

LINKAGE BETWEEN CENTRES

Major corridors in both LGAs provide the largest concentration of residential and employment development. The Region's intra-regional road network focuses this activity on the two major centres; The Gosford Regional City in Gosford LGA and the Tuggerah-Wyong Major Centre in Wyong LGA.

NORTH WYONG SHIRE STRUCTURE PLAN AREA

A structure plan will identify land available for development and those areas that need to be preserved because of their conservation or resource value. The Structure Plan will include the majority of future greenfield release areas for the Region. The Wyong Employment Zone and a new Town Centre at Warnervale will be the initial focus of development within the structure plan area.

NEW EMPLOYMENT LANDS

The Wyong Employment Zone is a major employment node that is being planned between the Sparks Road F3 interchange and the site of the new Warnervale Town Centre. This node will capitalise on the location between Sydney and Newcastle, be over 300 hectares in size and generate capacity for up to 6000 new jobs.

EMPLOYMENT LANDS

Contain various employment activities such as factories, warehouses, high tech manufacturing, transport logistics or major storage operations with some associated offices. These places are vital to our economy.

CONSTRAINED EMPLOYMENT LANDS

RAIL NETWORK AND STATION

STRATEGIC BUS CORRIDOR

FREEWAY

HIGHWAY

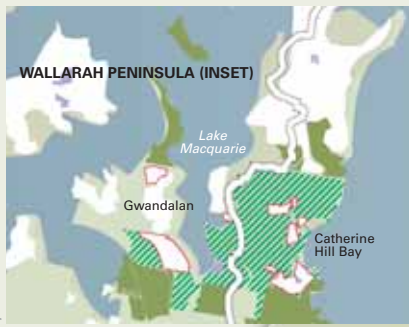
MAJOR ROAD

NATIONAL PARK

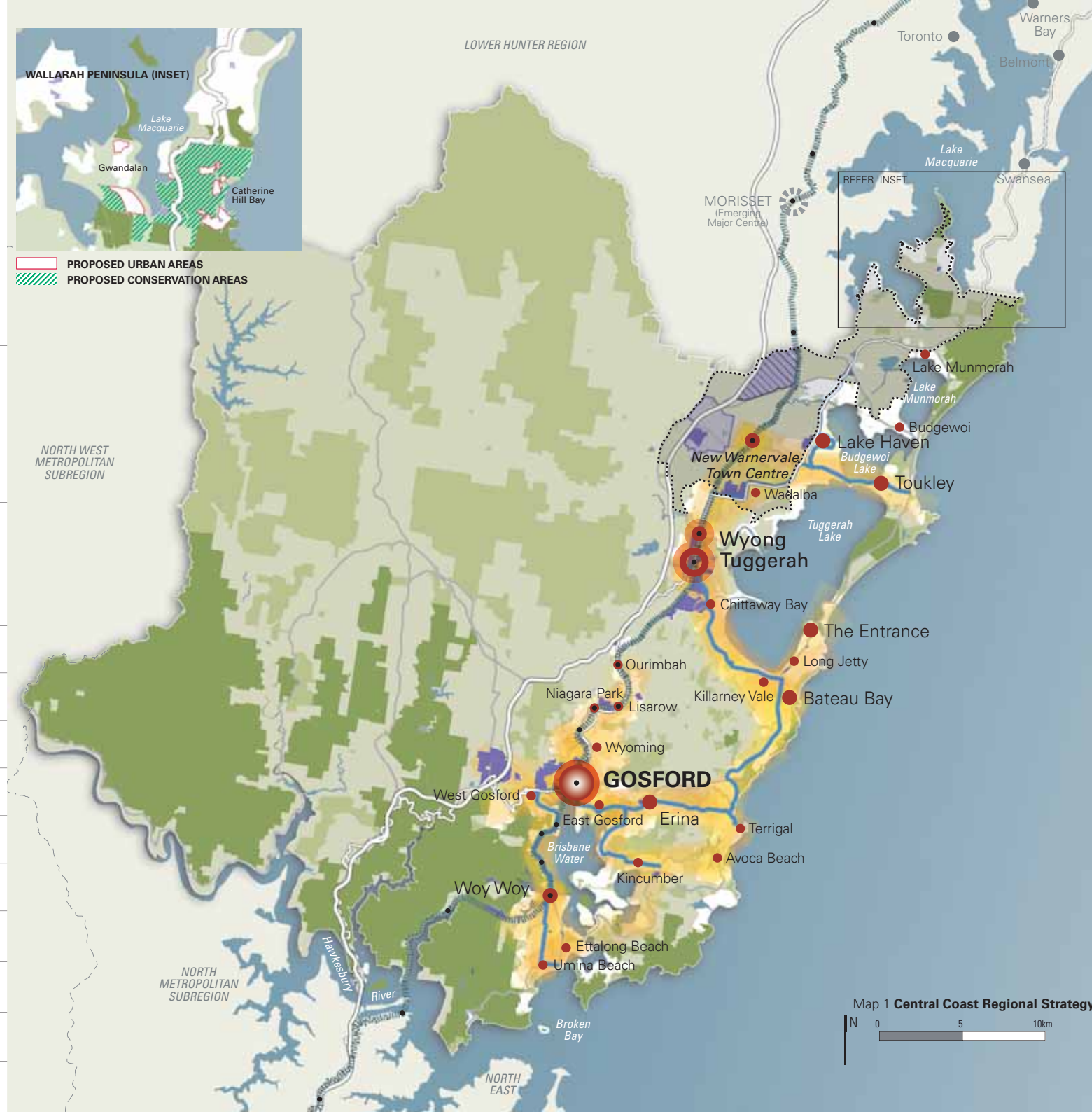
REGIONAL/STATE PARK

RURAL AND RESOURCE LAND

EXISTING URBAN AREA



PROPOSED URBAN AREAS
PROPOSED CONSERVATION AREAS



100 000 more people
56 000 new homes
45 000+ new jobs
25 year plan
7 town centres
1 major centre
1 regional city

GOSFORD CITY LGA
Gosford City is projected to grow by an additional 30 000 people, with the majority being housed in existing urban areas and in centres. No new greenfield areas are planned.

WYONG SHIRE LGA
Wyong Shire is projected to grow by an additional 70 000 people who will be housed in existing urban areas and greenfield areas. The Tuggerah-Wyong Major Centre will be the Shire's principal centre for retail, business and administration.

REGIONAL CITY
Gosford will be a city serving the entire Region. It will provide the Central Coast with higher-order civic and administration services, cultural and recreational facilities, medical/health specialists and services (including a major regional hospital), professional services, a regional library, regional entertainment facilities and a regional civic precinct. The revitalisation of Gosford will refocus it as the Regional City and strengthen its economic and employment significance.

MAJOR CENTRE
The Tuggerah-Wyong centre will develop as the Region's Major Centre and will perform vital economic, employment, civic, residential, social and cultural roles for the northern half of the Central Coast and support the Gosford Regional City.

TOWN CENTRE
Town Centres will generally have concentrations of retail, health and professional services mixed with medium density residential within and adjoining the centre. Town Centres will also serve surrounding residential areas and have a public transport interchange.

VILLAGE
Village Centres will generally be small to medium sized concentrations of retail, health and other services integrated with medium density (largely town house style) residential living. Local public transport will provide connections to Town Centres.

