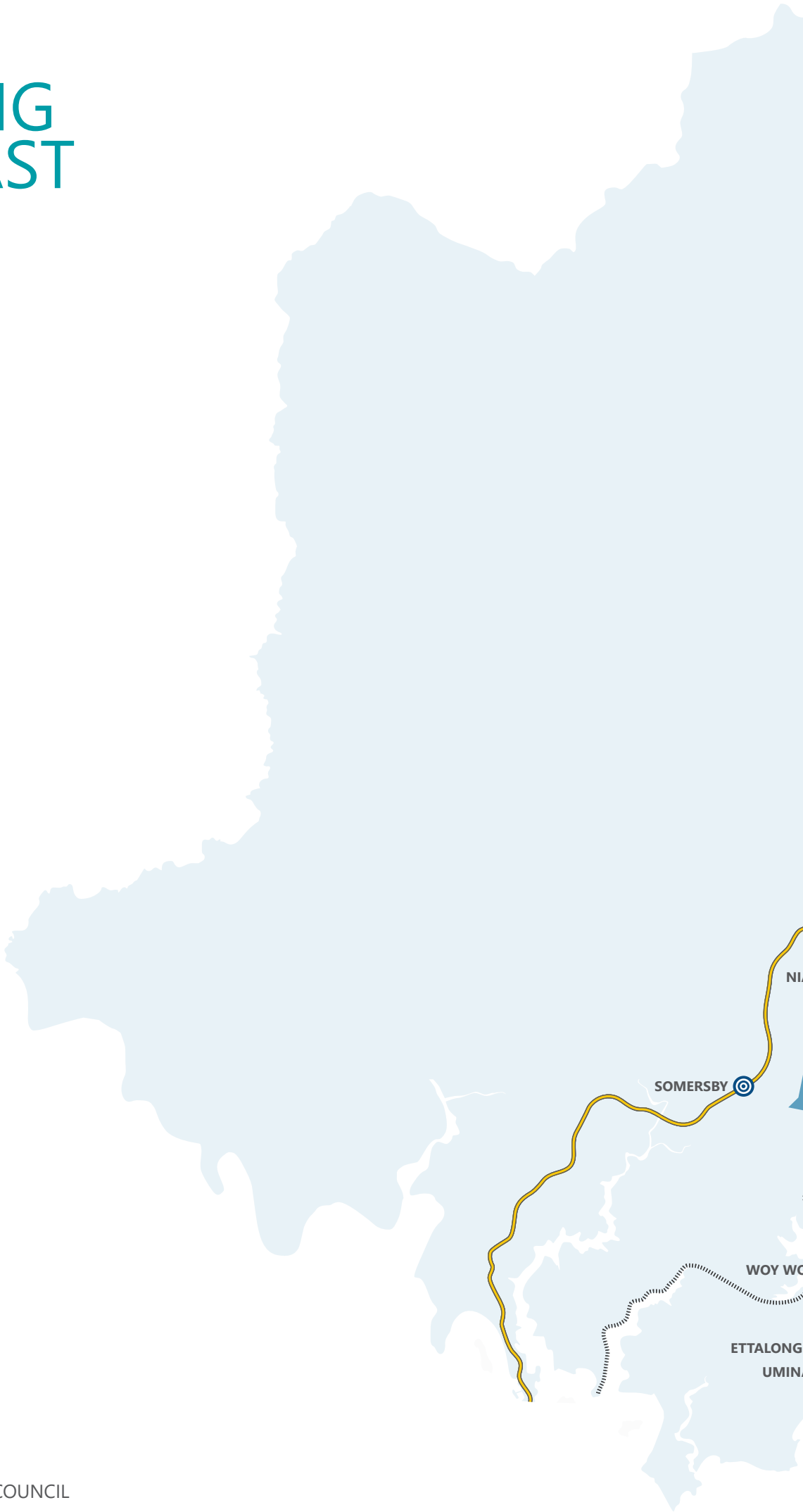
Future urban release areas will be developed in an orderly manner, consistent with the timeframes in the North Wyong Shire Structure Plan. These areas will be progressed when adequate transportation, utility, community and recreational infrastructure are available. The creation of social hubs in urban 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.

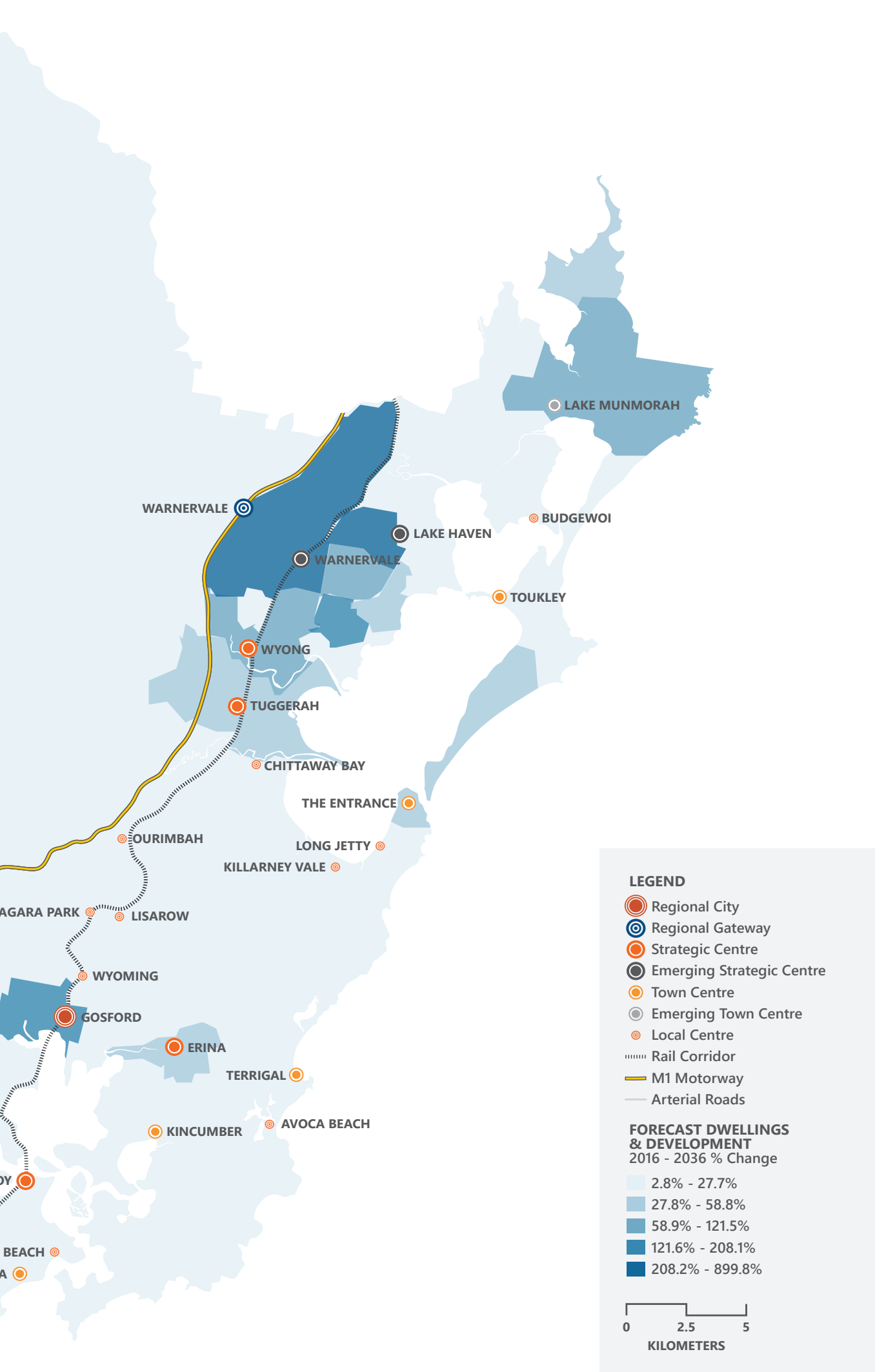
### TRANSFORMATIVE IDEA:

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.



# HOUSING FORECAST



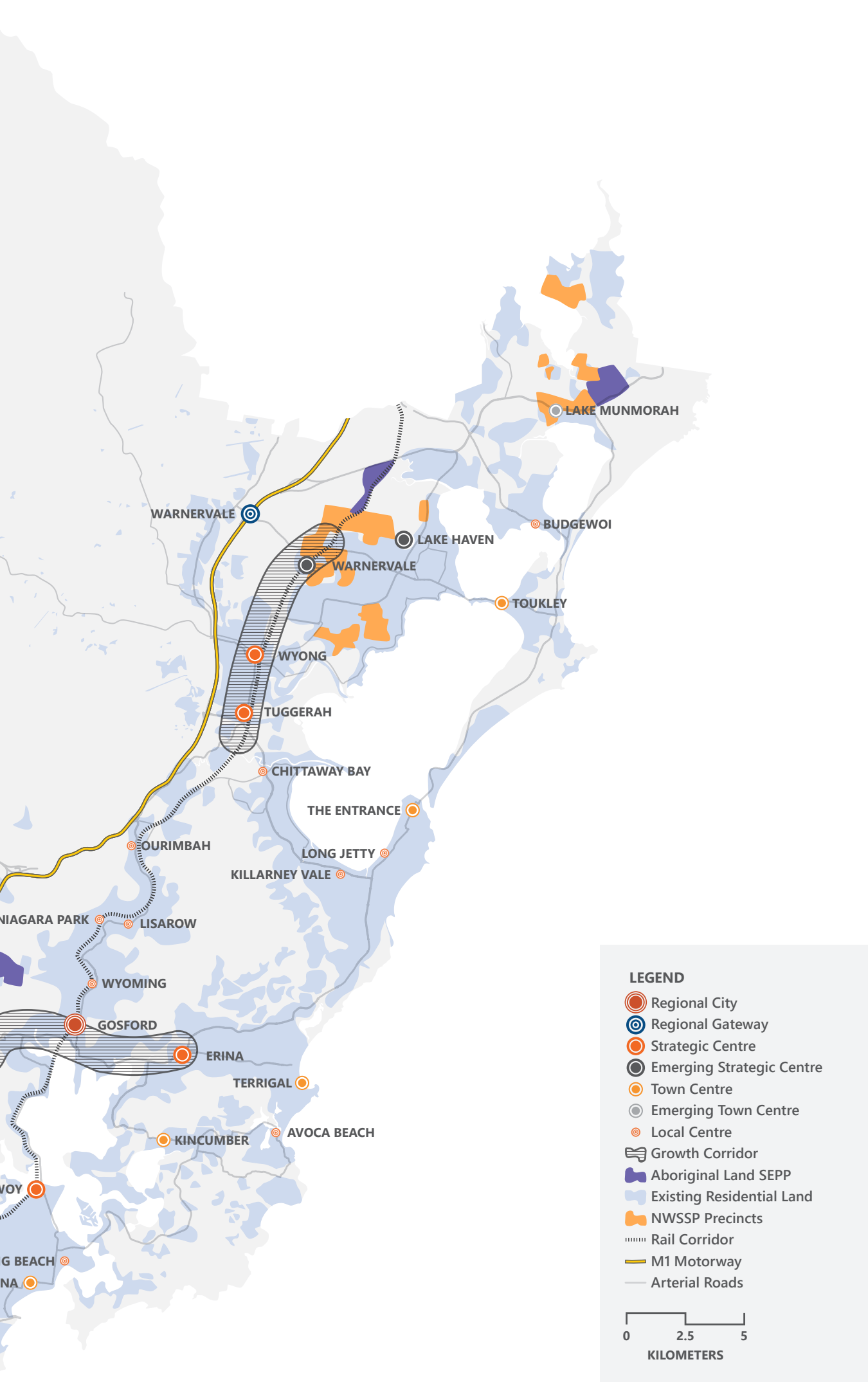


Source: .id Consulting 2020



# HOUSING PRECINCTS





Source: Central Coast Council





# 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 \$14.5 billion Gross Regional Product in 2019 (NIEIR 2019).

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 (18.7 per cent, NIEIR 2019).

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. Some economic indicators have recently declined, or performed below comparable growth for NSW, including annual job growth, while local businesses have increased and annual Gross Regional Product has improved, and is comparable to Greater Sydney.

THERE ARE 121,459 LOCAL JOBS ON THE CENTRAL COAST

THE NUMBER OF PEOPLE IN THE CENTRAL COAST LOCAL LABOUR FORCE INCREASED BY 8,589 BETWEEN 2011 AND 2016

OUR MAJOR EMPLOYMENT INDUSTRIES ARE HEALTHCARE 18.7%, RETAIL TRADE 12.3%, EDUCATION & TRAINING 8.4% CONSTRUCTION 11.4% AND ACCOMMODATION AND FOOD SERVICES 8.9%

THE THREE LARGEST FIELDS OUR LOCAL LABOUR FORCE IS QUALIFIED IN ARE: PROFESSIONALS 19.6% CLERICAL AND ADMINISTRATION 13.7% TECHNICIANS AND TRADE 13.3%

SOURCE: PROFILE ID 2019

## 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 more working professionals on the Central Coast than in any other field.

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**





# 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.

Develop and implement the Tuggerah to Wyong Corridor Strategy to increase local employment and enable the area to grow as one of the primary commercial and economic centres on the Central Coast.

### 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 within our region. 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 hotspots, 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 and implement a long term economic development strategy for the Central Coast to support growth and investment.



# 03

## Grow Regionally Competitive Tourism Destinations across the 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 eco-tourism, 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.



