



Planning &
Environment

2036

**Central
Coast**

**Regional
Plan**

CENTRAL COAST REGIONAL PLAN 2036
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Cover image: Bouddi National Park, view to Maitland Bay.



Foreword



The Central Coast has outstanding natural assets, enjoys close proximity to the Hunter and Sydney and has an enviable lifestyle. It continues to be a very attractive region to live and work. The Central Coast is expected to have a population of 415,000 in 2036.

Managing the growth and change in the region over the next 20 years so it remains a great place to live is the impetus behind the Central Coast Regional Plan 2036 – a 20-year blueprint for the future.

The Plan responds to wide-ranging community and stakeholder consultation with a plan to deliver more local jobs, greater housing diversity, livelier urban centres with more varied retail, cafes and entertainment, efficient public transport and a protected natural environment.

It promotes the renewal of Gosford, Wyong and other local centres, investment in the growth corridors between Somersby and Erina and Tuggerah and Warnervale. The Plan supports the strong agricultural sector and resource lands to help build economic opportunity and increase local jobs.

More housing and a greater variety of housing are proposed in Gosford City Centre, the growth corridors, local centres across the region and in the new Warnervale-Wadalba land release areas. A vibrant new town centre is planned for Warnervale, as well as the revitalisation of the Wyong, Tuggerah and Erina centres.

Protecting and connecting important natural areas will safeguard the environment and the important connections that residents have to it.

Improvements to public transport are foreshadowed to make it easier for residents, business and visitors to connect with jobs, centres and natural areas within the region and between the Central Coast and other regions. Cycling and walking paths will also be enhanced.

The Central Coast Regional Plan 2036 encompasses a vision for the future of a healthy natural environment, a flourishing economy and well-connected communities and it outlines the actions, the timeframe and the accountabilities for achieving it. I urge everyone who cares about the Central Coast to get behind it.

We recognise the Darkinjung and the Kuring-gai are the original owners of the land. They are important partners in protecting the Aboriginal heritage, environment and economic opportunities on their lands.

Scot MacDonald MLC

Parliamentary Secretary for the Central Coast



FERRY
STOP

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Introduction

The Central Coast is ideally situated amidst a beautiful landscape and within easy reach of Sydney and Newcastle.

The region is located at the centre of the State's fastest growing corridor – between Sydney and Newcastle – where the population is estimated to grow to 1.1 million by 2036.

The Central Coast is already a great place to live and visit but over the next 20 years it has the potential to be much more – a place with thriving communities; lively centres; new homes, jobs and services; and a reinvigorated Gosford. A place where safeguarding the environment is paramount. The *Central Coast Regional Plan 2036* will deliver this future for the region.

The Plan will guide the NSW Government's land use planning priorities and decisions over the next 20 years. Importantly, it identifies:

- economic, social and environmental opportunities to build a more prosperous region; and
- actions to guide development and land use.

The Plan provides an overarching framework that will guide the preparation of detailed land use plans, the determination of development proposals and inform infrastructure funding decisions. While a series of priority actions is included, medium and longer term actions will be determined according to rates of growth and economic change.

The *Central Coast Regional Plan 2036* is the product of extensive consultation with Central Coast Council and the wider community, firstly through a discussion paper released in 2014 and then a draft plan in 2015-16. The feedback from these consultations has been integral to finalising the Plan.

The *Central Coast Regional Plan 2036* provides the strategy necessary to deliver the vision for the Central Coast (see Figure 3).



POPULATION GROWTH



339,550
2016

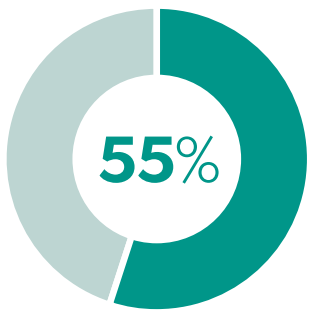


415,050
2036



75,500
more people
by 2036

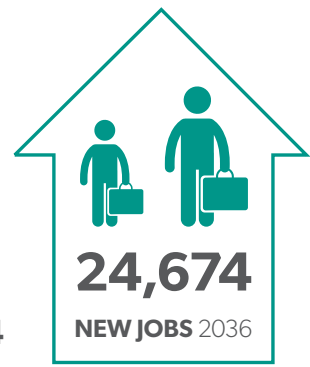
POPULATION GROWTH



OF GROWTH WILL BE PEOPLE
AGED **65** AND OLDER

TOTAL JOBS

2016 **116,730**
2036 **141,404**

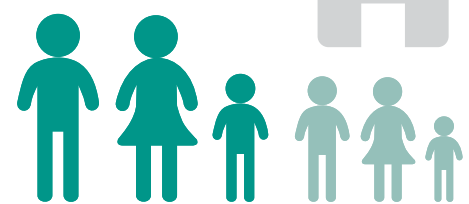


NUMBER OF DWELLINGS

2016 **157,650**
2036 **199,150**



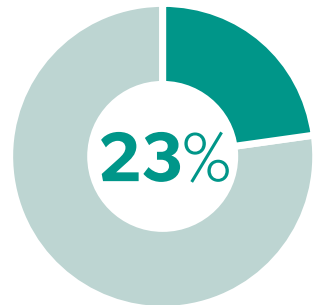
AVERAGE HOUSEHOLD SIZE



2.43 (2016)

2.33 (2036)

EMPLOYMENT SELF CONTAINMENT 2015



of employed residents
travel outside the region
for work

EMPLOYED RESIDENTS 2015



151,521

Delivering the Plan

The NSW Government's commitment

To deliver the *Central Coast Regional Plan 2036*, all levels of government, the private sector and the community will have to work together. The Plan needs to be incorporated into each stakeholder's future activities.

