



# Prospectus Key Enabling Projects

OCTOBER 2022



PARTNERS





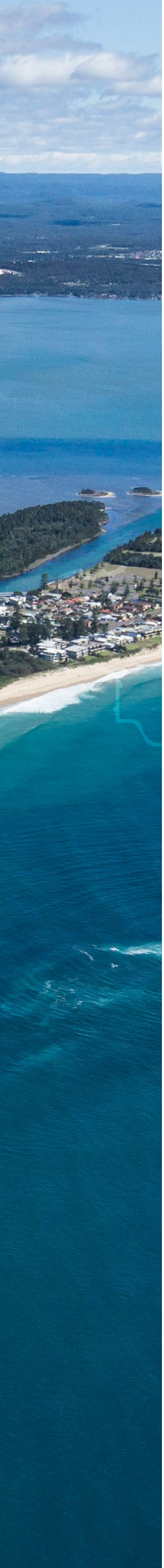
# The Central Coast

The Central Coast is a region on the rise. As a metro satellite to both Sydney and Newcastle, the Central Coast is gearing up for the future and this prospectus: Key Enabling Projects 2022 identifies priority infrastructure and investment projects that will benefit the residents, businesses and visitors across our large region.

This document has an overview of projects that are consistent with Council's community ten year strategic plan – One Central Coast, including their benefits and what is sought from Government. The investments provide opportunities for improved sustainability, connectivity, liveability and economic growth.

Central Coast Council will take a leadership role, as representatives of local residents and custodians of our assets and natural heritage. However Council does not control all the economic levers and will continue to work closely with all parties to leverage funding and coordinate investment and action to realise the community's desired outcomes for the future.

Central  
Coast  
Council



# Prospectus **Key Enabling Projects**

October 2022

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# Gosford Waterfront Revitalisation

## Overview

The time is right to make Gosford an iconic waterfront city with significant cultural and heritage value, better connecting Sydney to the Central Coast, and enhancing the East Coast of Australia's appeal for a variety of recreational activities.

The Central Coast's key enabling project, the Gosford Waterfront Concept Plan, reimagines the waterfront as not only a major opportunity for the city's renewal but a chance for Gosford City to join the great waterfronts of the world.

## CSP Objective

Smart - Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists

## Benefits

- Grow residency, stimulate economic and job growth.
- Enable more people to work 30 minutes from where they live.
- Provide access to higher education and training opportunities.
- Protect and showcase views and natural amenity.
- Create drawcard for investment opportunities, new business, visitors, locals, and tourists.
- Provide continuous, all accessible pedestrian links and connectivity along the foreshore and to the stadium, town centre, station, hospital, public pool, outdoor recreation areas.
- Provide enhanced recreational benefits for the local community and visitors.
- Deliver diverse housing that is supportive of the local community and surrounding areas.

# Gosford Waterfront Revitalisation

## Project Timeline

Central Coast Council has been working with key stakeholders to gauge their interest and understand their requirements including Darkinjung Local Aboriginal Land Council, Greater Cities Commission, Crown Lands, TAFE, Regional NSW and University of Newcastle.

Three major areas for development are proposed in this vision of the Gosford Waterfront Precinct involving a concept plan that will go out for community consultation in October 2022.

## What is sought from Government?

Council invites NSW and Federal Government investment to:

- Complete the masterplan and feasibility analysis of the project (\$8,500,000 to complete Gateway 2)
- Provide in-principle commitment of \$325,000,000 to activate the precinct (subject to the Gateway 2 feasibility assessment)
- Identify a suitable NSW Government Development Corporation to manage the project.

## Contact

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CEO

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*The concept plan covers 21 items involving the waterfront, urban domain and stadium.*



# Road Renewal across the Central Coast

## Overview

This project for road renewal across the Central Coast would complement Council's Road Renewal Program delivered as part of the Capital Works Program. Its aim is to improve the condition of the local road network.

Renewal works are based on preferred treatments taking into consideration the current road condition and life-cycle costs associated with any proposed treatment. This project will maintain and improve the condition of the road network by undertaking works such as heavy patching; pavement rehabilitation; resurfacing. These type of renewal works do not provide new infrastructure, such as kerb and gutter or footpaths, where they currently do not exist. Council uses an advanced Pavement Management System to prioritise road renewal works and select treatment options.