# ECONOMICS SNAPSHOT

## 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.

### Central Coast Economic growth improved over the last three years

Annual Average Growth Rate  
Central Coast

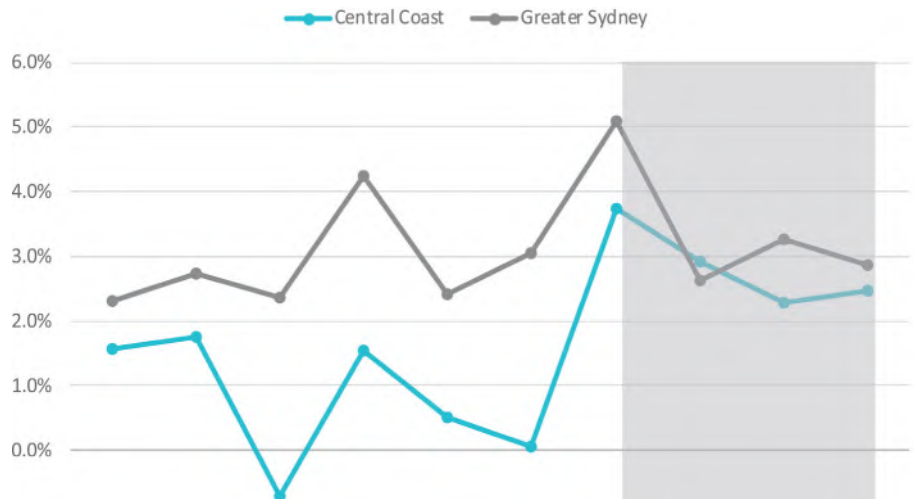
2016 - 2019: 24%

2009 - 2019: 1.6%

Greater Sydney

2016 - 2019: 3.1%

2009 - 2019: 3.2%



Gross Regional Product

### Building approvals were above the decade long average in the last three years

Total Value of Building approvals Central Coast

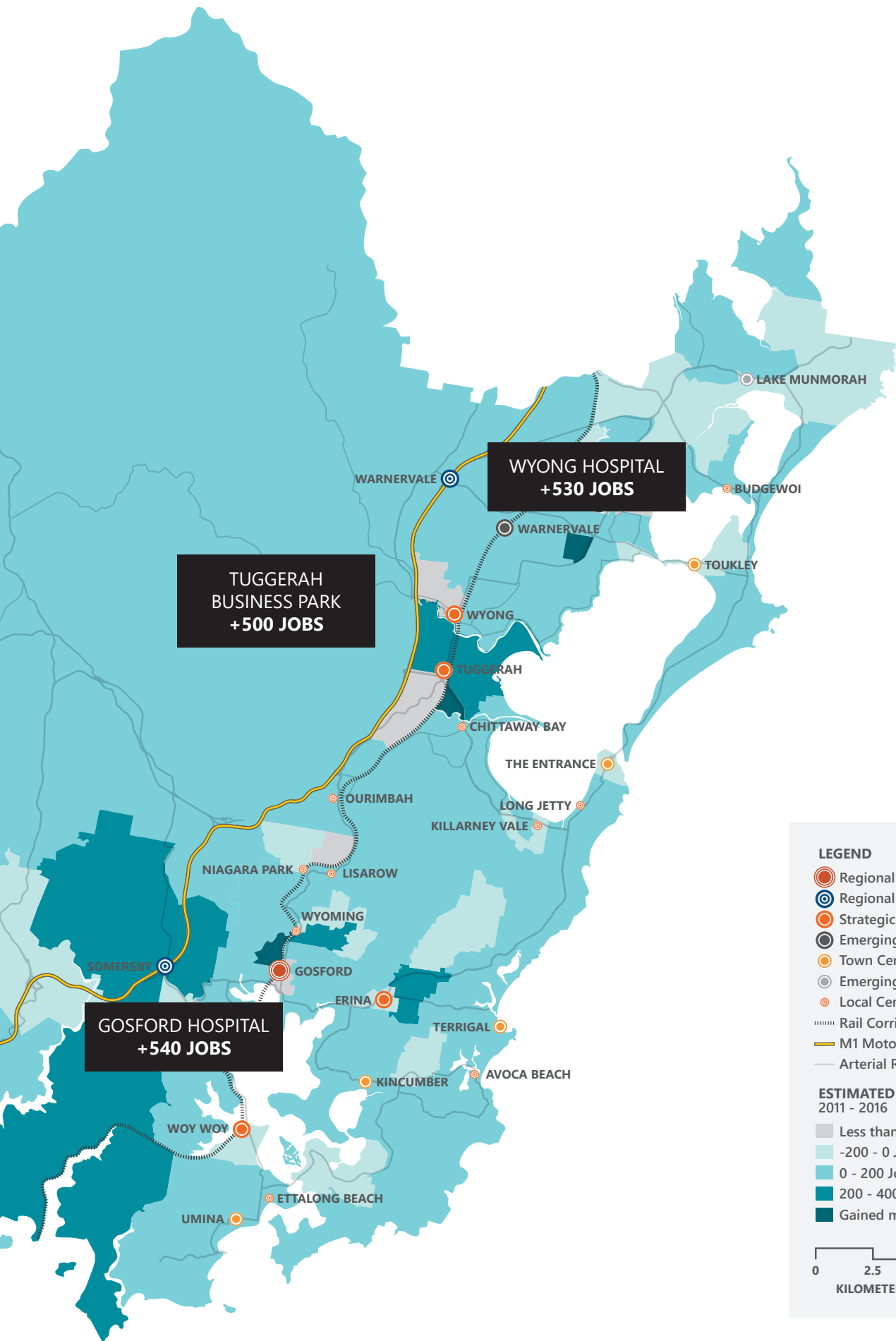
3 year average: \$80 million

10 year average: \$609 million



Source: ABS, 2019, Cat: 8731.0 - Building Approvals, Australia

Building Approvals



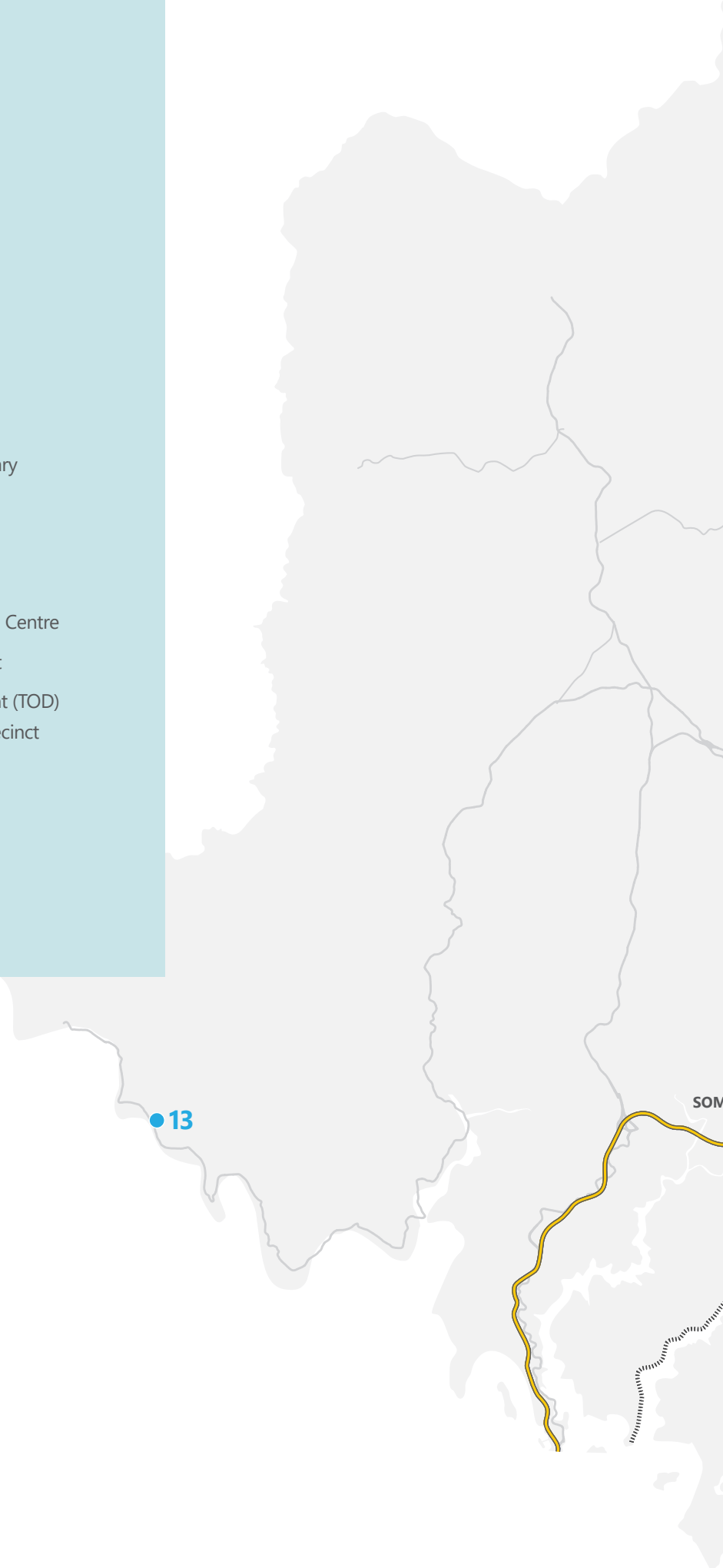
Source: .id Consulting 2020



# KEY ENABLING PROJECTS

## Project name

1. Central Coast Regional Sporting and Recreation Complex
2. Central Coast Resource Recovery Facility
3. Ettalong Beach Ferry Wharf
4. Gosford CBD Revitalisation
5. Gosford Culutral Precinct RPACC and Library
6. Link Road, Warnervale
7. Mardi to Warnervale Pipeline
8. Mardi Water Treatment Plant Upgrade
9. Pacific Highway through the Wyong Town Centre
10. Rawson Road Level Crossing Replacement
11. Tuggerah Transit Orientation Development (TOD) Residential, Employment and Sporting Precinct
12. Warnervale Town Centre Water and Sewer Infrastructure
13. Wisemans Ferry Road Upgrade
14. Woy Woy Peninsula Drainage
15. Woy Woy Town Centre Wharf

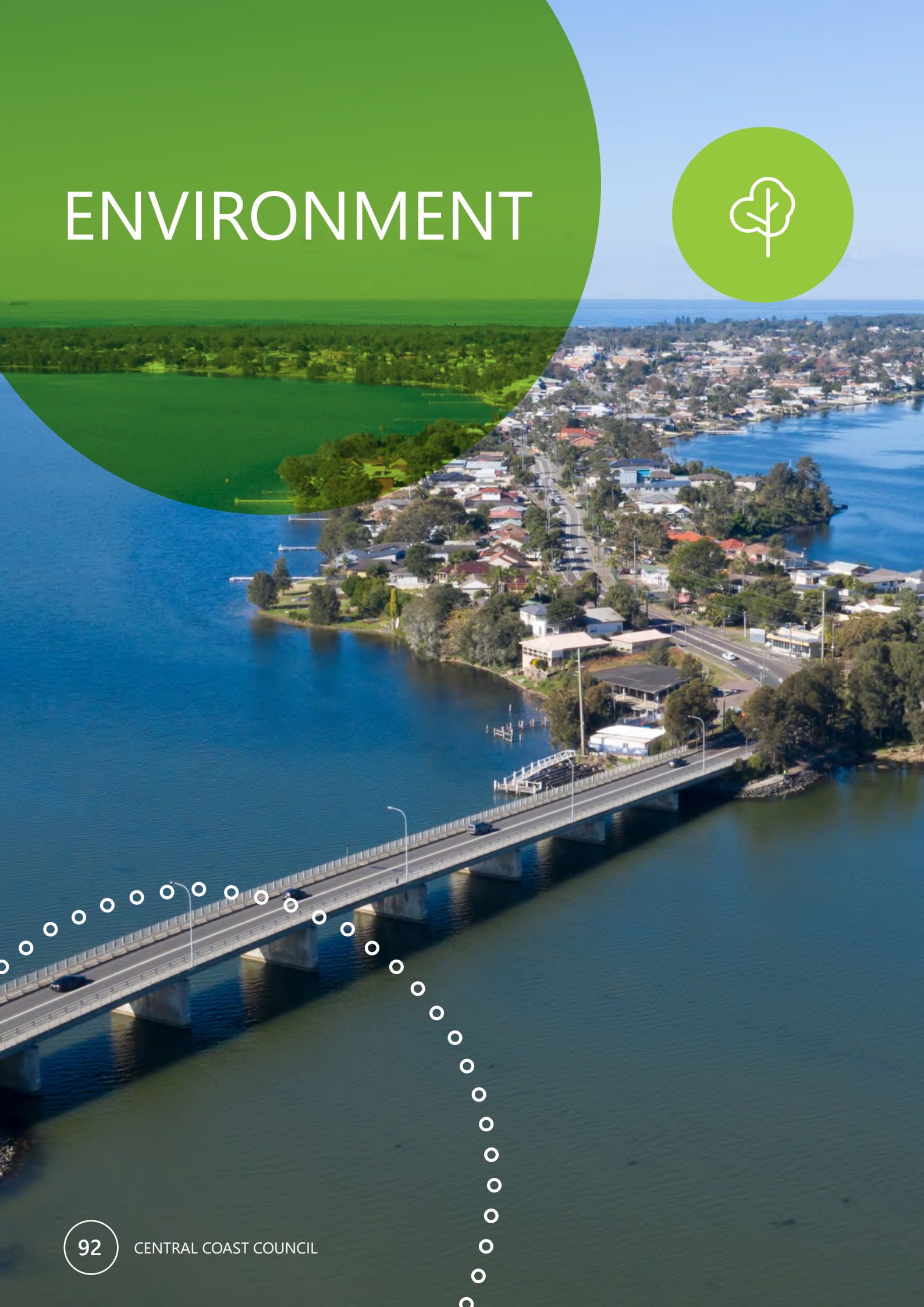




Source: Central Coast Council



# ENVIRONMENT







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.

## GROWTH STRATEGY

### 03 Define the Urban Edge

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

### 04 Create a Sustainable Region

Building a Sustainable, Resilient and Smart region

## KEY INITIATIVES

Environmental



# 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.

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, water availability and 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. There is a need to appropriately manage development pressures around the edge of our existing urban areas. A large proportion of our population is located along the coast and around the lakes with significant areas of natural vegetation. It is also important that the environmental character in existing urban areas is protected into the future.

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 reduced 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.

We will define the urban edge to ensure our urban footprint does not place

development pressure on our valuable environmental and agricultural lands, and will look to green our existing urban centres and neighbourhoods and retain their existing environmental character.

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."



# 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.

Heat island mapping and urban greening initiatives, including a Green Grid project 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.

Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).



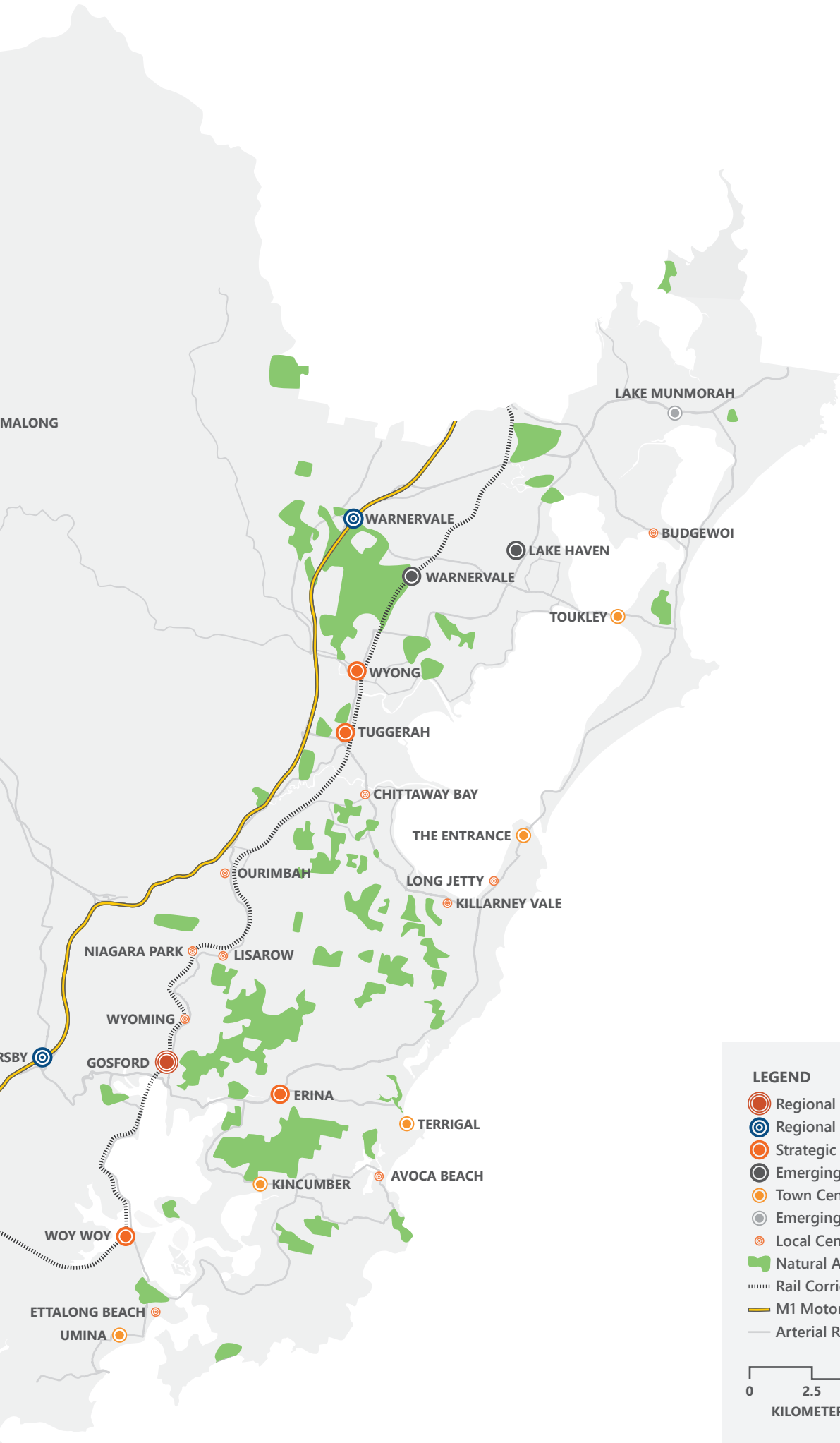
## What we will have

**BY 2036**, we will have developed sustainable and resilient 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.



# NATURAL ASSETS





Source: Central Coast Council





# AGRICULTURE & RURAL LAND

## CURRENT SITUATION

### What we have

The Central Coast has a diversity of landscapes from rural valleys to coastal towns and villages and the Regional City in Gosford. Historically, several agricultural, dairying and extractive processes have influenced the development and economy of the Region, which is now a significant producer of turf, perishable vegetables, nursery produce, poultry and eggs. The Central Coast also has an abundance of native vegetation. The Pacific Motorway traverses north-south through the Region and many of our rural areas are located west of the M1 Motorway. The rural areas comprise the Plateau areas of Kulnura, Mangrove Mountain, Central Mangrove and Peats Ridge as well as the Jilliby Dooralong, Yarralong and Ourimbah Valleys. There is also rural land in the north east from Warnervale to Doyalson and also in the South East in Tumby Umbi, Lisarow, Matcham, Pickets Valley and Empire Bay.

Land use in our rural areas is dominated by rural residential land, which makes up 87.9% of all land uses in our rural areas followed by intensive agriculture.

The majority of productive agriculture in the Region is grown west of the M1, within the peri-urban or fringe area. Over time, agricultural land is being eroded by the demand for rural residential land, and other non-agricultural uses. There is a need to reduce land use conflict by balancing agriculture and primary production, rural residential development and resource extraction, with the protection of native vegetation and biodiversity.

Our agricultural land on the Central Coast, in particular on the Central Coast Plateau areas, is a key source of food production and supply into the future.

This area has prime agricultural soils, strong climatic and locational advantages, with direct access to the M1 Motorway. This significant infrastructure asset provides efficient transport linkages to markets in Sydney and Newcastle. However, this asset also provides significant attraction to those seeking a rural-residential lifestyle in proximity to these major cities. Agricultural land must be protected to ensure urban development does not erode productive land. In planning for our agricultural and rural land, we will need to consider the infrastructure and land use needs of agricultural activity and provide appropriate buffers between different land uses to minimise land use conflicts.

IN 2016 THE CENTRAL COAST PRODUCED A TOTAL OF \$161,449,035 VALUE OF AGRICULTURAL PRODUCTION. THIS IS EQUIVALENT TO 1.2% OF THE NSW VALUE OF PRODUCTION AND 0.3% OF THE NATIONAL VALUE.

SIGNIFICANT COMMODITIES IN TERMS OF THE VALUE OF PRODUCTION AS A PERCENTAGE OF NSW TOTAL PRODUCTION ARE TURF, FLOWERS, PERISHABLE VEGETABLES, NURSERIES, POULTRY EGGS, POULTRY AND MEAT.

RURAL RESIDENTIAL LAND MAKES UP 87.9% OF ALL LAND USES IN OUR RURAL AREAS

## FACTS



## LOOKING AHEAD

### What we are doing

Agriculture is a fundamental resource for the Central Coast, providing a long term means of producing fresh and secure food, raw materials and employment to support regional communities across the LGA. It is important that a critical mass of agricultural industries is maintained including related supply chains, infrastructure, processing and related uses. The increasing trend towards the fragmentation of productive agricultural land is affecting the capability of that land to produce food in a sustainable manner. Agricultural areas face pressures from the demand for rural subdivision, and further subdivision of existing rural residential land for more rural living.

To gain a better understanding of the makeup of rural lands across the Central Coast, we will review the diversity of uses in our rural areas. It is also critical that we understand the constraints to agriculture including biophysical, natural resources, social and economic factors, and potential land use conflicts.

We will work with the State Government to identify and protect agricultural lands that are best suited to support a diverse range of agricultural commodities and production systems and support leading and potential agricultural industries. Council will prioritise agriculture and primary production where strategically identified and endorsed by the State Government.

We will ensure agricultural lands are protected under suitable primary production zones and that non-agricultural uses such as rural residential development is located in appropriate areas. Council will manage land use conflict by supporting pre-existing, lawfully operating agricultural land uses in a manner consistent with the NSW Government's Right to Farm Policy. We will also identify opportunities to support emerging small-scale industries and the supporting infrastructure required for small and large-scale agricultural activities. Social and ancillary services for agriculture will be identified and provided in compact, self-contained rural villages and hamlets with clearly defined urban boundaries. Actions that link agriculture and appropriate forms of rural tourism will also be supported.

## THE COMMUNITY WANTS:



**BALANCED AND SUSTAINABLE DEVELOPMENT**

**I3**



**A GROWING AND COMPETITIVE REGION**

**C1, C2, C3, C4,**



**CHERISHED AND PROTECTED NATURAL BEAUTY**

**F1, F2, F4**





# AGRICULTURE AND RURAL LAND

## PLANNING PRIORITIES

### 01

#### Identify important agricultural and resource lands

Agriculture makes a significant economic contribution on the Central Coast and makes up 1.2% of the value of production for NSW. Also important to the Region is the protection of access to the extraction of building industry resources including sand, sandstone, gravel, clay, and hard rock, as well as coal deposits, valued in excess of \$180 million per annum. Our important agricultural and resource land, should be accurately mapped to ensure the ongoing viability of highly suitable agricultural uses, and to reduce fragmentation of agricultural land.