## CSP Objective

Liveable - Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities

## Benefits

- To improve the overall condition of the local road network
- Improving safety and rideability for motorists
- Reducing maintenance demand
- Improving the amenity
- Prevents deterioration of the road pavement and prolongs the life of the road network
- Assists Council in addressing the infrastructure backlog in a sustainable manner.

# Road Renewal

## across the Central Coast

### Project Timeline

The road renewal projects will be staged over a four-year program carrying out priority road renewals as identified in Council's Pavement Management System.

The road renewal projects would commence following execution of a funding agreement.

### What is sought from Government?

Contribution of \$12,000,000 over four years at \$3,000,000 per year to improve the condition of local roads.

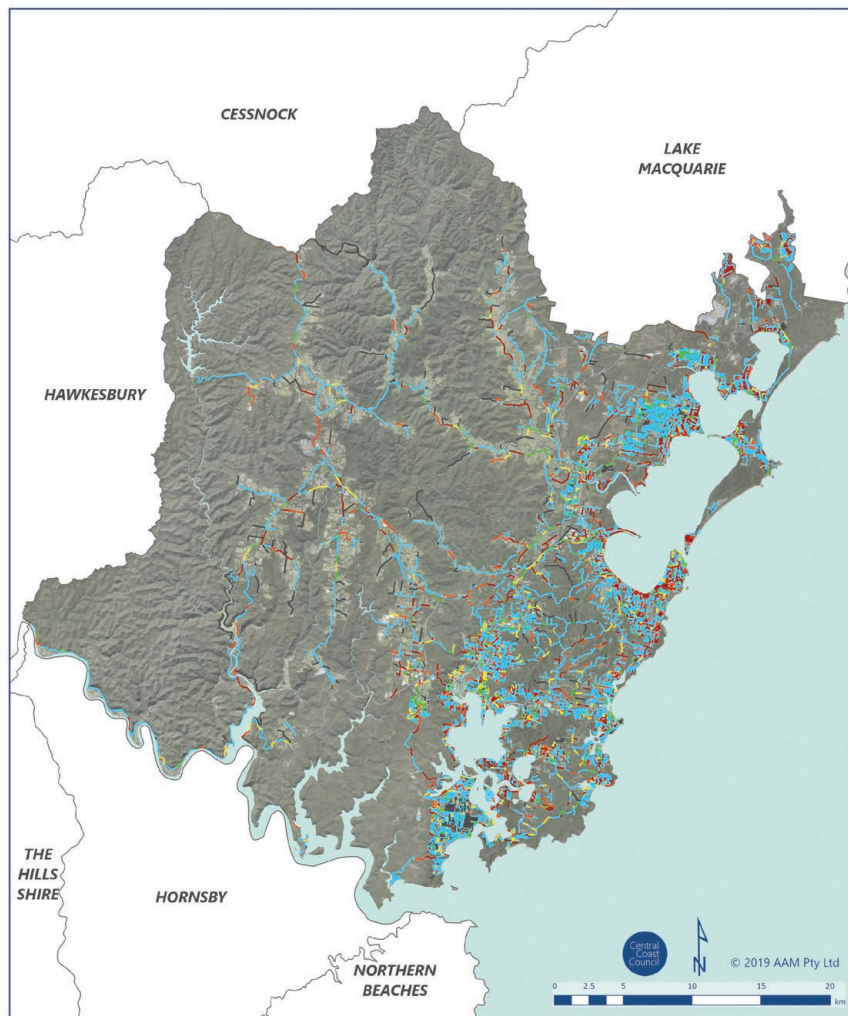
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Central Coast Council - Road Conditions



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### Legend

<b>Road conditions</b>	Average	Not Rated
Very Good	Poor	
Good	Very Poor	

*Infographic shows indicative condition of the road network*



# Tuggerawong Shared Pathway

## Overview

Over the past several financial years, Council has committed to investing in the provision of this shared pathway project. This project is identified as a priority project in the Central Coast Bike Plan and has been a community-driven project.

Design and construction of a shared pathway extending from Palmer Street to Don Small Oval. Several stages of this project have been completed with further stages underway. Funding is sought for the final stage of the project.

## CSP Objective

Liveable - Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities

## Benefits

- Increase connectivity for the region
- Improving access to local shops, a play space, recreational facility and the public school
- Another step in completing the loop around the scenic Tuggerah Lake
- Attracts visitors to the area and a destination for pedestrians and cyclists of all abilities to enjoy natural environmental assets and waterways of Tuggerah Lakes.



# Tuggerawong Shared Pathway

## **Project Timeline**

A two-year timeframe for consultation and design of the final stage before moving into construction of the shared pathway over a two-year timeframe, subject to final design. The final stage of the shared pathway project would commence following execution of a funding agreement.

## **What is sought from Government?**

Contribution of \$5,100,000 to allow for the development and construction of the final stage of the Tuggerawong Shared Pathway project.

## **Contact**

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# Gwandalan Sewage Treatment Plant Augmentation

## Overview

Funding is sought for the construction of major capital upgrades to Gwandalan Sewage Treatment Plant (GWSTP) to double the capacity of the plant and improve final effluent quality.

The site is located at 10 Summerland Drive, Gwandalan NSW and treats sewage from a population of approximately 7,000 people in the catchment areas of Gwandalan and Summerland Point. The site contributes to ongoing breaches of the Environmental Protection Licence (EPL 2647) for the Toukley Sewerage Scheme that discharges treated effluent via the Norah Head Ocean Outfall.

Ongoing development within the catchments including greenfield subdivision sites is forecast to increase the connected population by up to 55% over the next 15 year. This will put further pressure on the STPs ability to meet EPL requirements.

Council aims for the upgrades to the Gwandalan STP to meet forecasted capacity requirements and improve the quality of treated effluent discharged from the plant. Council also seeks to further treat a portion of the final effluent to produce high-quality recycled water for beneficial reuse such as irrigation of sporting fields in line with the Central Coast Water Security Plan.

## CSP Objective

Responsible – Delivery essential infrastructure

## Benefits

- Provide essential, fit for purpose treatment infrastructure to support growing communities.
- Assure the health of the community and environment through improved levels of treatment of incoming sewage, processing of biosolids and management of odours.
- Increase water resilience through the production of high-quality recycled water for beneficial reuse (*e.g. irrigation of sports fields*) to lessen the dependence on potable water resources in periods of drought.
- Minimise sewerage bill pressure through the funding of upgrades via grant funding.
- Deliver diverse housing that is supportive of the local community and surrounding areas.

## Gwandalan Sewage Treatment Plant Augmentation

### Project Timeline

An investigation and design engineering contract is currently underway to develop the preferred design and procurement strategy for the upgrade of GWSTP. A construction phase business case will be developed at the completion of the current design contract.

Project Commencement Date – Investigation and Design Underway

Project Completion Date – Forecast March 2026

### What is sought from Government?

Funding contribution towards the construction cost of up \$18,100,000

### Contact

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Director Water and Sewer

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# Bateau Bay Sewage Treatment Plant Augmentation

## Overview

Funding is sought for the construction of major capital upgrades to Gwandalan Sewage Treatment Plant. Funding is sought for the construction of Bateau Bay Sewage Treatment Plant (BBSTP) augmentations to enhance treatment capacity, mitigate odours and improve final effluent quality.

The construction site is located off The Entrance Road, Bateau Bay NSW and treats sewage from a population of approximately 37,000 people in the catchment areas of Bateau Bay, Blue Bay, Killarney Vale, Long Jetty, Shelly Beach and the Entrance. The site faces challenges in meeting requirements under its Environmental Protection Licence (EPL1942) and has been subject to previous breaches of the Licence.

Infill development within the catchment is forecast to increase the connected population by up to 20% over the next 15 years, as well as a strong seasonal tourism influx which will put further pressure on the STPs ability to meet EPL requirements and manage odour emissions from the site.

When complete, the upgraded treatment facility will provide the required sewerage infrastructure to support and promote the growth and health of the local communities and their environment.

## CSP Objective

Responsible – Delivery essential infrastructure

## Benefits

- Provide essential, fit for purpose treatment infrastructure to support growing communities.
- Assure the health of the community and environment through improved levels of treatment of incoming sewage, processing of biosolids and management of odours.
- Minimise sewerage bill pressure through the funding of upgrades via grant funding.

# Bateau Bay Sewage Treatment Plant Augmentation

## Project Timeline

An investigation and design engineering contract is currently underway to develop the preferred design and procurement strategy for the upgrade of BBSTP. A construction phase business case will be developed at the completion of the current design contract.

Project Commencement Date – Investigation and Design Underway.

Project Completion Date – Forecast June 2025.