#### TRANSFORMATIVE IDEA:

Develop a region wide Rural Lands Strategy identifying existing land holdings and important agricultural areas, having regard to the region's biophysical, infrastructure, and socio-economic factors. The strategy should also identify opportunities to reduce agricultural land fragmentation and other land use planning policies that help to sustain and support agricultural activities. Work with the State Government in developing important agricultural land mapping and resource land mapping for the Central Coast to identify the most productive and highly suitable land for agricultural industries and natural resource extraction.

### 02

#### Minimise rural residential sprawl and support rural tourism

Currently, the rural residential use of land makes up 87.9% of all rural land use on the Central Coast. Residential accommodation on rural land needs to be considered in the context of overall housing supply and diversity in the LGA, as well as available infrastructure and access to services. Fragmentation of agricultural land should be avoided by setting appropriate lot sizes in agricultural areas consistent with the economics of local and regional production systems. Permissible uses should also be considered in the context of appropriate forms of rural tourism.

#### TRANSFORMATIVE IDEA:

Review the range of zones, permissible uses, and lot sizes in rural areas and make recommendations on any necessary changes to the Local Environmental Plan.

Prepare new Local Environmental Plan provisions to prevent reoccurrence of land use conflict following assessment of historic land use and subdivision criteria.

Review the demand for hamlet development, having regard to agricultural production and environmental protection priorities, and the ability to provide critical infrastructure.





# 03

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

The landscapes of the Central Coast are varied and range from picturesque valleys to productive agricultural lands and the open expanses of the Hawkesbury River. These areas are also attractive to people seeking a rural lifestyle that offers high amenity. Our rural landscapes are a valuable natural asset and growth in the region must be carefully managed to ensure that the cultural values of places and landscapes west of the M1 Motorway are protected.

### TRANSFORMATIVE IDEA:

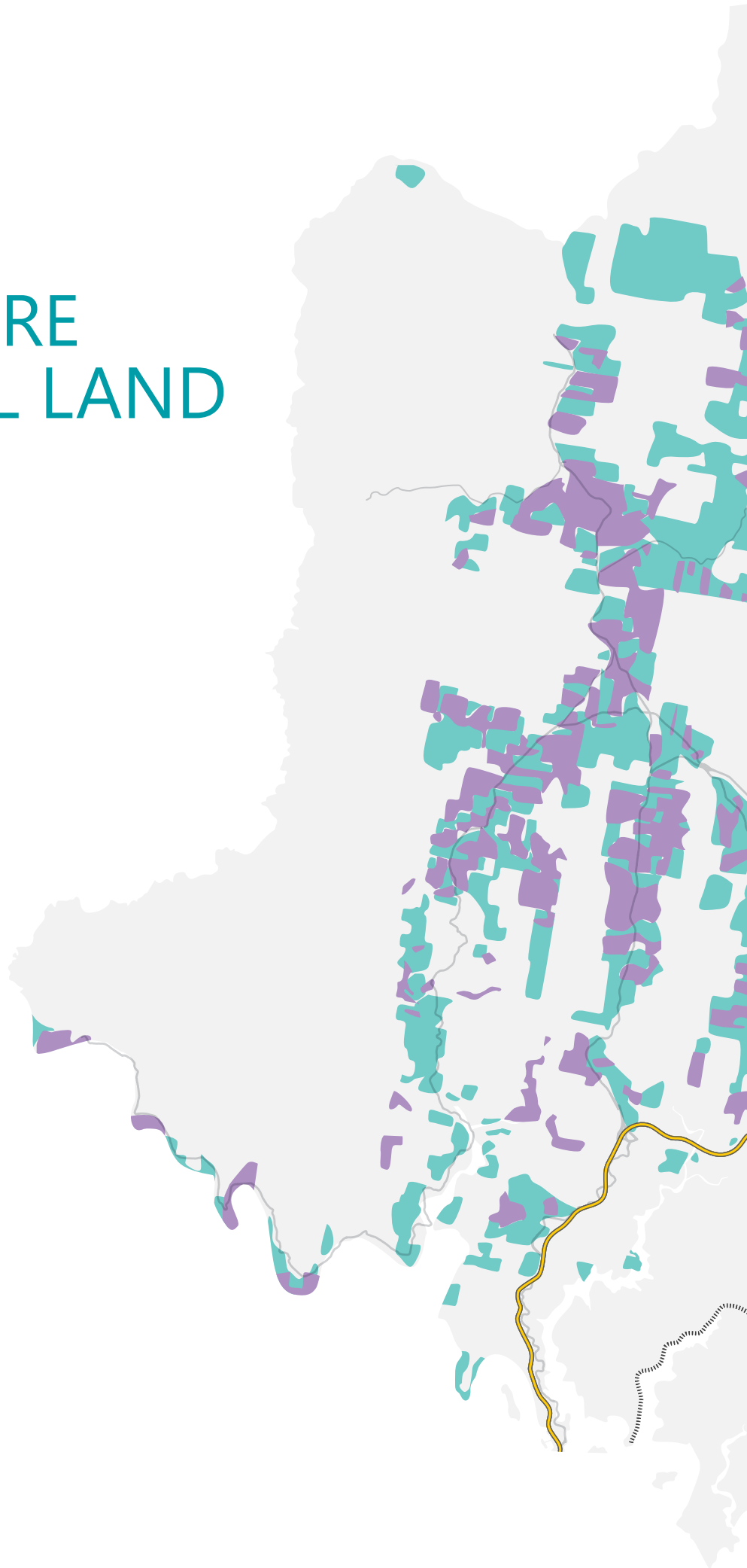
Undertake a Landscape and Visual Analysis and make recommendations on changes to the Local Environmental Plan and Development Control Plan.

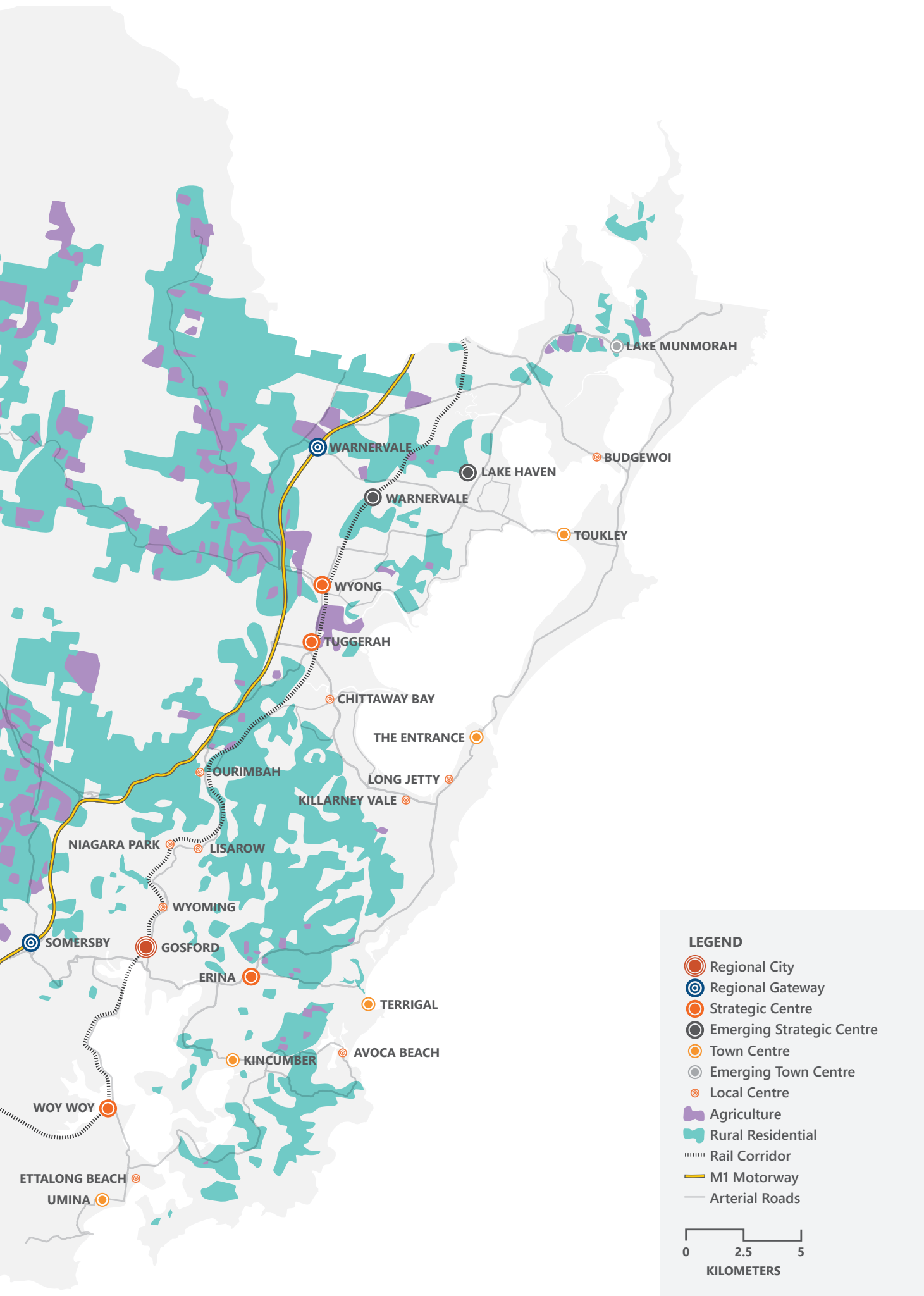


## What we will have

**BY 2036,** we will have an appropriate supply of agricultural land that is resilient to social, economic and environmental changes as a result of agricultural and technological diversification. Ecosystems and rural amenity will be protected from incompatible land uses and there will be a critical mass of agricultural industries with continued access to the agricultural supply chain. We will also have stronger networks and industry collectives that encourage education, investment, marketing and capacity building, and that help link agriculture with appropriate forms of rural tourism.

# AGRICULTURE AND RURAL LAND






Source: Edge Land Planning 2019



# 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 well-being and more time for leisure, family and community life.

## GROWTH STRATEGY

### 01 Revitalise Our Centres

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

### 02 Renew the Urban Form

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

## KEY INITIATIVES

Open Space  
Community





# OPEN SPACE

## 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 recreational open space comprises public outdoor passive and active recreation space in our urban areas.

Most of our non-regional recreational open space within the Central Coast is 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 recreational 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 recreational 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 recreational open space based on community needs. Planning should also aim to move away from single use to multi or integrated use of recreational open space.





## LOOKING AHEAD What we are doing

Looking ahead, the majority of our growing population will be accommodated in the Greater Wairarapa 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 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 recreational 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

## PLANNING PRIORITIES

### 01

#### Plan for Recreational 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 recreational open space on the Central Coast.

#### TRANSFORMATIVE IDEA:

Undertake an Active Lifestyles Strategy including a Recreational Needs Analysis that considers the strategic distribution and use of Recreational Open Space to 2036. By developing an Active Lifestyles Strategy for the Central Coast we can provide a long term strategic direction for the provision of Active Lifestyles 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 recreational 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 Central Coast Green Grid Plan that reviews our green infrastructure assets and provides guidelines around the provision of both constrained and unconstrained recreational open space and semi-natural areas. The policy would provide a tool to maintain and improve useable recreational open space, and provide a clearer picture on our recreational open space assets.





# 03

## Consolidate our open space to encourage recreational 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:

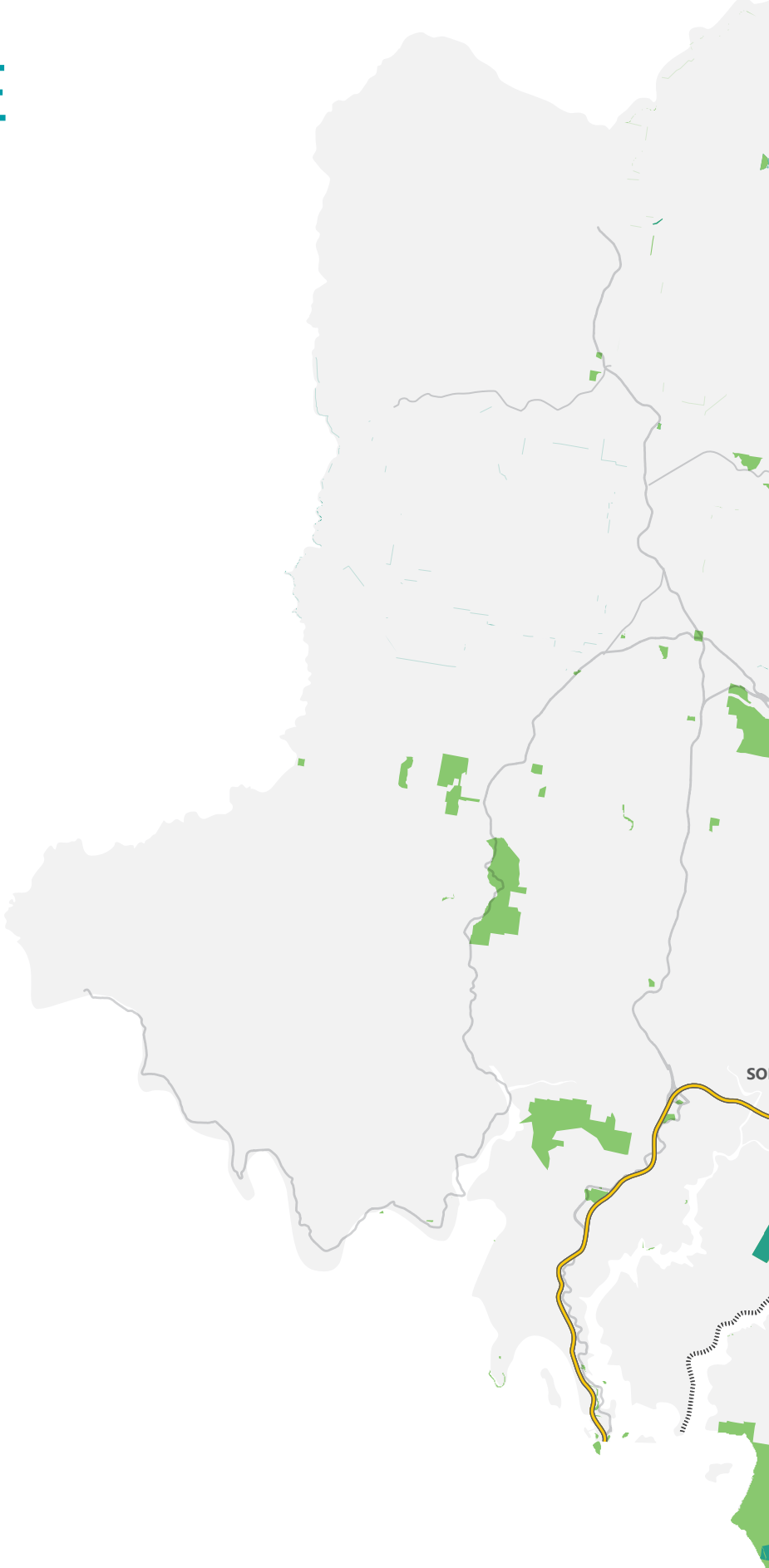
As part of an Active Lifestyles Strategy, undertake an audit to review the use of Small Parks and engage the community in place-based consultation on the way single-use destinations may be better utilised.



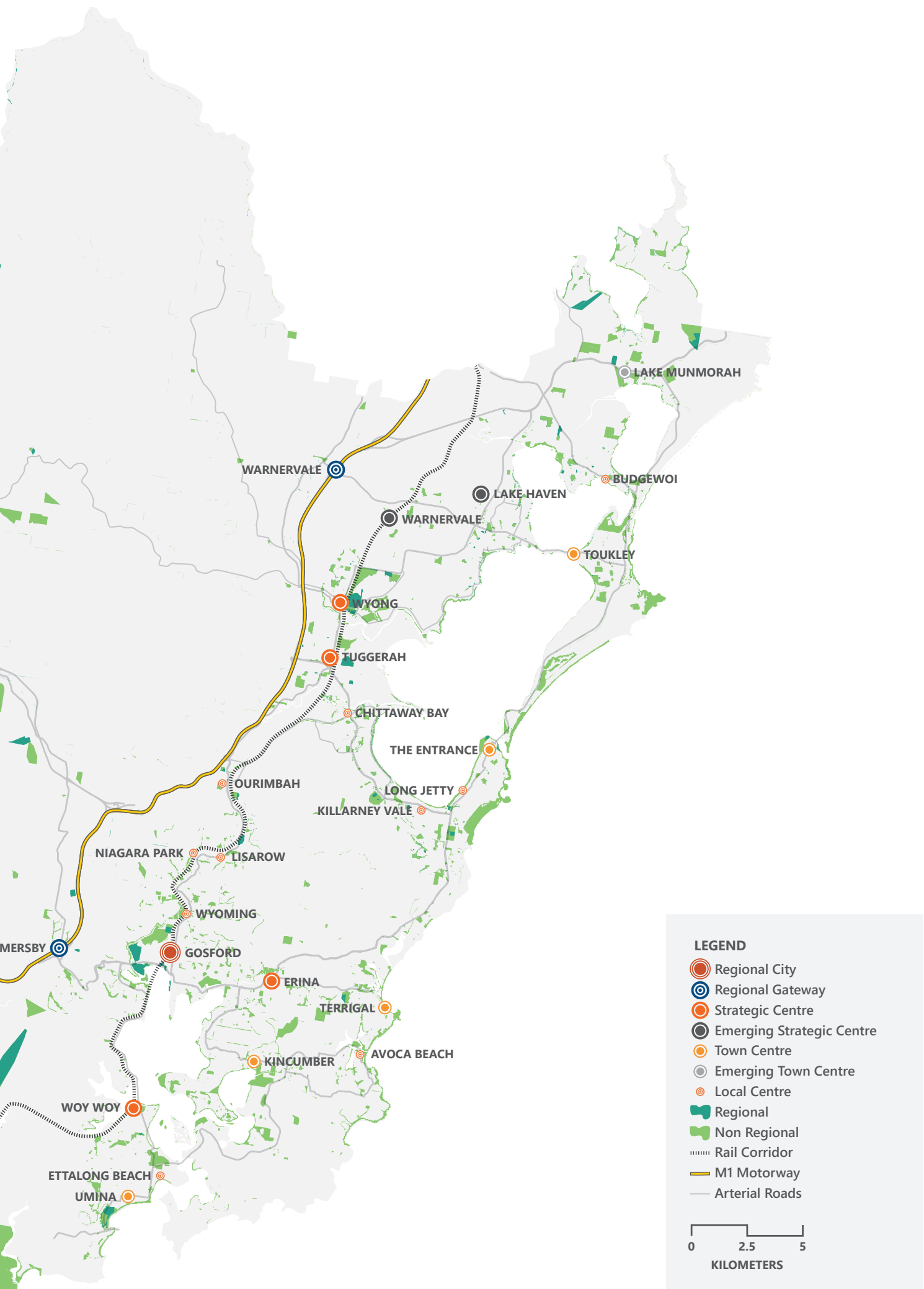
## What we will have

**BY 2036,** our recreational 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 ability types. Green Infrastructure will be provided and enhanced through the appropriate planning of recreational open space.