## What is sought from Government?

Funding contribution towards the construction cost of up \$12,500,000

## Contact

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Director Water and Sewer

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# Tuggerah Lakes Estuary Management

## Overview

Improving the ecological health and recreational amenity of Tuggerah Lakes is a key driver that community values of this pristine and beautiful estuary.

Council has actively delivered a range of priority projects in the estuary and catchment to achieve these objectives and to deliver upon the priorities identified in the Tuggerah Lakes Estuary Management Plan. These projects include stormwater quality improvement, rural and urban stream restoration, wetland restoration, foreshore improvements, wrack collection, entrance management, recreational upgrades and community education and engagement.

These projects have resulted in an overall improvement in water quality, however in many places this still falls short of community expectations. This important work must continue at scale in order to offset future development impacts, meet the community's vision for the estuary and protect it into the future. Tuggerah Lakes has benefitted from ongoing investment, but as the largest growth corridor in NSW, it is at significant risk if this effort does not continue.

Ongoing funding to manage Tuggerah Lakes now and into the future is essential and will mean that the estuary can continue to improve and be a valued natural resource for current and future generations.

A range of evidence-based priority projects have been identified over the next 4-year planning horizon (2023-2027). The total budget for delivery is \$8,000,000. Council is currently in negotiation for 50% of this funding via an Australian Government Grant, however the remaining \$4,000,000 is unfunded.

## CSP Objective

Green - Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways.

## Tuggerah Lakes Estuary Management

### Benefits

- Tuggerah Lakes is one of the best understood estuaries in NSW.
- An estuary management program in place to address impacts and achieve a more resilient and healthier estuary.
- Our planning reflects community values and relies on science and evidence to guide management actions that help us to work towards achieving them in partnership with our community.

### Project Timeline

The project includes project management and administration, improved planning controls, enhanced wrack and algae collection, priority wetland and foreshore restoration works, stormwater management, community engagement, education and empowerment, partnerships, catchment improvement works, recreational amenity upgrades, groundwater treatment trial and Water Sensitive Urban Design planning.

Project Commencement Date – July 2023.

Project Completion Date – June 2027.

### What is sought from Government?

Contribution of \$4,000,000 towards completion of the full suite of priority projects identified for Tuggerah Lakes over the coming 3–4-year planning period.

### Contact

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Director Environment and Planning

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## The Entrance

# Esplanade Board Walk

## Detailed Design

### Overview

The production of detailed design and construction documentation to facilitate construction of a new pedestrian boardwalk within The Entrance CBD.

The project will produce the required detailed design and construction documentation to tender for works to deliver an upgraded pedestrian connection between The Entrance Surf Club and Picnic Point.

The Coastal Boardwalk is already a popular piece of infrastructure in The Entrance. During the Health Crisis of 2020, the boardwalk provided a place to walk and enjoy the view during the lockdown. It demonstrated how important health and wellbeing is and what The Entrance had to offer on a fundamental level. The existing boardwalk is ageing and needs to be sustained until the opportunity to upgrade it arrives.

The opportunity presents itself now to provide a destination level walk that is fully accessible with magnificent views and strong connections to the beach and channel.

### CSP Objective

Belonging - Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.



## The Entrance

# Esplanade Board Walk Detailed Design

### Benefits

- A catalyst project for the redevelopment of The Entrance CBD.
- The Entrance is a key regional retail and tourism precinct providing employment, economic development, local services and activities for residents of, and visitors to the Central Coast.
- Supports a major regional event hub.
- A key attractor within The Entrance is the proximity of human interactions with the ocean and Tuggerah Lakes, with the Boardwalk providing the platform for various popular activities, including regional tourism attractions such as the daily Pelican Feed.
- Supports The Entrance as an accessible tourism destination.

### Project Timeline

The scope of works includes research and concept designs, public engagement of draft concepts and then complete detailed and costed construction documentation. It is estimated this will take six months to complete.

The project would start when notification of funding was provided and conclude six months from that date.

### What is sought from Government?

Funding contribution of \$500,000 to allow the development of detailed design and construction documentation.