# OPEN SPACE







Source: Central Coast Council



# COMMUNITY & CULTURE

## CURRENT SITUATION

### What we have

### Community and Cultural Facilities

Well managed growth is critical in ensuring our communities are socially sustainable and able to reach their full potential. Social and Cultural infrastructure is key to providing a sense of well-being and belonging, building community capacity, and in delivering positive outcomes for the Central Coast community. Social and Cultural 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 and culture 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, Woy Woy, Ettalong Beach, The Entrance, Wyong, Lake Haven and Toukley. 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, while there are gaps in facility provision in the Northern Lakes Social Planning District.

Our community facilities are important in developing accessible, inclusive and desirable centres. Previous research on our 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

SOURCE: CCC

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

SOURCE: CCC

242 PLAY SPACES INCLUDING PARKS FOR UNSTRUCTURED PLAY  
WE HAVE 70 SPORTSFIELDS,  
23 SKATE PARKS,  
33 HARD COURTS AND  
21 CRICKET NETS ACROSS THE CENTRAL COAST

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

SOURCE: CCC

## FACTS





## LOOKING AHEAD What we are doing

### Community and Culture Facilities

A network of quality community and culture facilities within the Central Coast will be required to better meet the needs of the current and future population.

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. Any planning for community facilities will involve broad community consultation to ensure that our facilities meet the community's needs and preferences.

The professional creative sector is increasingly important to the Central Coast economy and our sense of local identity. Our cultural spaces and places should be enlivened to create strong connections to places and inspire creative expression.

There are opportunities to develop cultural precincts in our centres and enable the creative sector to play an active role in the establishment of a vibrant night time economy. Public spaces should also be activated with arts, performance and creative programming.

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 facilities and cultural spaces 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**



# COMMUNITY & CULTURE

## PLANNING PRIORITIES

### 01

#### Undertake priority precinct planning

A coordinated approach is required to get 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

By redesigning and embellishing our facilities we can create integrated community hubs which can incorporate multiple uses and cater for a wide range of needs. This includes opportunities to provide a mix of uses including consulting and health services, studios, music labs, café's, club rooms and meeting and performance spaces.

#### 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.





# 03

## Enliven cultural spaces and places

Cultural infrastructure is integral to supporting strong communities and is a key component of creating great places for people to live and visit. Increasingly, creative industries are looking for new ways to engage, participate and create. It is important that our cultural infrastructure is adaptable to changing needs and trends. Cultural precincts are vital to creating enlivened places that bring people together, as well as supporting new cultural business models. We will support our arts and cultural offerings, ensuring they are accessible and visible within and beyond the region.

### TRANSFORMATIVE IDEA:

Develop and implement a Central Coast Cultural Plan that identifies opportunities to strengthen creative industries and contribute to the night time economy.

Develop a Cultural Precinct in the City of Gosford with a Regional Library and Arts Centre, and a Cultural Hub in Wyong.

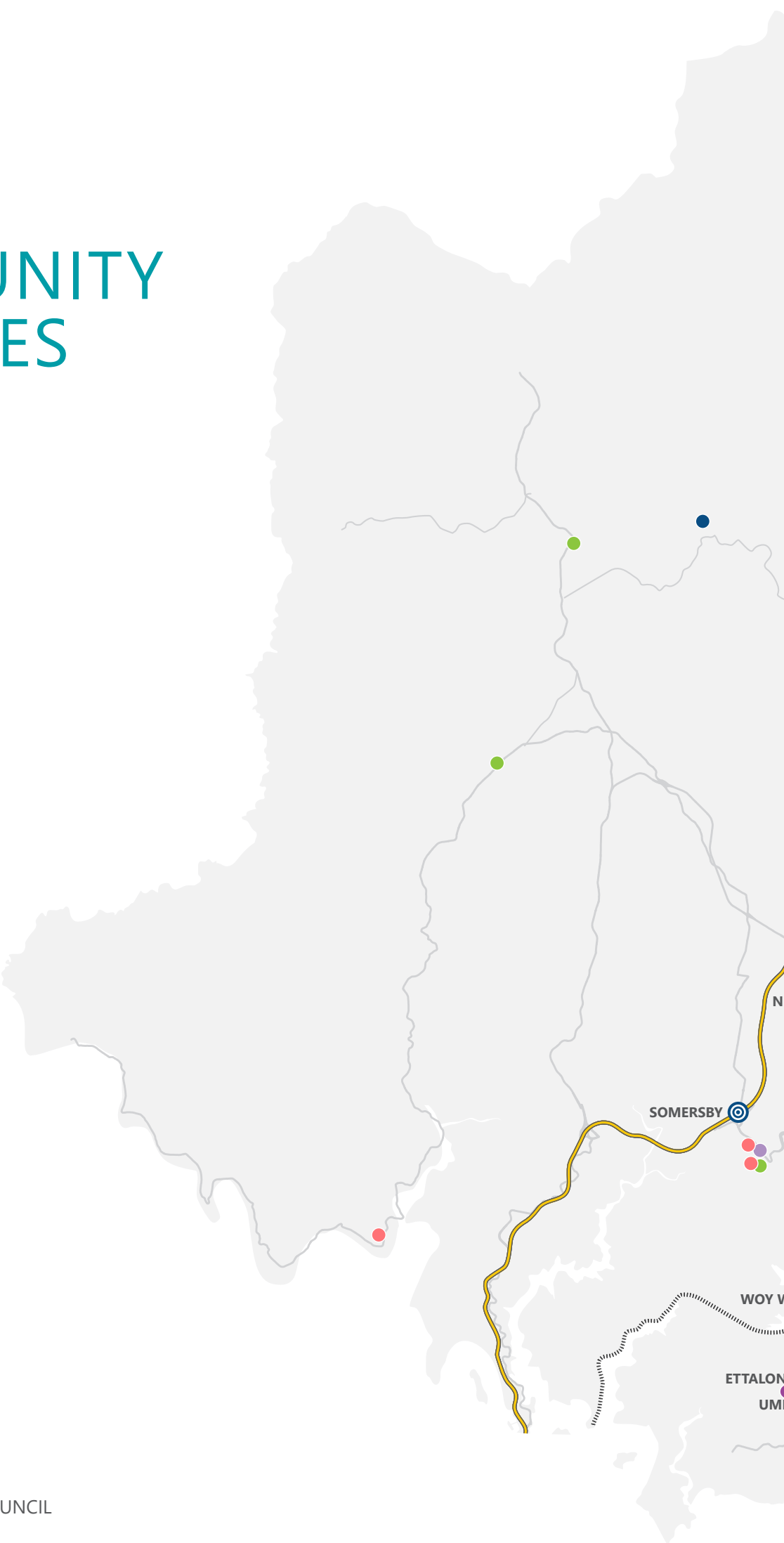
Structure plans and masterplans are to identify cultural precincts or opportunities for cultural enhancement in our centres such as temporary performance and exhibition spaces to support creative industries.



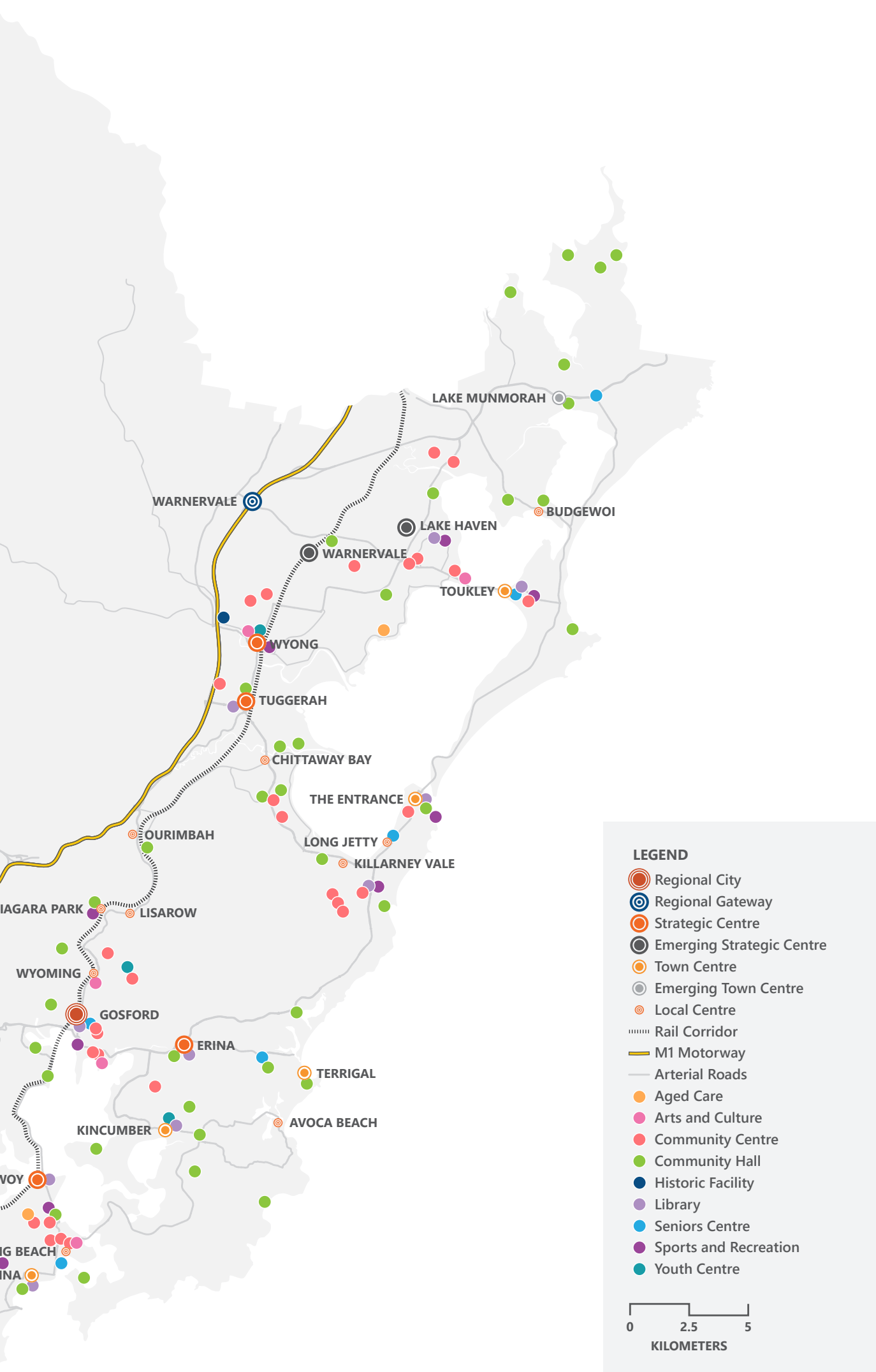
## What we will have

**BY 2036,** we will work towards being recognised as a centre of creativity with a strong creative identity and a commitment to fostering and showcasing local artists and talent.

# COMMUNITY FACILITIES







Source: Central Coast Council



# HERITAGE

## CURRENT SITUATION

### What we have Heritage

The Central Coast has a rich and varied Aboriginal cultural heritage. There are over 3000 registered sites located within the Central Coast area, and there are most likely thousands more yet to be formally identified. The Central Coast has one of the fastest growing Aboriginal populations in NSW and there are many opportunities for protecting and celebrating our Aboriginal heritage with regard to placemaking, planning and tourism. Aboriginal cultural heritage includes tangible and intangible markers allowing for a rich understanding of the traditional connection of Aboriginal people, past and present, to country.

Heritage consists of the places and objects that we have inherited from the past, and that we want to pass on to future generations. Heritage is also a cornerstone of the Region's local identity and character. The Central Coast has seen significant growth and development since the earliest settlement, and particularly since World War II. Improvements

in transport infrastructure, including the electrification of the railway, and construction of the motorway to Sydney, have contributed to this urbanization. Much of the Region's heritage has been shaped by the construction of the rail line and its relationship to the local topography.

The Central Coast Region has a diversity of heritage buildings and places ranging from churches, farm structures, hotels, ocean baths, trees, old tracks, wharfs, shops, cemeteries, houses, streetscapes and archaeological sites. Our buildings and places are assessed for heritage significance against the NSW Heritage Significance Criteria established by the NSW Heritage Council. Once a building or place has been identified as having heritage significance, it is protected by means of a local heritage listing in the Local Environmental Plan. Heritage listing of buildings and places through the Local Environmental Plan provides legal recognition to places of heritage significance, and ensures these items are protected into the future. Council has undertaken previous heritage studies in the former Gosford and Wyong Local Government Areas, and currently has approximately 500 heritage items and draft heritage items listed in Environmental Planning Instruments. .

Some communities may face particular

challenges in caring for heritage places. Council's Heritage Grant Program aims to support local communities in conserving local heritage and to provide opportunities to engage with and maintain local heritage.

**THERE ARE APPROXIMATELY 500 HERITAGE ITEMS AND DRAFT HERITAGE ITEMS LISTED ON ENVIRONMENTAL PLANNING INSTRUMENTS.**

**THERE ARE A TOTAL OF 3 HERITAGE CONSERVATION AREAS LOCATED AT MOUNT PENANG, WYONG AND THE ENTRANCE.**

**THE HERITAGE GRANT PROGRAM PROVIDES UP TO \$10,000 PER FINANCIAL YEAR PER ACTIVITY FOR OWNERS OF LOCAL HERITAGE ITEMS.**

**THE CENTRAL COAST HAS ONE OF THE RICHEST LANDSCAPES OF ABORIGINAL CULTURAL HERITAGE IN AUSTRALIA**

## FACTS





# LOOKING AHEAD

## What we are doing

### Heritage

It is essential that our historic places and buildings are used and enjoyed to ensure they have an ongoing role in the community, and that uses and activities occur in a way that retains the heritage significance and values of the place.

The qualities that make a place unique – such as local heritage – should be strengthened over time and celebrated by the community. However, heritage can be a contested space where the values bestowed upon a place can vary significantly and change over time.

By reviewing existing heritage items within the Central Coast, we will have a greater understanding of our local heritage and will be able to identify incentives and programs to celebrate our unique places. By recognising and protecting the natural, built and Aboriginal cultural heritage of the Central Coast there is also opportunity to increase awareness and appreciation of our local heritage and our shared stories.

We will support the adaptive re-use of buildings, enabling places to change and accommodate contemporary uses. Buildings that have been adaptively re-used will be both sensitive to historic character and inventive with the aim of enriching not diminishing our historical places. New development will also respect the history and character of the Region, particularly in our Heritage Conservation Areas and development in the vicinity of heritage listed items. The Local Environmental Plan and Development Control Plan will be reviewed to identify conservation gaps and incentives for adaptive re-use. We will also look to our public spaces for opportunities to thoughtfully interpret our cultural heritage in a way that is meaningful and helps to build knowledge and understanding across different communities.

# 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**





# HERITAGE

## PLANNING PRIORITIES

### 01

#### Recognise and protect the natural, built and Aboriginal cultural heritage of the Central Coast

In providing for sustainable and managed growth, we need a strategic and best practice approach to heritage conservation that respects and celebrates our past. It is important that we understand what heritage we have and the significance of these items and places so that we can protect the cultural heritage of the Central Coast. A region-wide heritage review will inform a comprehensive, current and thematically appropriate register of heritage items and places that reflect our local history and sense of place. The study will review existing heritage items, as well as consider all heritage nomination received since the last heritage review.

#### TRANSFORMATIVE IDEA:

Undertake a Central Coast Heritage Review of existing and potential heritage items and make recommendations on protecting items of heritage significance from the impacts of development through the Local Environmental Plan.

Prepare a Central Coast Heritage Strategy that provides actions to ensure best heritage conservation practice, innovative programs to interpret and share our local heritage, as well as projects that acknowledge and support the community preserving places and stories.

Support adaptive re-use of heritage buildings, and appropriate infill development in Heritage Conservation Areas to encourage greater activity and longevity of historic buildings and places.

Develop Conservation Management Plans, or Strategies, for Council owned heritage items.

Undertake an Aboriginal cultural heritage study for the Central Coast local government area aimed at improving understanding and protection of Aboriginal cultural heritage.





## 02

### Interpret and share our cultural heritage

Interpreting our unique cultural heritage enables us to inspire new ways of understanding the environment and places around us, stimulate niche businesses and deliver economic returns, promote interactive engagement of a place, attract cultural and creative industries and influence and anchor public realm design. Centres that draw inspiration from the cultural values of the Region's rich history come alive with meaning; communicating the values and significance of heritage sites through events, festivals storytelling and interpretation - especially where this is community-led. This will help to create culturally sophisticated centres that offer unique and authentic experiences.

#### TRANSFORMATIVE IDEA:

Develop and implement the Gosford CBD Heritage Interpretation Strategy, providing a framework and recommendations to bring the heritage of Gosford to life using innovative, inclusive and interactive ways to engage visitors and the community.

Develop a holistic Heritage Interpretation Strategy for the historic Wyong Town Centre and associated Heritage Conservation Area.

Develop a Heritage Interpretation Strategy for the historic Woy Woy Town Centre.

Develop a Cultural Heritage Tourism Strategy for the Central Coast that responds to the Central Coast Destination Management Plan.