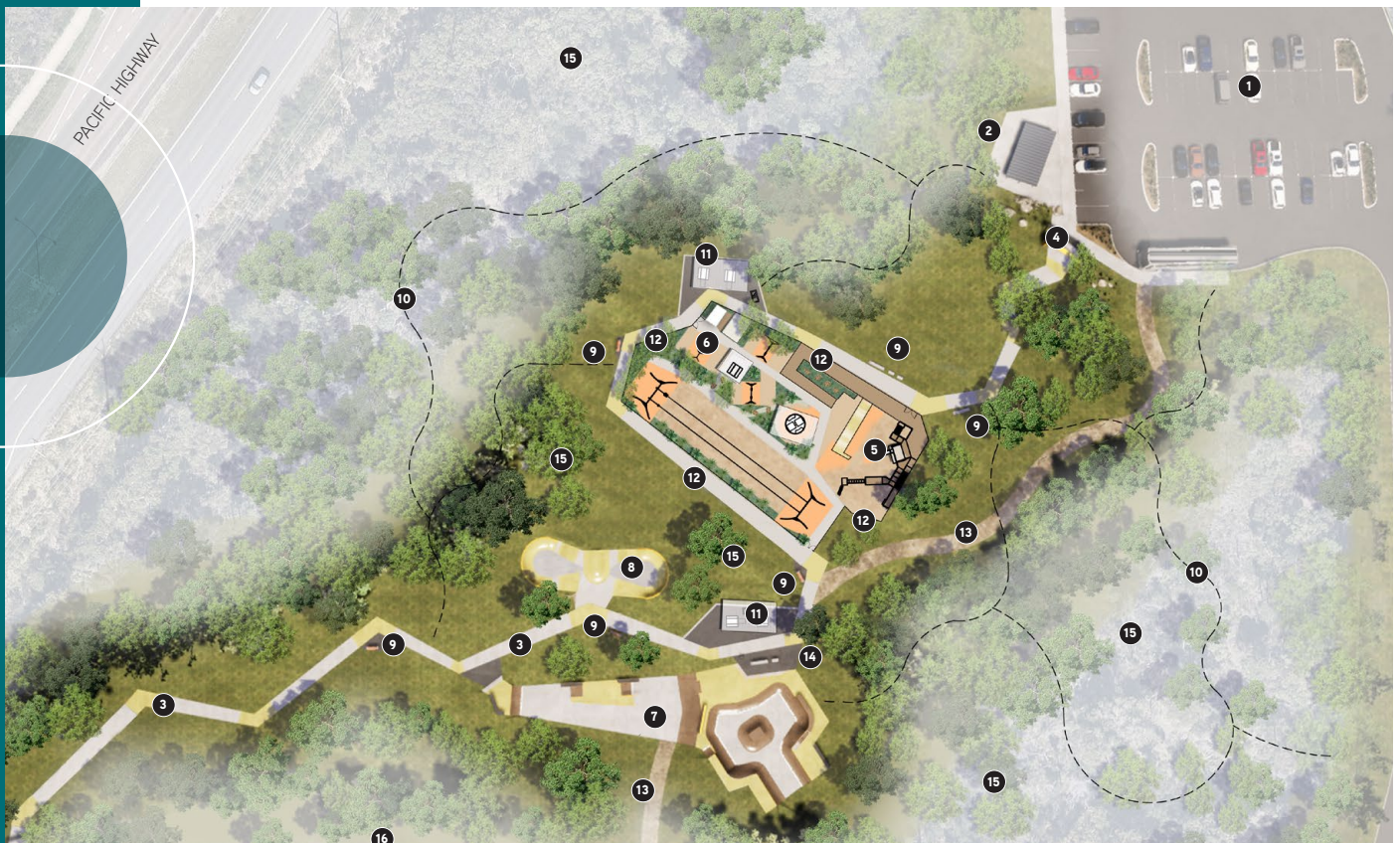
### Contact

Melanie Smith

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# Lake Munmorah Recreation Facility Construction

## Overview

This project is for the construction of a regional playspace and skate park, associated passive recreation areas including pathways, shelters and picnic facilities plus environmental protection and an internal roadway with carpark on the corner of The Pacific Highway and Tall Timbers Road, Doyalson North.

The Lake Munmorah Recreation Facility will feature shaded seating opportunities, considered pedestrian circulation through the site, a refurbished carpark and vehicle access, bush walks through existing mature tree species, a significant all abilities playspace, a pump track, skatepark and toilet amenities.

The Lake Munmorah Recreation Facility will become an iconic regional youth space for the immediate and broader community to enjoy. Designed to become a destination for young people and families the facility will form a strategic part of the Central Coast Council's open space network and encourage users to live active and happy lifestyles. This development will deliver an iconic active recreation facility for the Lake Munmorah community.

This project aligns to the Playspace strategy 2020, Skatepark Action Plan 2020, Disability Inclusion Action Plan 2021-2025.

## CSP Objective

Belonging - Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

## Lake Munmorah Recreation Facility Construction

### Benefits

- Improve the accessibility to both skate park and for the local and wider community and for tourists visiting the region.
- Engages as a destination for local family's enhancing the experience of recreational assets.
- Provides a diverse facility for all users, age groups and abilities.
- Celebrates the local youth culture and natural environment of the region.

### Project Timeline

This project has two stages:

#### STAGE 1:

Site preparation works, Demolition of existing gravel carpark and Earthworks.

#### STAGE 2:

- Construction of the new sealed carpark and vehicle access road
- Site preparation works
- Earthworks, preparation of the subgrade
- Construction of concrete skatepark and pump track.
- Construction of a new concrete access path.
- Construction and installation of playspace.
- Installation of shade structures and furniture.
- Landscaping to areas.
- Construction of the toilet amenities.

Project Re-commencement Date: July 2023

Project Completion Date: 30 June 2025

### What is sought from Government?

Contribution of \$2,420,000 towards completion of all elements of the project.

### Contact

Melanie Smith

Director Community and Recreation Services

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# Colongra Sporting Complex

## Overview

This project is for civil design and construction of a multi-use sporting facility to service the surrounding local community, with the potential to hold regional events.

The scope of the project includes design and construction of the following:

- Intersection re-model/works to create turn in bays\*
- Access road construction / formalisation\*
- Two turf, sporting fields
- Three netball courts
- Carpark
- Amenities Building
- Local level playspace
- Local level skatepark

There are currently limited sporting facilities present in the surrounding suburbs, with a large majority of these privately leased.

## CSP Objective

Belonging - Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

# Colongra Sporting Complex

## Benefits

- Provide adequate and sustainable infrastructure to meet future demands of the growing population in the northern region of the Central Coast LGA.
- Create sporting provisions for local sporting clubs, schools and the general public that are currently not available.
- Enhance offering by providing a large range of sporting facilities and green spaces for communities and visitors which will enhance the sporting and recreational opportunities for the local community, increase quality of life, gender equality and overall health and wellbeing.

## Project Timeline

Preliminary site preparation works have been completed during 2018 -2020:

- Site Boundary and Topographical survey.
- REF completed for the works by qualified consultant.
- Vegetation clearing and under-scrubbing of works area.
- Geotechnical investigation (further bore holes and site investigation for sporting fields)
- Asbestos remediation report
- Asbestos remediation for site commenced in the 2020/21 but was not completed.

Detailed civil designs have been prepared. The civil design for the intersection, access road, sporting fields, netball courts and carpark have been finalised and approved by Council in 2020/21.

Project Re-commencement Date: February 2023.

Project Completion Date: 30 June 2025

## What is sought from Government?

Total contribution of \$8,375,000 towards completion of project. Sporting Facility Project: \$6,125,000.  
Roads and Intersections works project: \$2,250,000

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# Road Works on Wisemans Ferry Road

## Overview

Wisemans Ferry Road is a two-lane road that connects M1 Pacific Motorway at Kariong to the ferry crossing over the Hawkesbury River at Wisemans Ferry. This road provides the main access to the remote communities of Spencer, Lower Mangrove and Gunderman and is critical to other Mangrove Mountain communities.

Apart from the Hawkesbury River Bridge the M1 Pacific Motorway and the adjacent Pacific Highway Bridge, the Wisemans Ferry Road ferry crossing is the only other crossing point on the Hawkesbury River for vehicles. It also attracts tourists with a rich convict and colonial heritage along this scenic route through the hinterland of the Central Coast as well as visitors to the adjacent Dharug and Yengo National Parks

In February 2012, two sections of road embankment failed on Wisemans Ferry Road at Gunderman. As a result of the high cost of reinstating the two travel lanes a semi-permanent closure of one lane at both sites remains in place. As a result of the natural disasters and storm events of 2022, a number of sites along Wisemans Ferry Road experienced significant damage to the road pavement and embankments with landslides and rockfalls occurring at multiple locations.

## CSP Objective

Responsible - Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region.