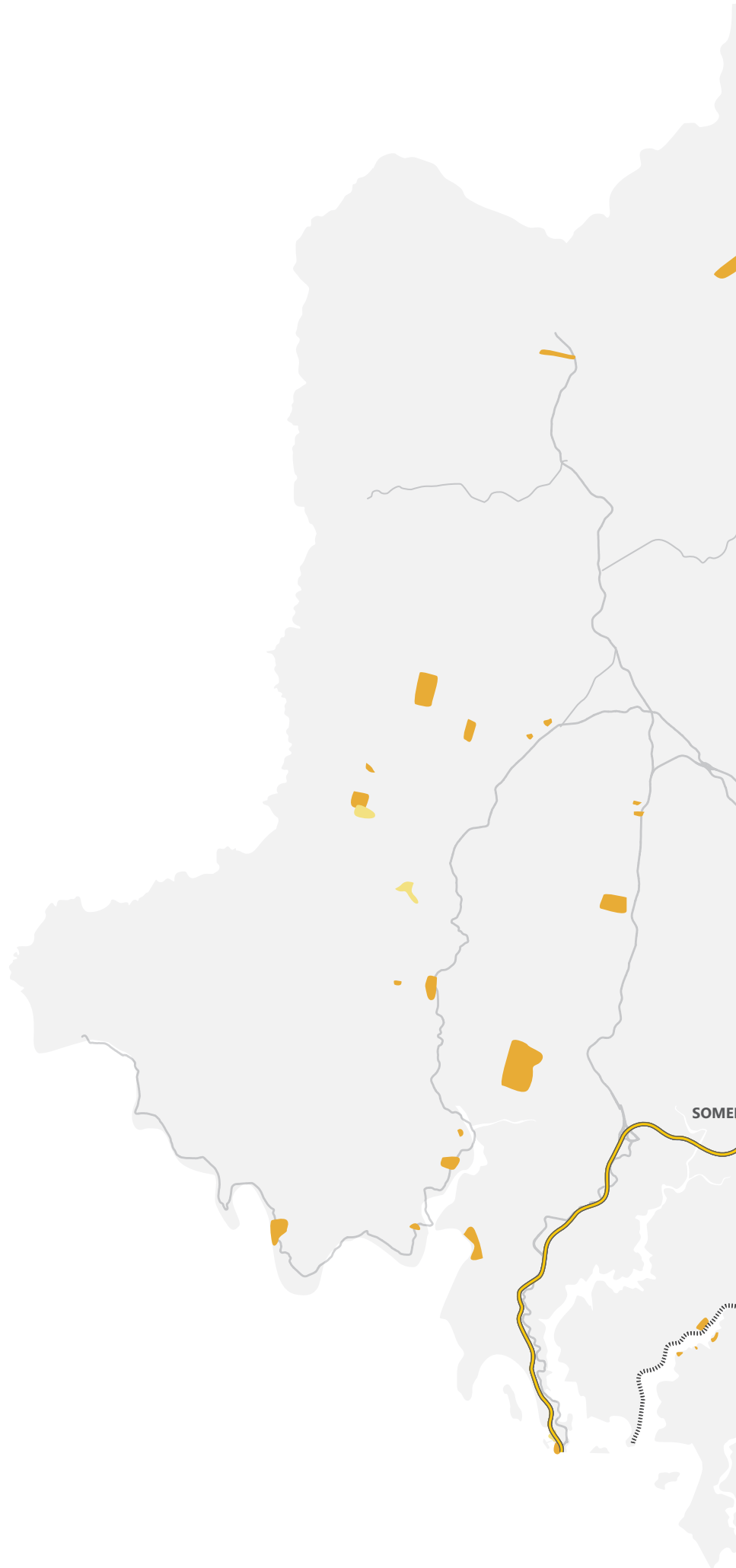
Integrate heritage interpretation into community-led placemaking activities, tourism infrastructure and night-time economy initiatives.



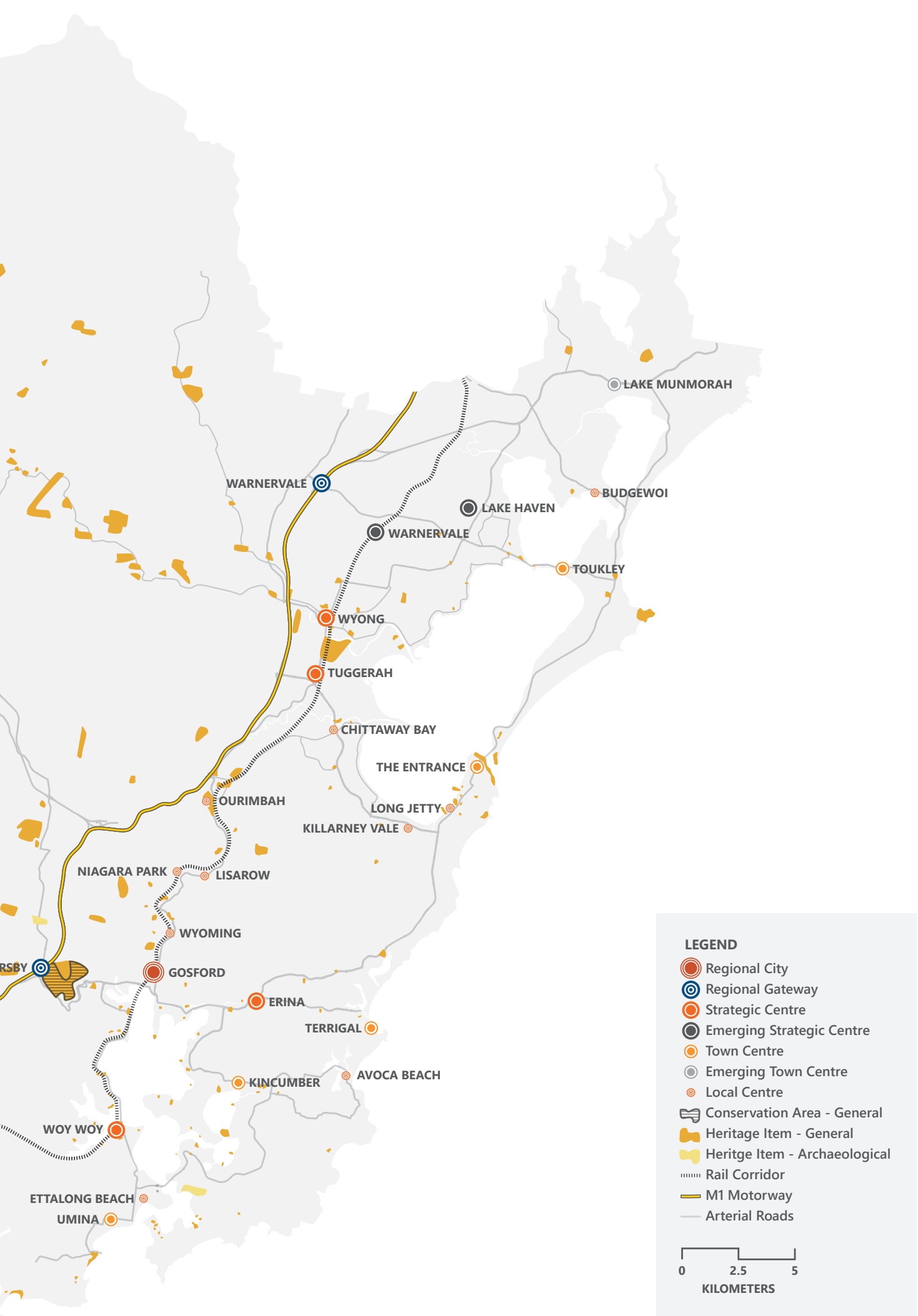
### What we will have

**BY 2036,** we will have heritage buildings and places that have been appropriately conserved, and which create a sense of place and provide meaningful and tangible links to the past. The community will be an engaged custodian of our significant cultural heritage and will help to create a renewed interest in our historical places. Public spaces will support heritage interpretation and work to attract cultural and creative industries who will engage with communities in these spaces, drawing inspiration from the cultural values of our rich history.

# HERITAGE SITES

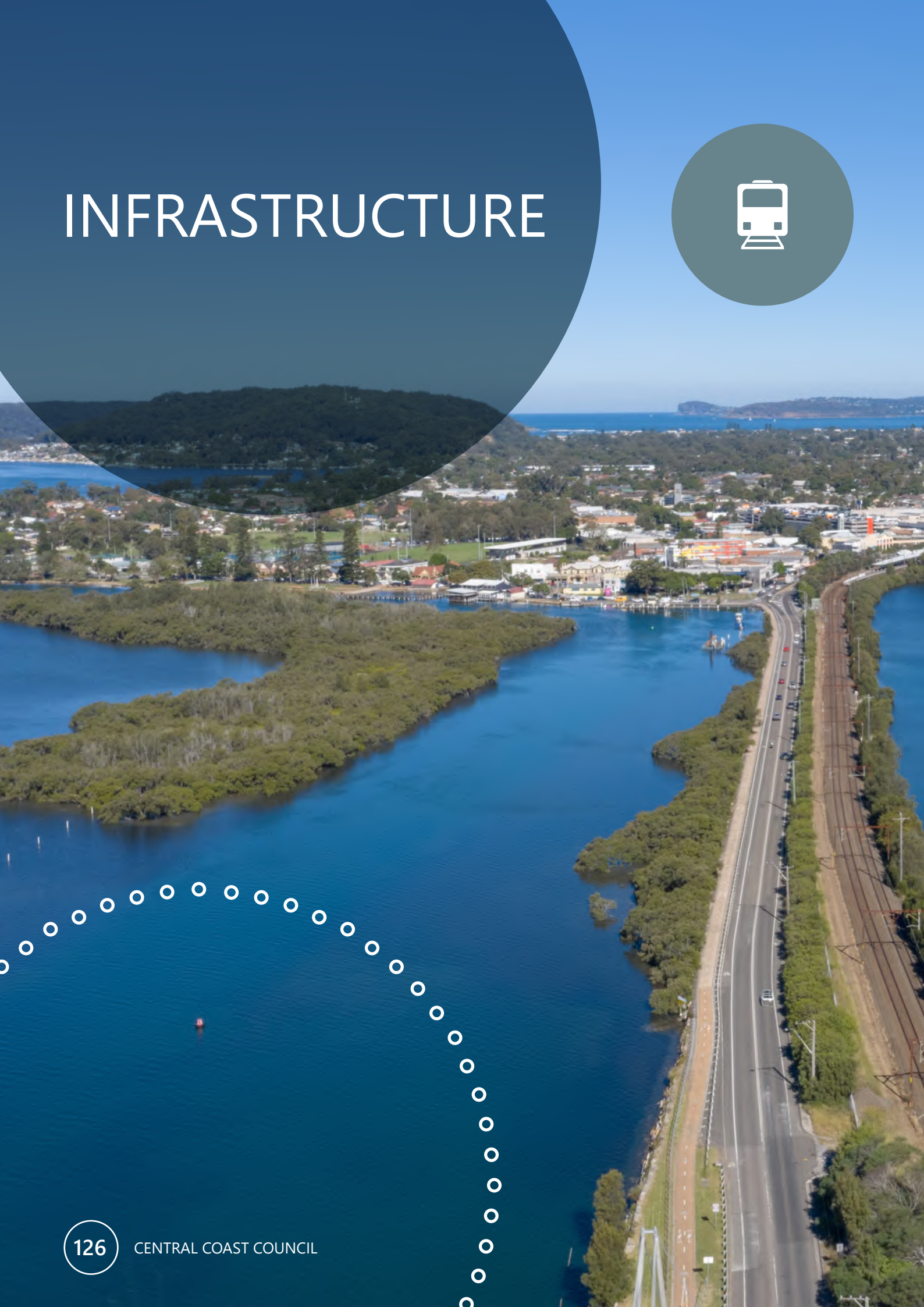




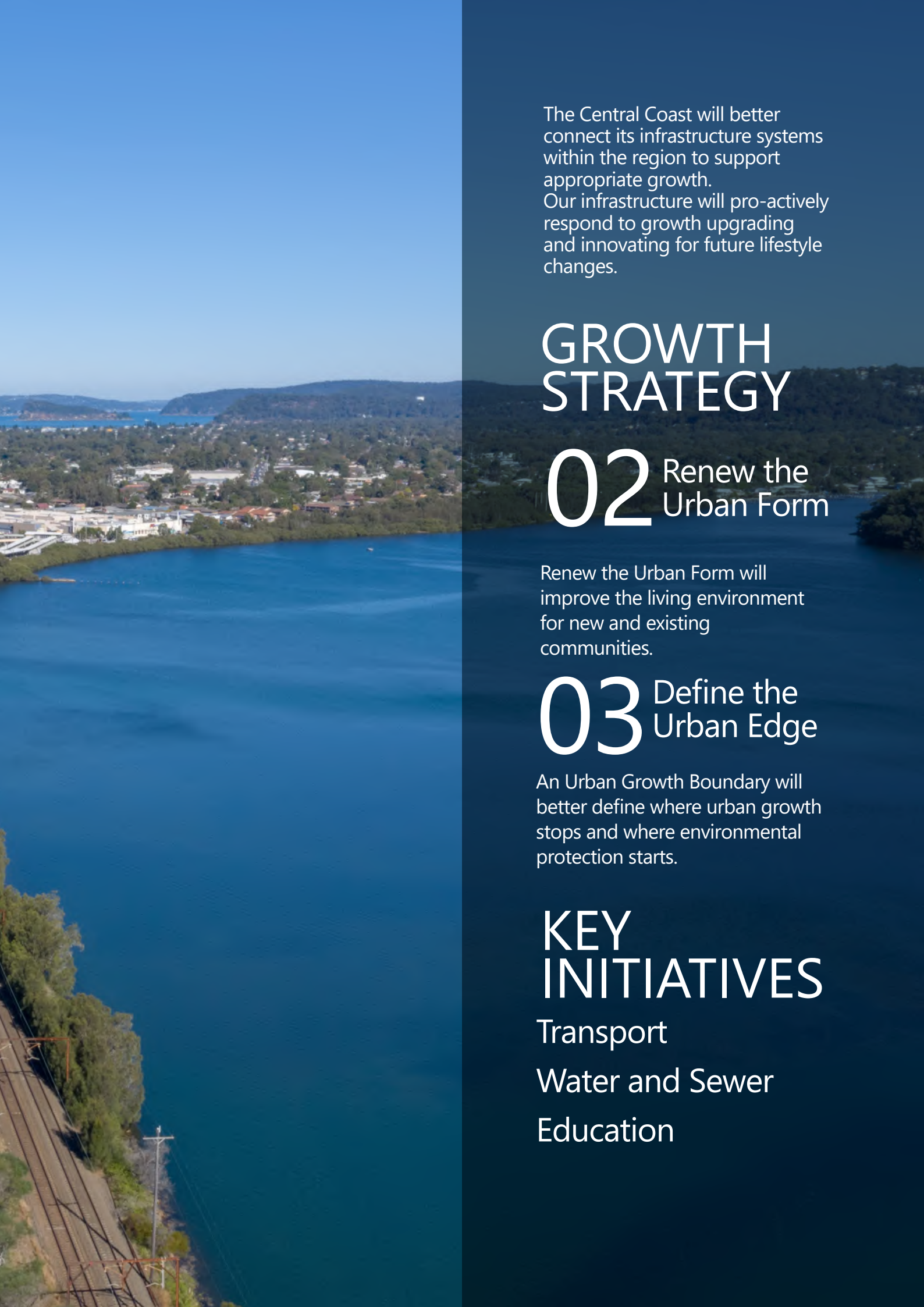


Source: Central Coast Council

# INFRASTRUCTURE







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.

## GROWTH STRATEGY

### 02 Renew the Urban Form

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

### 03 Define the Urban Edge

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

## KEY INITIATIVES

Transport

Water and Sewer

Education



# 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 Gross Regional Product for the Region contributed \$14.3 billion to the NSW economy (economy i.d), 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 City 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 and onto local roads connecting to other areas of the coast. An established public transportation network that includes a metropolitan bus service connecting communities to the regional train network and motorway, will provide 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

SOURCE: 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 a growing population, an over dependency on private car use places increased pressure on the existing regional network.

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 four years older than the NSW average, issues of access and equity are of high importance.

## A Regional City

Gosford has been identified as a Regional City under the Central Coast Regional Plan 2036 and as a Satellite city under the Future Transport Strategy 2056.

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.

## 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**



## LOOKING AHEAD

### What we are doing

We will work with the State Government to improve 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 Station. Additionally, the Outer Sydney Orbital will provide a connection between the Western City and the Central Coast.

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

The future success of the Central Coast is supporting efficient transport connection to, from and within the region. Working with Department of Planning Industry 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 key 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.

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.
- Development of active transport networks.
- 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.





## Future Transport Planning

A draft Central Coast Future Regional Transport Plan will be developed by Transport for NSW, discussing in more detail the transport future for the Central Coast region. Place-based 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 Industry and Environment.



## 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.

Main streets will be the right size and form to accommodate cyclists, pedestrians, and vehicles. Landscaping will help with stormwater management and resident comfort by reducing pollution and aiding in overall neighbourhood amenity.

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.