# Road Works

## on Wisemans Ferry Road

### Benefits

- This project will provide improved access and safety for road users in delivering an enhanced road link between Sydney and the Central Coast.
- The reinstatement of this road is vital to enable this transportation to continue and fully realise the full potential of this essential road corridor.

### Project Timeline

A year timeframe for consultation and design of these road works before moving into construction over a two-year timeframe, subject to final design.

The construction of these road works which include bank stabilisation, drainage improvements, pavement widening and carriage construction. would commence following execution of a funding agreement.

### What is sought from Government?

Contribution of \$10,000,000 to allow for the full restoration of two travel lanes on Wisemans Ferry Road at both embankment failure sites.

The NSW Government support Council's submission under the Regional Road Transfer and Road Classification Review for Wisemans Ferry Road, from Peats Ridge Road to Wisemans Ferry seeking transfer from a Regional Road to a State Road.

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## Warnervale

# Business Precinct

### Overview

Warnervale is a suburb located approximately 95 kilometres north of the Sydney CBD, situated west of Tuggerah Lake and approximately 11 kilometres from the Tuggerah Town Centre. The subject property is located within the Central Coast Local Government Area.

The subject property is located approximately 600m southwest of Warnervale Railway Station. Its legal title is Lot 2, DP1234942. The development site is largely zoned B7 Business Park. The area to be developed is 25.80ha.

The site is located southeast of the Warnervale Airport with a future roadway link proposed between the airport and the subject land and future link road connection to Wyong. Immediate surrounding development comprises Lakes Grammar Anglican School a small residential precinct surrounding the railway station, SP2 zoned corridor and emerging industry uses to the northeast around the Sparks Road/ Pacific Motorway intersection.

The concept design proposes a mixture of business park uses as follows: multipurpose community, leisure and aquatic centres, large box retail, supermarket, employment lands (regional agribusiness and activities of local produce), plaza, and associated carparking.

### CSP Objective

Smart - Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast



# Warnervale Business Precinct

## Benefits

- Stimulate economic and job growth.
- Provide diverse range of employment opportunities for locals.
- Create drawcard for investment opportunities and new and emerging businesses.

## Project Timeline

The Warnervale Business Precinct will be staged over a ten-year program. Construction of the precinct can commence once funding becomes available.

## What is sought from Government?

Contribution of \$58,000,000 over 10 years at \$5,800,000 per year to develop the Warnervale Business Precinct. The works involved includes infrastructure enabling works which will allow the registration of developable lots.

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# Central Coast Airport

## Overview

Central Coast Council (Council) is currently undertaking a detailed master planning process for Central Coast Airport, the aim of which is to deliver an airport designed specifically to support the general aviation sector in NSW and complement other planned developments in Council's northern precinct, including Warnervale Business Precinct, Warnervale Town Centre and Wyong Employment Zone.

Central Coast Council is planning on developing the Central Coast Airport into the Central Coast Aviation Hub (CCAH) at Warnervale. The CCAH will provide an integrated aviation, manufacturing, research and education precinct that encompasses the Central Coast Airport and surrounding lands compatibly zoned to complement the primary aviation usage.

## CSP Objective

Responsible - Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management

## Benefits

- Relieve major general aviation demand and capacity constraints across the Greater Sydney Region by providing ongoing capacity and opportunities for general aviation, corporate, business and training sectors.
- Offer the Central Coast Region a new economic sector that stimulates employment and economic activity.
- A key driver for regional economic development
- Enable the generation of regional employment opportunities, particularly in the skilled, professional and technology-based sectors;
- Stimulate regional investment and the tourism industry;
- Provide additional air transport options for residents and improve the region's economic competitiveness.

# Central Coast Airport

## Project Timeline

Airport master planning and key biodiversity studies for the airport precinct have commenced, the anticipated project completion is within 10-15 years.

## What is sought from Government?

Contribution of \$20,000,000 for:

- Biodiversity certification and stewardship studies to enable Council to identify the most suitable areas to be designated for development or for conservation within the airport lands.
- Master plan design fees by specialist airport consultants.
- Airport infrastructure upgrades including a new weather station, a wider runway and new sealed taxiways and aprons.
- Undergrounding of existing Ausgrid powerlines currently adversely impacting on the existing Obstacle Limitation Surface (OLS) of the airport.
- The extension of Jack Grant Avenue adjacent to airport lands.
- Other enabling infrastructure to allow third party development.

## Contact

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