# 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.

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 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 Regional 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 ridership and pursue to further integrate recreational walking, cycling and waterway networks with commuter connections to centres, bus networks and railway stations. We will work to provide a responsive public transport network that integrates the 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:

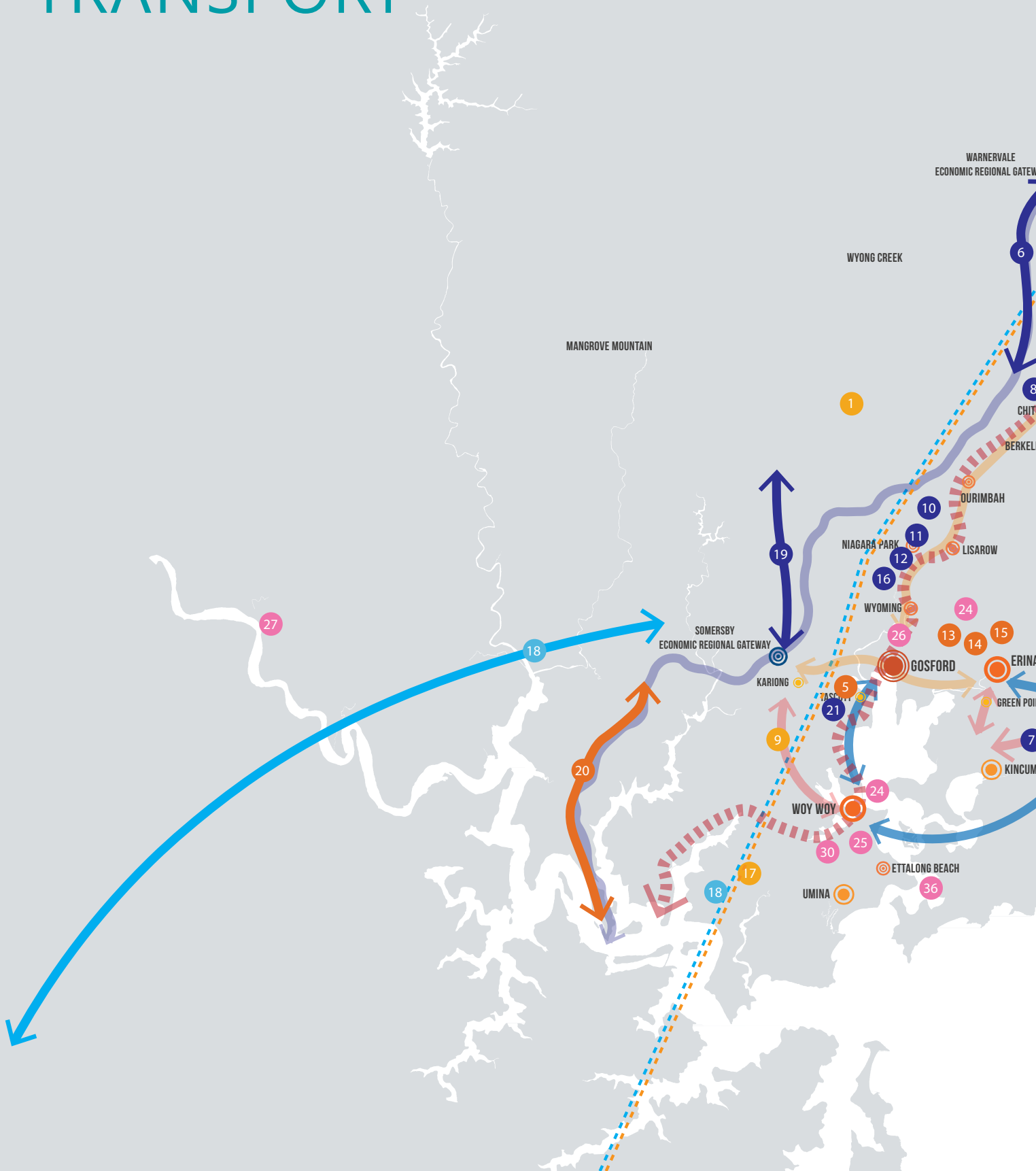
Develop a consolidated high-quality and high-capacity Active Transport Strategy.

Work with private and public transportation providers to develop a Coast wide accessible and on-demand service that enables access to key services by the community. 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 services.

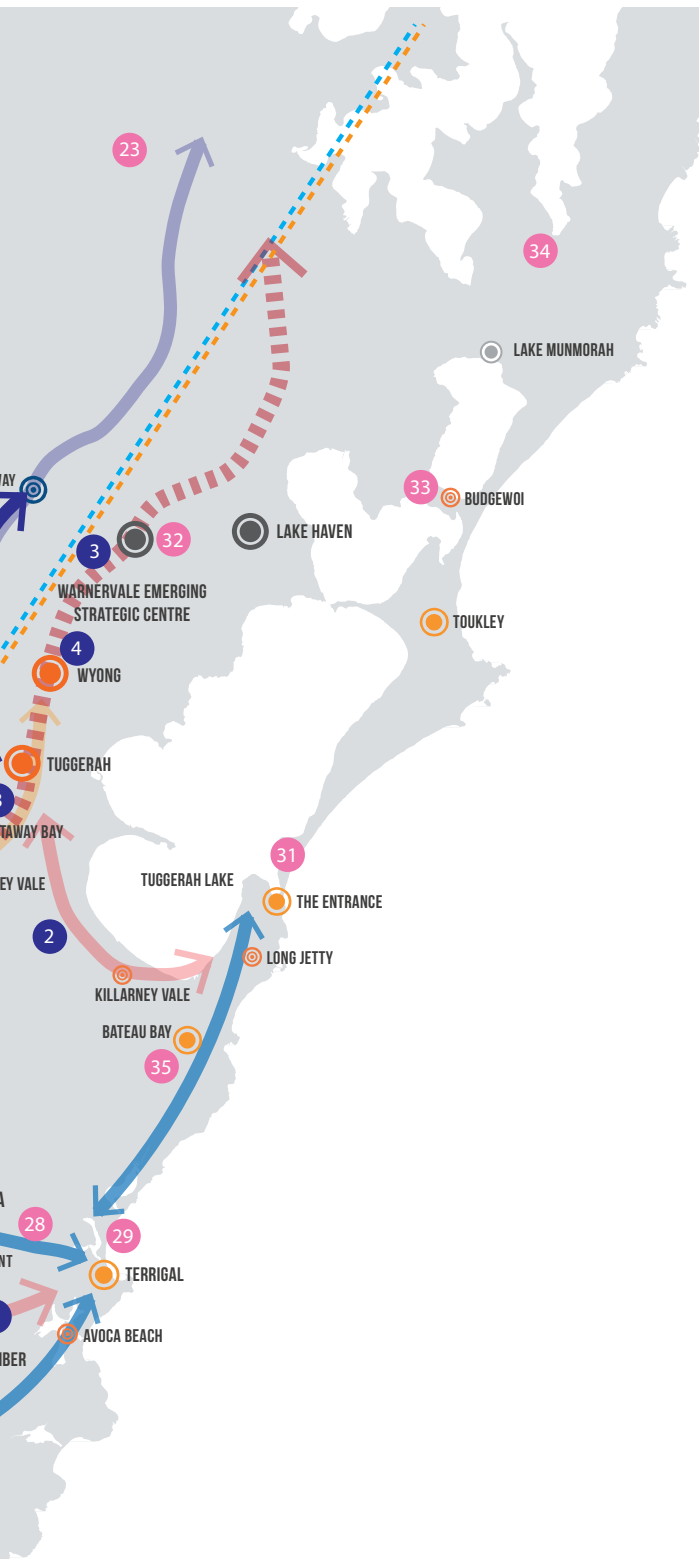




# TRANSPORT







**LEGEND**

- REGIONAL CENTRE
- STRATEGIC CENTRE
- EMERGING STRATEGIC CENTRE
- TOWN CENTRE
- EMERGING TOWN CENTRE
- RAILWAY LINE
- INTER-REGIONAL LINK
- MAJOR CORRIDORS
- SECONDARY CORRIDORS
- OTHER CORRIDORS
- POPULATION CENTRE

- COMMITTED 0-10 YEARS (TRANSPORT 2056 STRATEGY)
- INITIATIVES FOR INVESTIGATION 0-10 YEARS (TRANSPORT 2056 STRATEGY)
- INITIATIVES FOR INVESTMENT 10-20 YEARS (TRANSPORT 2056 STRATEGY)
- VISIONARY INITIATIVES 20+ YEARS (TRANSPORT 2056 STRATEGY)
- NEW INFRASTRUCTURE INITIATIVES PROPOSED BY COUNCIL 0-10 YEARS

ALL INITIATIVES FOR INVESTIGATION SUBJECT TO BUSINESS CASE DEVELOPMENT INITIATIVES

- 2 - WYONG RD, MINGARA DR TO TUMBI RD UPGRADE
- 3 - WARNERVALE LINK RD, ALBERT WARNER DR TO PACIFIC HWY (PLANNING)
- 4 - PACIFIC HWY, WYONG TOWN CENTRE
- 6 - PACIFIC MOTORWAY WIDENING/RECONSTRUCTION, WYONG RD TO DOYALSON RD
- 7 - EMPIRE BAY DR, THE SCENIC RD & COCHRANE ST INTERSECTION UPGRADE
- 8 - KANGY ANGY TRAIN MAINTENANCE FACILITY
- 10 - PACIFIC HWY, OURIMBAH ST TO GLEN RD
- 11 - PACIFIC HWY, PARSONS RD TO OURIMBAH ST (PLANNING)
- 12 - PACIFIC HWY & MANNS RD, NARARA CREEK RD TO PARSONS RD (PLANNING)
- 16 - MANNS RD, CENTRAL COAST HWY TO NARA CREEK RD (PLANNING)
- 19 - PACIFIC MOTORWAY WIDENING, KARIOING INTERCHANGE TO SOMERSBY INTERCHANGE
- 21 - NEW INTERCITY FLEET
- 5 - SYDNEY - CENTRAL COAST - NEWCASTLE FASTER RAIL IMPROVEMENT
- 13 - BUS HEADSTART FOR CENTRAL COAST
- 14 - CENTRAL COAST RAPID BUS PACKAGE
- 15 - CENTRAL COAST PLACE PLANS
- 20 - M1 MOTORWAY IMPROVEMENTS (HAWKESBURY RIVER - MT WHITE)
- 1 - OUTER METRO ROADS PROGRAM
- 9 - M1 - NEWCASTLE SMART MOTORWAY
- 17 - CORRIDOR PRESERVATION FOR HIGHER SPEED CONNECTIONS
- 18 - HIGHER SPEED CONNECTIONS (EAST COAST)
- 22 - OUTER SYDNEY ORBITAL FROM GREAT WESTERN HWY TO CENTRAL COAST
- 23 - CONSTRUCT CARPARKING ALONG TRANSPORT CORRIDOR
- 24 - ACTIVE TRANSPORT FACILITIES IN STRATEGIC CENTRES, WYONG, TUGGERAH, WOY WOY, ERINA, OURIMBAH,
- 25 - UPGRADE BLACKWALL RD
- 26 - GOSFORD BRIDGE UPGRADES - ETNA ST & DONNISON ST
- 27 - WISEMANS FERRY - ONE LANE EACH WAY UPGRADES
- 28 - TERRIGAL DR IMPROVEMENTS - TWO LANES EACH WAY
- 29 - TERRIGAL DR & OCEAN VIEW DR INTERSECTION IMPROVEMENTS
- 30 - RAWSON RD LEVEL CROSSING UPGRADE
- 31 - CENTRAL COAST HWY/THE ENTRANCE RD - LONG JETTY TO THE ENTRANCE UPGRADE
- 32 - SPARKS RD UPGRADE TO M1
- 33 - BUDGIWOI RD UPGRADE
- 34 - CARTERS RD EXTENSION & UPGRADE
- 35 - THE ENTRANCE RD UPGRADE NORTH TO WAMBERRAL
- 36 - REVIEW TRANSPORT WATERWAYS OPTIONS FROM SYDNEY, PALM BEACH AND BRISBANE WATERS TO ENSURE INFRASTRUCTURE AND ACCESS IS SUITABLE

Source: Central Coast Council



# 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 predominantly 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 service.

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 service areas can be expanded, however, there are no firm plans to provide services to more 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 and delivering services to the community too early. 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



# 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.

Deliver the Mardi to Warnervale Pipeline by 2022 and Mangrove Creek Dam spillway rectification works by 2024 to provide regional water supply capacity and contribute to drought security.

### 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:

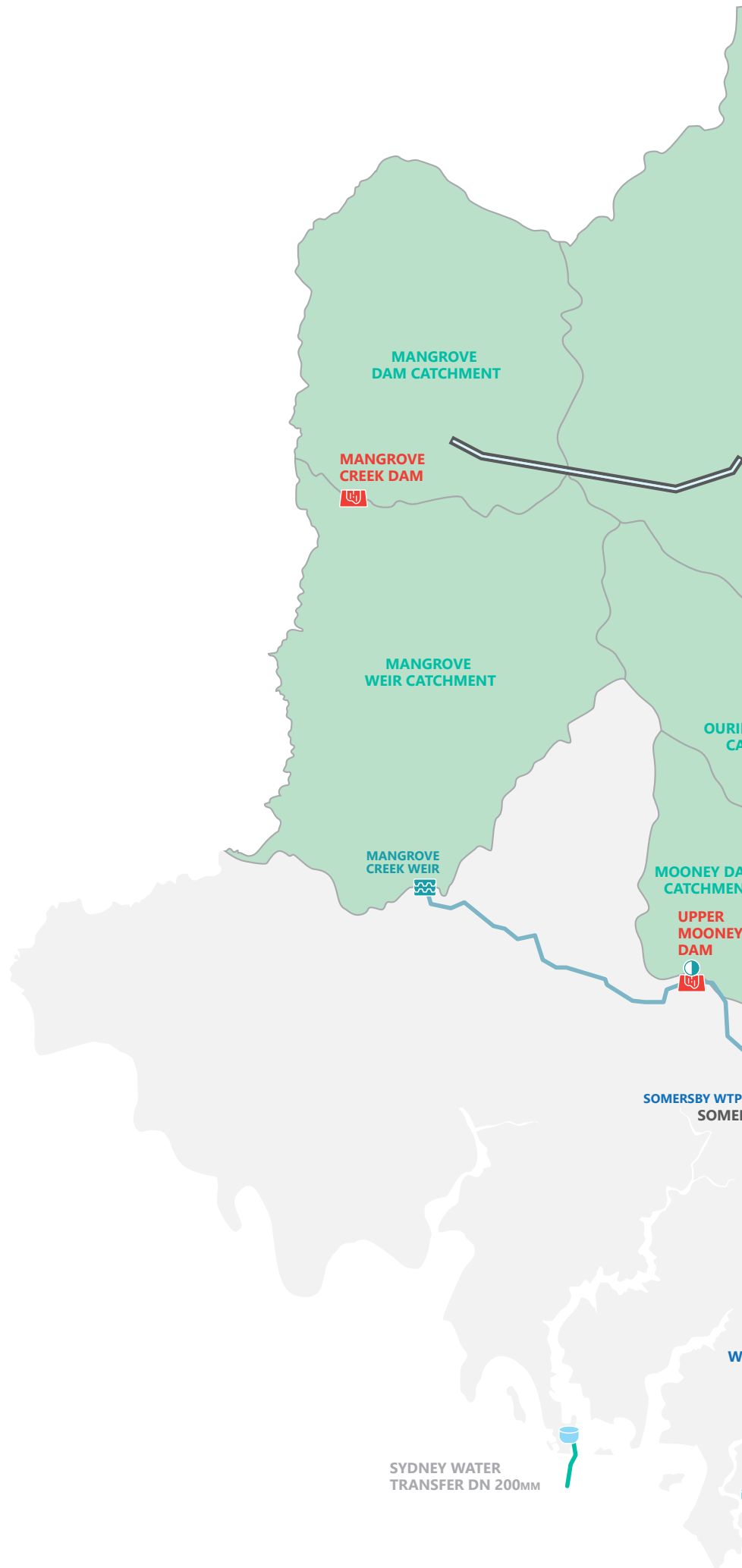
Prepare and implement a Central Coast Regional Infrastructure Plan (CCRIP) to integrate the strategic infrastructure framework with the planned growth areas of the Central Coast region, and ensure that we have the required infrastructure to meet current and future demand.



## 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 in the long term. 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.

# WATER SUPPLY







Source: Central Coast Council



# WASTE

## CURRENT SITUATION

### What we have

Waste is made up of many different materials, much of which can be recovered and reused. Some materials, if not managed properly, can impact the community, environment and public health. The Central Coast is well supplied with household waste and recycling infrastructure. Council operates three major waste management facilities across the local government area to cater for household and commercial waste.

Council plays an important role in providing household waste collection and recycling services, providing appropriate waste infrastructure, managing and operating landfill sites and delivering community awareness programs. These essential services ensure the ongoing health and safety of the Central Coast community. However, waste management in Australia is in transition. Currently, our use of resources generally exists in what is known as a linear economy, where resources are

taken and made into products that we use and then dispose of. This model results in pollution, over-consumption, single-use convenience, and significant food waste.

Australia has also heavily relied on China and south-east Asia to provide a cost-effective outlet for recyclables, which has had the effect of hollowing out Australia's domestic reprocessing and remanufacturing capacity. Recent changes in policy, such as China's ban on foreign waste and the federal government's intention to phase out certain waste exports, means that state and local government and industry will need to move away from a linear economy, and develop local solutions that support a local circular economy. This model aims to significantly reduce waste, as products and materials are kept circulating at their greatest value for as long as possible to ensure waste is designed out, and the natural environment is restored and protected as much as possible. A circular economy encourages co-operation across different industries where waste streams from one industry become inputs to another.

**IN 2018-19, RESIDENTS OF THE CENTRAL COAST GENERATED 168,243 TONNES OF WASTE ACROSS ALL HOUSEHOLD KERBSIDE SERVICES**

**A TOTAL OF 106,763 TONNES OF RESIDENTIAL AND COMMERCIAL MATERIAL WAS DROPPED OFF AT COUNCIL'S THREE WASTE MANAGEMENT FACILITIES**

**COUNCIL RECYCLED NEARLY 70,000 TONNES OF HOUSEHOLD WASTE IN 2018-19**

SOURCE: CCC

## FACTS





## LOOKING AHEAD What we are doing

According to the State Government, the total amount of waste generated in NSW has increased rapidly over the last 30 years which has been driven partly by population growth and partly due to changes in consumption patterns, such as increased purchasing of highly packaged goods. In 2019, Council undertook a multi-tiered consultation process on waste and resources. The Central Coast community is very clear in its views about the goals and issues around managing waste and resources. Almost 90% of surveyed residents rated reducing waste to landfill as 'very important'.

All levels of government throughout Australia have a role in appropriately managing waste and encouraging resource recovery, with a collective framework of responsibilities that cascades from the Commonwealth through to the states and on to regional council groups and local government.

As waste becomes increasingly viewed as a fully domestic responsibility (with no exports) and a valued resource that can be reinjected into the Australian economy, these roles are evolving. There is a need for a new solution to waste management on the Central Coast due to growth in waste generation, the limited remaining life of landfilling at Woy Woy Waste Management Facility and the broader communities' aspirations to increase resource recovery.

While transitioning to a circular economy requires the cooperation of many different sectors, levels of government and their communities, Council can look at ways to deliver a step change in the diversion of waste from landfill to build a circular economy on the Central Coast. In undertaking this step change, our land use planning provisions should allow flexibility to enable the medium to long term delivery of circular economy infrastructure.

## THE COMMUNITY WANTS:



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



**GOOD GOVERNANCE AND GREAT PARTNERSHIPS**  
**G4**



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



# WASTE

## PLANNING PRIORITIES

### 01

#### Explore the viability of an integrated resource recovery precinct(s)

In order to reduce the amount of waste going to landfill, it is important that Council establishes viable alternatives for resource recovery from existing and future waste streams. Co-locating recycling and reprocessing facilities for different material types in a recycling precinct, or in clusters of facilities, may create synergies that improve the sustainability of waste management and increase the viability and expand the range of services on offer. There is the potential to develop an integrated resource recovery precinct at an existing Council waste facility to take advantage of its existing use, or the merits of facilitating development of a strategically located industrialestate(s).

#### TRANSFORMATIVE IDEA:

Develop and implement the Central Coast Waste Avoidance and Resource Recovery Strategy, including the potential for a viable integrated resource recovery precinct(s) at an existing waste facility or on strategically located industrial land

### 02

#### Review land use provisions and policy options to foster the development of a local circular economy

Local government plays a central role in managing the negative consequences of the 'take-make-dispose' linear economy. Local policies and controls can influence the transition from a linear economy to a circular economy by ensuring waste and pollution is designed out of products and urban systems, materials are kept in use and their value is maintained, and natural systems are able to regenerate. Council will support a transition to a best practice circular economy by reviewing controls and guidelines in order to reduce local government regulatory barriers. To transition to a circular economy, more emphasis will need to be placed on site waste management processes including demonstrating maximum reuse and recycling of debris and other waste generated during demolition and construction.

#### TRANSFORMATIVE IDEA:

Investigate potential policy changes to the Local Environmental Plan to support the transition to a local circular economy.

Review Council's Development Control Plan and Waste Control Guidelines to ensure circular economy principles and best practice approaches are integrated into Council's assessment processes.





# 03

## Review the current public place waste network and enhance public waste infrastructure

Waste management is an essential service that, at its core, is designed to support neighbourhoods that are healthy, safe and attractive. Council will investigate ways to strategically reconfigure the current network and location of public place waste and recycling bins to increase capture rates as well as improve the capacity and convenience of public place waste and recycling bins through enhancing public waste infrastructure. To shape and improve the experience of waste management for the local community, streetscape and public domain plans will have regard to public waste strategies. As part of a broader commitment to exploring smart city technologies, Council will also assess the potential application of relevant technologies across all its waste practices, installing them where and when they offer the greatest value and effectiveness.

### TRANSFORMATIVE IDEA:

Improve the current public place network by integrating and enhancing public waste infrastructure when developing streetscape and public domain plans.



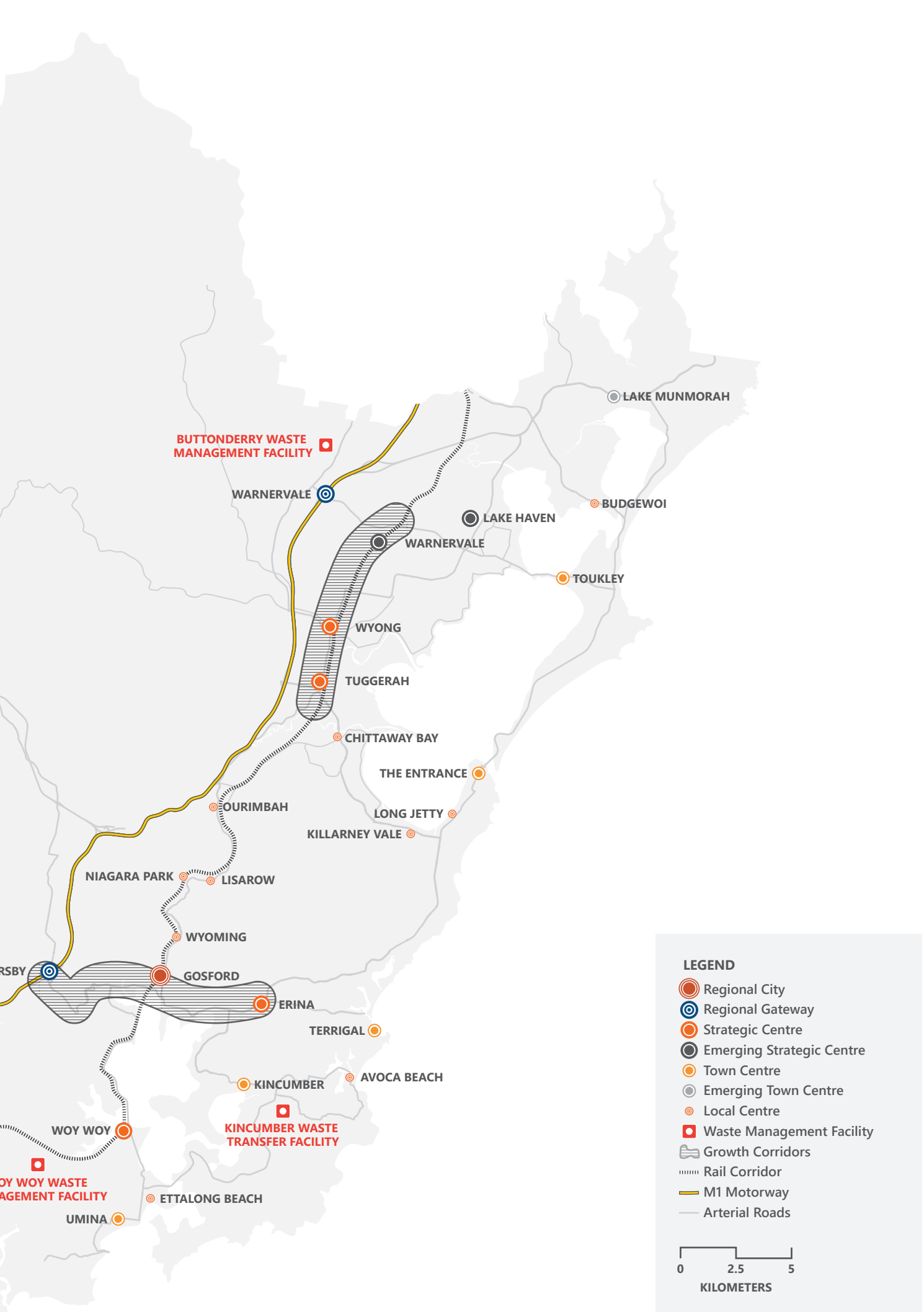
## What we will have

**BY 2036,** waste and recycling industries will play a critical role in collecting waste materials and processing them for use in new products. New business opportunities and revenue streams will emerge, and the environmental impact of mining, resource extraction, refining and manufacture will be minimised. The community will be assisted by providing better waste infrastructure utilising smart technology, and an increased availability of product sharing or reuse platforms. Businesses will aim toward innovative design and new business models will prioritise circular activities that contribute to a strong circular economy on the Central Coast.

# WASTE







Source: Central Coast Council

PART E

# The Way Forward







Maintaining our  
Vision and Direction  
for Growth.

Being Responsive to  
Opportunities and  
Flexible in Delivery.







# A COMPREHENSIVE LOCAL ENVIRONMENTAL PLAN

The LSPS 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 LSPS 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.

Our current planning controls allow for a significant amount of growth. Review and revision of Council's planning controls in consideration with the Local Strategic Planning

Statement, will be delivered as part of Council's comprehensive review of the Local Environmental Plan (LEP) and the Development Control Plan (DCP).

As a next step, many of the transformative ideas in this statement will result in strategies and studies being undertaken that will inform a new Local Environmental Plan for the Central Coast.





# HAVE YOUR SAY

TO QUALIFY AS A SUBMISSION, THE SUBMISSION MUST:



be in writing by  
email or letter



be submitted within  
the nominated  
exhibition time  
period



reference the  
application,  
policy or plan  
being exhibited

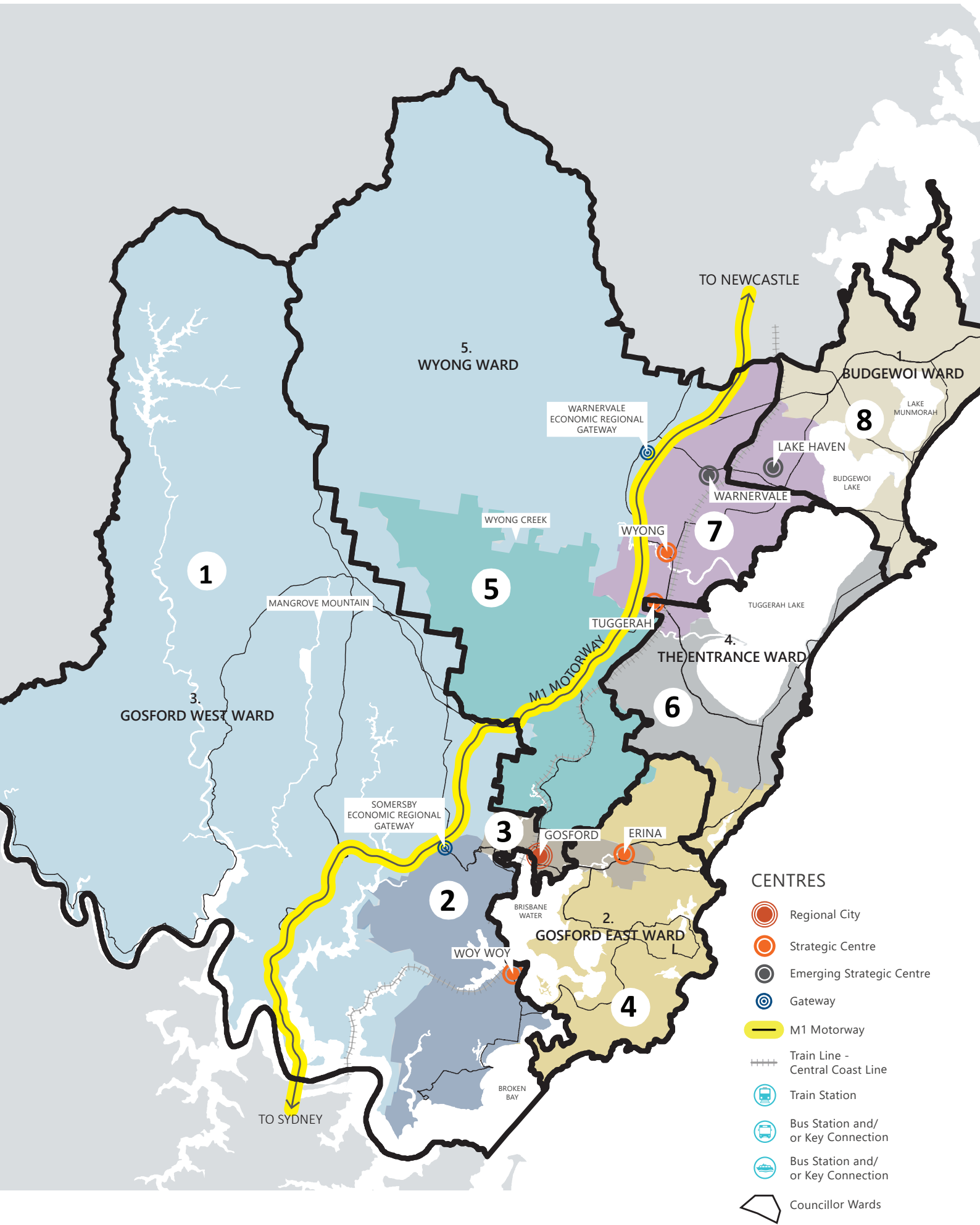


be based on  
planning grounds  
in support or  
objection to the  
proposal













include the name,  
address and day-  
time telephone of  
the author

Submissions must be lodged with Council by 5pm on the final day of the exhibition period.



**CENTRES**

-  Regional City
-  Strategic Centre
-  Emerging Strategic Centre
-  Gateway
-  M1 Motorway
-  Train Line - Central Coast Line
-  Train Station
-  Bus Station and/or Key Connection
-  Bus Station and/or Key Connection
-  Councillor Wards



# CENTRAL COAST COUNCIL

## WARDS

### 1. BUDGEWOI WARD

Blue Haven, Budgewoi, Budgewoi Peninsula, Buff Point, Canton Beach, Chain Valley Bay, Charmhaven, Colongra, Doyalson, Doyalson North, Frazer Park, Freemans, Gwandalan, Halekulani, Kingfisher Shores, Lake Haven, Lake Munmorah, Mannering Park, Norah Head, Noraville, Point Wolstoncroft, San Remo, Summerland Point, Toukley, Woongarah and Wybung, the Central Coast Council area parts of the localities of Crangan Bay and Moonee, and parts of the localities of Gorokan, Hamlyn Terrace, Kanwal and Magenta.

### 2. GOSFORD EAST WARD

Avoca Beach, Bensville, Bouddi, Box Head, Copacabana, Daleys Point, Davistown, Empire Bay, Erina, Erina Heights, Green Point, Hardys Bay, Holgate, Killcare, Killcare Heights, Kincumber, Kincumber South, MacMasters Beach, Matcham, North Avoca, Picketts Valley, Pretty Beach, Saratoga, St Huberts Island, Terrigal, Wagstaffe and Yattalunga, and parts of the localities of Lisarow, Springfield and Wamberal.

### 3. GOSFORD WEST WARD

Bar Point, Blackwall, Booker Bay, Calga, Cheero Point, Cogra Bay, East Gosford, Ettalung Beach, Glenworth Valley, Gosford, Greengrove, Gunderman, Horsfield Bay, Kariong, Koalewong, Little Wobby, Lower Mangrove, Mangrove Creek, Mangrove Mountain, Marlow, Mooney Mooney, Mooney Mooney Creek, Mount White, Patonga, Pearl Beach, Peats Ridge, Phegans Bay, Point Clare, Point Frederick, Spencer, Tascott, Umina Beach, Upper Mangrove, Wendoree Park, West Gosford, Wondabyne, Woy Woy and Woy Woy Bay, the Central Coast Council area parts of the localities of Ten Mile Hollow and Wisemans Ferry, and parts of the localities of Central Mangrove, Kulnura, North Gosford, Somersby and Springfield.

### 4. THE ENTRANCE WARD

Bateau Bay, Berkeley Vale, Blue Bay, Chittaway Bay, Chittaway Point, Forresters Beach, Fountaindale, Glenning Valley, Killarney Vale, Long Jetty, Shelly Beach, The Entrance, The Entrance North, Toowoan Bay and Tumby Umbi, and parts of the localities of Magenta, Ourimbah, Tuggerah and Wamberal.

### 5. WYONG WARD

Alison, Bushells Ridge, Cedar Brush Creek, Dooralong, Durren Durren, Halloran, Jilliby, Kangy Angy, Kiar, Lemon Tree, Little Jilliby, Mardi, Mount Elliot, Narara, Niagara Park, Palm Grove, Palmdale, Ravensdale, Rocky Point, Tacoma, Tacoma South, Tuggerawong, Wadalba, Wallarah, Warnervale, Watanobbi, Wyoming, Wyong, Wyong Creek, Wyongah and Yarramalong, and parts of the localities of Central Mangrove, Gorokan, Hamlyn Terrace, Kanwal, Kulnura, Lisarow, North Gosford, Ourimbah, Somersby and Tuggerah.

# CENTRAL COAST COUNCIL

## PLANNING AREAS

### MOUNTAINS AND VALLEYS

1

### PENINSULA

2

### NARARA VALLEY AND OURIMBAH

5

### SOUTHERN LAKES AND THE ENTRANCE

6

### GOSFORD CENTRAL

3

### EAST BRISBANE WATER AND COASTAL

4

### WYONG, WARNERVALE AND GOROKAN

7

### NORTHERN LAKES, SAN REMO AND BUDGEWOI

8

# PRIORITIES AND ACTIONS



## CENTRES AND CORRIDORS

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
1	Align development to our infrastructure capacity	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. <b>(CCRP Direction 4, 17)</b>	Responsible	DPIE, TfNSW, RMS / Innovation and Futures / Strategic Planning	Medium (3-5)	All
		2	Prioritise growth in our Regional City Centre and existing centres	Undertake a region wide review of existing centres and develop a Centres Hierarchy and Strategy to inform future growth in centres <b>(CCRP Direction 3, 7, 16, 17, 18)</b>	Smart	Strategic Planning
		Assist the State Government in implementing the Urban Design Framework for Gosford City Centre. <b>(CCRP Direction 1, 2)</b>	Smart	DPIE / Strategic Planning	Ongoing	Gosford West / Gosford Central
		Review and update the Gosford Streetscape Masterplan. <b>(CCRP Direction 1, 2)</b>	Liveable	Strategic Planning	Short (0-3)	Gosford West / Gosford Central
		Adopt and implement the Heritage Interpretation Plan for Gosford City Centre.	Belonging	Strategic Planning	Short (0-3)	Gosford West / Gosford Central
3	Grow the Regional Economic Corridors, to support a strong local economy	Adopt the Somersby to Erina Growth Corridor Strategy and the Tuggerah to Wyong Growth Corridor Strategy as key locations for economic growth, investment and sustainable transport. <b>(CCRP Direction 2, 3, 7, 15)</b>	Smart	Strategic Planning	Short (0-3)	Gosford West, Gosford East, The Entrance, Wyong / Gosford Central, East Brisbane Water and Coastal, Wyong, Warnervale and Gorokan
		Develop a Precinct Plan for Somersby Business Park and surrounds to create a Regional employment gateway with access to the Sydney and Hunter regions. <b>(CCRP Direction 2, 3, 7)</b>	Smart	Strategic Planning	Medium (3-5)	Gosford West, Gosford East / Mountains and Valleys, Peninsula, Gosford Central, East Brisbane Water and Coastal
		Prepare a Structure Plan for the Greater Warnervale area to nominate areas for growth and investment.	Smart	Strategic Planning	Short (0-3)	Wyong, Warnervale and Gorokan



	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
4	Renew our Centres as places for people	Develop centre structure plans and identify urban renewal, master planning and place making projects within our growing strategic and town centres. <b>(CCRP Direction 1, 2, 16, 18)</b>	Liveable	Strategic Planning / Community Partnerships	Ongoing	All
		Review development capacities (planning controls) for identified Strategic and Town Centres to determine opportunities for growth. <b>(CCRP Direction 2, 3, 16)</b>	Responsible	Strategic Planning	Short (0-3)	All
		Develop car parking strategies as part of corridor strategies and other plans to reduce reliance on private vehicle use and support sustainable transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access. <b>(CCRP Direction 16, 17)</b>	Liveable	Strategic Planning / Economic Development and Project Delivery	Ongoing	All
5	Future planning that enables the development of active and liveable centres.	Prepare precinct plans for centres at Woy Woy, East Gosford, Erina, West Gosford and Tuggerah to support revitalisation and localised development opportunities. <b>(CCRP Direction 1, 2, 16, 18)</b>	Liveable	Strategic Planning	Medium (3-5)	Gosford West, Gosford East, The Entrance, Wyong / West Brisbane Water and Peninsula,  Gosford Central, East Brisbane Water and Coastal, Wyong, Warnervale and Gorokan
		Develop a Wyong Town Centre Precinct Plan as a mixed-use centre for the north of the Region. <b>(CCRP Direction 2, 7, 16, 18)</b>	Liveable	Strategic Planning	Short (0-3)	Wyong / Wyong, Warnervale and Gorokan
6	Activate the Gosford waterfront public spaces as a catalyst project.	Assist the State Government to deliver a new regional recreational facility at the Gosford waterfront with improved connections to the Gosford City Centre. <b>(CCRP Direction 1, 2, 3)</b>	Lifestyle	HCCRDC, / Open Space and Recreation	Medium (3-5)	Gosford West / West Brisbane Water and Peninsula

# HOUSING

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
7	Provide well designed housing within our centres	Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity. <b>(CCRP Direction 2, 15, 18)</b>	Liveable	Strategic Planning	Ongoing	All
8	Provide for the housing needs of our growing region	Prepare the Central Coast Housing Strategy to plan for the projected population growth for the region. <b>(CCRP Direction 15, 17, 19, 20, 21, 22)</b>	Responsible / Liveable	Strategic Planning	Short (0-3)	All
		Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community. <b>(CCRP Direction 19, 20, 21)</b>	Responsible	Community Partnerships	Short (0-3)	All
9	Plan for the sustainable development of our future urban release areas	Prepare the Lake Munmorah Structure Plan and Greater Warnervale Structure Plan to provide the strategic vision and direction for the sustainable development of our future urban release areas. <b>(CCRP Direction 19, 22)</b>	Responsible	Strategic Planning	Short (0-3)	Budgewoi / Budgewoi
10	A consistent and balanced approach to land use planning and development supporting the directions and goals of the Central Coast Regional Plan 2036, themes and focus areas of the Central Coast Community Strategic Plan 2018.	Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region.	Responsible	Strategic Planning	Short (0-3)	All
		Undertake a character assessment across the Central Coast LGA to inform local plans, statements and strategies	Liveable	Strategic Planning	Short (0-3)	All
		Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive Local Environmental Plan and Development Control Plan.	Responsible	Strategic Planning	Medium (3-5)	All



# ECONOMICS

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
11	Facilitate Emerging Logistics, Warehousing, Manufacturing and Innovative Enterprises	Develop the Central Coast's Somersby to Erina Corridor Strategy, to provide an important connection from the regional gateway of Somersby to Gosford City Centre and beyond. <b>(CCRP Direction 1, 2, 4, 5)</b>	Smart	Strategic Planning	Short (0-3)	Gosford West, Gosford East /Gosford Central, East Brisbane Water and Coastal
		Develop the Tuggerah to Wyong Corridor Strategy to promote economic growth, jobs and development and leverage the improved connectivity from the proposed Link Road and Pacific Highway upgrade. <b>(CCRP Direction 2, 3, 4, 5)</b>	Smart	Strategic Planning	Short (0-3)	The Entrance, Wyong / Wyong, Warnervale and Gorokan
		Investigate and support potential growth in warehousing and logistics on existing and planned industrially zoned land within the Regional Gateways of Somersby and Warnervale. <b>(CCRP Direction 2, 3,4, 5)</b>	Smart	Economic Development and Delivery	Ongoing	Gosford West, Gosford East, Wyong / Mountains and Valleys, Peninsula, Gosford Central, East Brisbane Water and Coastal, Wyong
12	Build the Knowledge Economy and support Health and Wellness Industries	Develop Activity Hubs within Centre Structure Plans, as 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. <b>(CCRP Direction 1, 2, 3, 16, 18)</b>	Smart / Liveable	Strategic Planning / Community Partnerships	Ongoing	All
		Prepare a Health Precinct Plan to capitalise on the redevelopment of Wyong Hospital and promote health and wellness industries. <b>(CCRP Direction 2, 3)</b>		Strategic Planning	Medium (3-5)	Wyong / Wyong
		Establish and partner with Universities to foster collaboration and attraction of new high value industry and to enhance existing established industries.		Innovation and Futures / University of Newcastle	Ongoing	Wyong / Narara Valley and Ourimbah

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
13	Grow Regionally Competitive Tourism Destinations across the entire Central Coast	Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity. <b>(CCRP Direction 2, 15, 18)</b>	Belonging	Community Engagement	Ongoing	All
		Prepare the Central Coast Housing Strategy to plan for the projected population growth for the region. <b>(CCRP Direction 15, 17, 19, 20, 21, 22)</b>	Smart	Community Engagement	Short (0-3)	All
		Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community. <b>(CCRP Direction 19, 20, 21)</b>	Smart	Strategic Planning	Short (0-3)	All
14	Facilitate economic development to increase local employment opportunities for the community	Prepare the Lake Munmorah Structure Plan and Greater Warnervale Structure Plan to provide the strategic vision and direction for the sustainable development of our future urban release areas. <b>(CCRP Direction 19, 22)</b>	Smart	Economic Development and Project Delivery	Short (0-3)	All
		Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region.	Smart	Strategic Planning with DPIE	Medium (3-5)	All
		Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive Local Environmental Plan and Development Control Plan.	Smart / Liveable	Community Partnerships / Strategic Planning	Short (0-3)	All





# OPEN SPACE

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
<b>15</b>	Plan for a hierarchy of recreational open space based on current and future needs	Prepare an Active Lifestyles Strategy for the Central Coast including a Recreational Needs Analysis that considers the strategic distribution and use of recreational open space and develops a long term strategic direction for the provision of recreational open space to effectively address community needs. <b>(CCRP Direction 18)</b>	Lifestyle	Open Space and Recreation	Short (0-3)	All
<b>16</b>	Distinguish our recreational open space assets from our natural assets	Develop a Green Infrastructure Audit and Strategy that reviews our green infrastructure assets and provides guidelines around the provision of council owned recreational open space and natural areas.	Lifestyle	Strategic Planning / Environmental Management /Open Space and Recreation	Medium (3-5)	All
		Prepare a Nature-based Recreation Strategy for Council natural areas	Lifestyle	Environmental Management	Short (0-3)	All
<b>17</b>	Consolidate our recreational open space assets to encourage multi-use open space destinations.	As part of the Active Lifestyles Strategy, undertake an audit of the use of local parks (using place-based consultations) to determine how they can be better utilised or reinvested in alternative locations. The audit would provide an evidence base for decision making on the appropriate provision and location of parks. <b>(CCRP Direction 18)</b>	Lifestyle	Open Space and Recreation	Short (0-3)	All
		Incorporate active living principles in planning strategies and structure plans to ensure open space networks are provided and designed to promote active transport. <b>(CCRP Direction 18)</b>	Lifestyle	Strategic Planning / Open Space and Recreation	Ongoing	All

# COMMUNITY AND CULTURAL

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
18	Undertake priority precinct planning	Develop a Central Coast Community Facilities Strategy that identifies priority precincts for facility renewal, integrated community hubs, consistent with Council's strategic planning framework and centre master planning. <b>(CCRP Direction 18)</b>	Liveable	Leisure and Lifestyle/ Community Partnerships	Short (0-3)	All
		Design and deliver a Regional Library and associated community facilities in Gosford. <b>(CCRP Direction 1, 18)</b>	Liveable	Community Partnerships / Libraries Learning and Education	Medium (3-5)	Gosford West / Gosford Central
		Develop a Central Coast Cultural Plan to provide a framework to guide arts and cultural development.	Liveable	Community Partnerships	Short (0-3)	All
19	Engage in Public Private Partnerships	Continue to seek opportunities and provide incentives for private sector investment in the planning and delivery of our community facilities and programs. <b>(CCRP Direction 18)</b>	Liveable	Community Partnerships/ Leisure and Lifestyle	Ongoing	All

# HERITAGE

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
20	Recognise and protect the natural, built and cultural heritage of the Central Coast	Undertake a review of existing and potential heritage items and make recommendations on protecting items of heritage significance from the impacts of development through the Local Environmental Plan. <b>(CCRP Direction 8)</b>	Belonging	Strategic Planning	Short (0-3)	All
		Prepare a Central Coast Heritage Strategy to ensure best heritage conservation practice, innovative programs to interpret and share our local heritage, as well as projects that acknowledge and support the community preserving places and stories. <b>(CCRP Direction 8)</b>	Belonging	Strategic Planning	Short (0-3)	All
		Develop Conservation Management Plans or Strategies for Council owned heritage items.	Responsible	Strategic Planning	Long (5+)	All
		Undertake an Aboriginal cultural heritage study for the Central Coast LGA aiming at improving understanding and protection of Aboriginal cultural heritage. <b>(CCRP Direction 6)</b>	Belonging	Strategic Planning	Medium (3-5)	All

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
21	Interpret and share our cultural heritage	Adopt and implement the Gosford CBD Heritage Interpretation Strategy, providing a framework and recommendations for bringing the heritage of Gosford to life using innovative, inclusive and interactive ways to engage visitors and the community. <b>(CCRP Direction 8)</b>	Belonging	Strategic Planning	Long (5+)	Gosford West / Gosford Central
		Develop a holistic Heritage Interpretation Strategy for the Wyong Town Centre and associated Heritage Conservation Area. <b>(CCRP Direction 8)</b>	Belonging	Strategic Planning	Medium (3-5)	Wyong / Wyong
		Develop a Heritage Interpretation Strategy for the Woy Woy Town Centre. <b>(CCRP Direction 8)</b>	Belonging	Strategic Planning	Medium (3-5)	Gosford West / West Brisbane Water and Peninsula
		Development a Cultural Heritage Tourism Strategy for the Central Coast that responds to the Central Coast Destination Management Plan.		Strategic Planning	Long	All

## ENVIRONMENT

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
22	Create Sustainable and Resilient communities	Develop a Sustainability Strategy for the Central Coast Region to influence the quality, sustainability and resilience of new neighbourhoods and communities. <b>(CCRP Direction 12)</b>	Green	Strategic Planning	Medium (3-5)	All
		Protect and minimise land use impacts on the region's drinking water catchments by ensuring water quality objectives are included in Council's planning controls. <b>(CCRP Direction 13)</b>	Responsible	Strategic Planning	Medium (3-5)	All
		Develop the Central Coast Green Grid Plan and urban heat island mapping to improve urban ecosystems, urban amenity, connectivity and liveability of public spaces for the benefit of the Central Coast community.	Liveability	Environmental Management / Strategic Planning	Ongoing	All
		Prepare a Waste Strategy to manage and harness waste as a resource and support technological advancement and innovation in waste minimisation, resource recovery and by-product conversion to promote a regional circular economy.	Green	Roads Transport Drainage and Waste	Short (0-3)	All



	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
23	Provide clear direction on climate change action in the region	Implement the Climate Change Policy for the Central Coast to provide clear direction for Council and the community to guide planning and development; and build the regions' resilience to climate change and natural hazards. <b>(CCRP Direction 14)</b>	Green	Strategic Planning	Ongoing	All
		Develop Place-Based Climate Action Plans in partnership with the community that establishes regional targets for mitigation and prioritises local adaptation planning (sea level rise, coastal hazards and disaster management). <b>(CCRP Direction 14)</b>	Responsible	Strategic Planning	Short (0-3)	All
		Develop the Disaster Resilience Strategy to ensure disaster risks are considered in planning and project delivery. <b>(CCRP Direction 14)</b>	Responsible	Strategic Planning	Short (0-3)	All
		Support initiatives and education programs to enhance the Central Coast communities understanding of and build resilience to climate change risks.	Responsible	Connected Communities	Ongoing	All
24	Map, protect, and cherish natural areas and ecosystems	Prepare and implement the Central Coast Biodiversity Strategy, including land use planning principles to protect and manage natural areas and ecosystems of high biodiversity value. <b>(CCRP Direction 12)</b>	Green	Environmental Management/ Strategic Planning	Short (0-3)	All
		Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).	Green	Strategic Planning	Short (0-3)	All
		Prepare / review the Coastal Zone Management Plans, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast. <b>(CCRP Direction 12)</b>	Liveable	Environmental Management	Ongoing	All
25	Manage heat wave risks through strategic planting and maintenance of vegetation	Finalise and implement the Greener Places Strategy to mitigate the impacts of climate change on the regions water resources, coastal ecosystems, infrastructure, health, agriculture and biodiversity. <b>(CCRP Direction 14)</b>	Green	Strategic Planning / Open Space and Recreation	Ongoing	All

# AGRICULTURE AND RURAL LAND

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
<b>26</b>	Identify important agricultural and resource lands	Prepare a Rural Lands Study and Strategy having regard to the region's biophysical, infrastructure, and socio-economic factors. <b>(CCRP Direction 11)</b>	Responsible	Strategic Planning	Short (0-3)	All
		Work with the State Government to identify and map the most productive and highly suitable land for agricultural industries and natural resource extraction in the Central Coast region. <b>(CCRP Direction 11)</b>	Responsible	DPIE with Strategic Planning	Short (0-3)	All
<b>27</b>	Minimise rural residential sprawl and support rural tourism	Investigate the suitability for urban development, having regard to agricultural production and environmental protection priorities, and the ability to provide critical infrastructure. <b>(CCRP Direction 23)</b>	Responsible	Strategic Planning	Short	All
<b>28</b>	Preserve environmental, scenic, heritage and cultural landscapes	Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy. <b>(CCRP Direction 8)</b>	Belonging	Strategic Planning	Short	All



# TRANSPORT

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
29	Improve Connectivity within and between our Centres	The Transport Strategy 2056 identifies the need for place-based plans, considering the implementation of the movement and place framework for prioritised key hubs across the Central Coast region. Central Coast Council will collaborate closely with State Government Agencies in the development of the draft Central Coast Future Transport Regional Plan to support active and vibrant centres in the Central Coast region. <b>(CCRP Direction 15)</b>	Liveable	Transport for NSW / Strategic Planning/ Economic Development and Project Delivery	Ongoing	All
		Integrate the Movement and Place Framework developed by Transport for NSW into structure planning, precinct planning and master planning. <b>(CCRP Direction 15)</b>	Liveable	Strategic Planning	Ongoing	All
		Advocate and plan for a public transport interchange at Warnervale, to facilitate development of a future strategic centre.	Responsible	Economic Development and Project Delivery / Roads Transport Drainage and Waste / TfNSW	Long (5+)	Wyong / Wyong
30	Provide efficient and accessible public transportation	Develop a consolidated a high-quality and high-capacity 'Active Transport Strategy', inclusive of cycle, walking, rapid bus, light rail and local ferry networks. <b>(CCRP Direction 15)</b>	Liveable	Strategic Planning/ Economic Development and Project Delivery	Medium (3-5)	All
		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. <b>(CCRP Direction 15)</b>	Liveable	Economic Development and Project Delivery	Ongoing	All
31	Develop a region wide network of shared pathways and cycleways to maximise access to key locations and facilities.	Implement the Central Coast Pedestrian Access and Mobility Plan and Bike Plan <b>(CCRP Direction 15)</b>	Liveable	Roads Transport Drainage and Waste	Ongoing	All



# WATER AND SEWER

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
32	Deliver Essential Infrastructure	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. <b>(CCRP Direction 17)</b>	Responsible	Roads Transport, Drainage and Waste / Water and Sewer / Open Space / Connected Communities	Ongoing	All
		Deliver the Mardi to Warnervale Pipeline by 2022 and Mangrove Creek Dam spillway rectification works by 2024 to provide regional water supply capacity and contribute to drought security.				
33	Optimise Asset Management	Develop and adopt an Asset Management Strategy 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. <b>(CCRP Direction 17)</b>	Responsible	Roads Transport, Drainage and Waste / Water and Sewer	Short (0-3)	All
		Develop a Sea Level Rise Policy to inform asset planning and development.				
		Review Servicing and Infrastructure Capacity to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to meet current and future demand. <b>(CCRP Direction 17)</b>				
34	Integrate land use and infrastructure	Develop a new suite of Local Contributions Plans to align essential and priority infrastructure requirements (such as roads and servicing) with future needs. <b>(CCRP Direction 17)</b>	Responsible	Strategic Planning / Roads Transport, Drainage and Waste / Water and Sewer	Medium (3-5)	All
		Develop the regionwide Special Infrastructure Contribution Plan to assist with the delivery of regionwide infrastructure to support future land releases in the North Wyong Structure Plan area. <b>(CCRP Direction 17)</b>				
35	Review funding mechanisms to deliver essential infrastructure for the region	Develop a new suite of Local Contributions Plans to align essential and priority infrastructure requirements (such as roads and servicing) with future needs. <b>(CCRP Direction 17)</b>	Responsible	Strategic Planning	Medium (3-5)	All
		Develop the regionwide Special Infrastructure Contribution Plan to assist with the delivery of regionwide infrastructure to support future land releases in the North Wyong Structure Plan area. <b>(CCRP Direction 17)</b>				
		Develop the regionwide Special Infrastructure Contribution Plan to assist with the delivery of regionwide infrastructure to support future land releases in the North Wyong Structure Plan area. <b>(CCRP Direction 17)</b>		DPIE / TfNSW /CCC	Medium (3-5)	All

# WASTE

	PLANNING PRIORITIES	ACTIONS	CSP Theme	Responsibility	Timeframe	Ward / Planning Area
<b>36</b>	Explore the viability of integrated resource recovery precinct(s)	Develop and implement the Central Coast Waste Avoidance and Resource Recovery Strategy	Responsible	Waste Services	Short (0-3)	All
<b>37</b>	Review land use provisions and policy options to foster the development of a local circular economy	Investigate potential policy changes to the Local Environmental Plan to support the transition to a local circular economy.	Responsible	Strategic Planning	Medium (3-5)	All
		Review Council's Development Control Plan and Waste Control Guidelines to ensure circular economy principles and best practice approaches are integrated into Council's assessment processes.	Responsible	Strategic Planning / Waste Services / Development Assessment	Medium (3-5)	All
<b>38</b>	Review the current public waste network and enhance public waste infrastructure	Improve the current public place network by integrating and enhancing public waste infrastructure when developing streetscape and public domain plans.	Responsible	Strategic Planning / Waste Services	Medium (3-5)	All





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