Coordination

The NSW Government has established the Central Coast Delivery, Coordination and Monitoring Committee to deliver, coordinate and be accountable for achieving the vision and goals of the Plan (see Figure 1). This is a dedicated new body comprising the Central Coast Council and State agencies. It will listen and work with all stakeholders and the community to make sure that growth is aligned with infrastructure and delivered in the right places at the right time.

Delivery

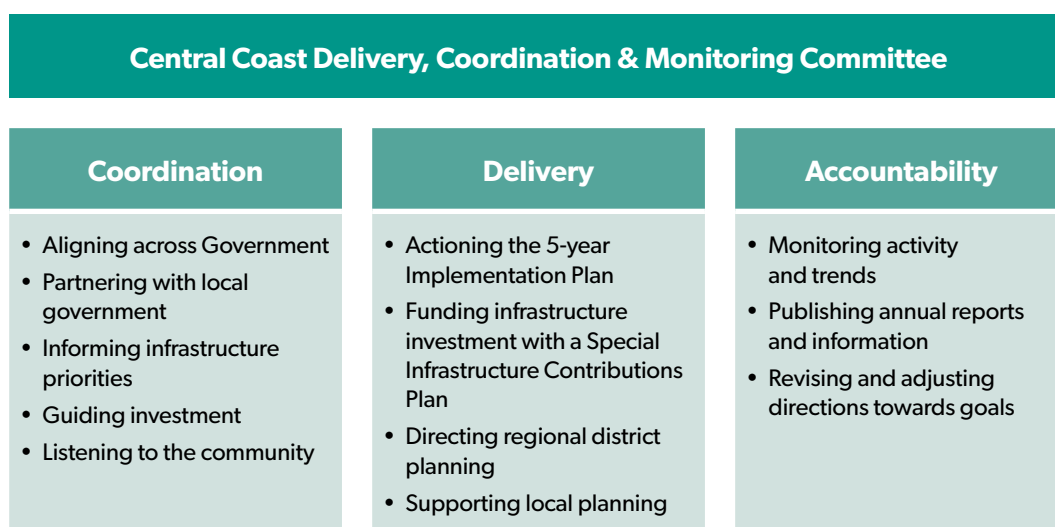
The Committee will implement this Plan – prioritising the actions needed to seize on immediate and emerging opportunities for the region. In the short term, its focus will be on

planning for growth corridors, freight and logistics, agribusiness, resources and the protection of regionally significant biodiversity corridors. Over time, new priorities will be identified to support growth and change in the region.

Funding will be provided in growth areas for regional infrastructure covering transport, health, education, open space, recreation, emergency services and justice. The Government will prepare a regional Special Infrastructure Contributions Plan with a schedule of infrastructure projects to support this Plan.

This Plan sets regional planning priorities and provides a framework for regional and local planning decisions. It identifies where to focus new housing and jobs. Targeting growth in strategic centres and growth corridors close to transport will deliver social and economic benefits. The Plan sets in place line-of-sight land use planning for the region, subregions (west of the M1 Pacific Motorway) and the single local government area. Line-of-sight planning will allow issues to be identified and resolved early, rather than at the development application stage.

Figure 1: **Central Coast Delivery, Coordination and Monitoring Committee**





Each goal within the Regional Plan has directions that provide a focus for a series of actions. Key actions include:

- identify opportunities in the Northern and Southern Growth Corridors and update local plans to foster economic development;
- secure long term planning and infrastructure outcomes by updating the *North Wyong Shire Structure Plan*;¹
- align housing and employment land with development-enabling infrastructure through the implementation of an Urban Development Program, Employment Land Development Monitor, and review of developer contributions;
- support the Darkinjung Local Aboriginal Land Council in the strategic assessment of its landholdings to identify priority sites for further investigation of economic opportunities;
- address land use needs west of the M1 Pacific Motorway to provide integrated and adaptable planning outcomes for natural assets, productive lands and rural lifestyles; and
- support Central Coast Council in aligning local plans with the Regional Plan, and develop and implement a local planning toolkit to inform the preparation of local planning strategies.

An Implementation Plan for 2016-18 accompanies this plan.

Regional district planning will be undertaken through a partnership with all stakeholders, led by the Committee. Priorities for regional district planning are highlighted in this Plan where matters cross jurisdictional boundaries.

A Government direction will be issued to the Council so that when it prepares new planning proposals or updates local planning controls, they are consistent with the vision and guiding principles of this Plan. The Committee will support the preparation of local land use strategies that translate the vision and guiding principles of this Plan into more detailed priorities for growth and change that can be applied at the local level (see Figure 2).

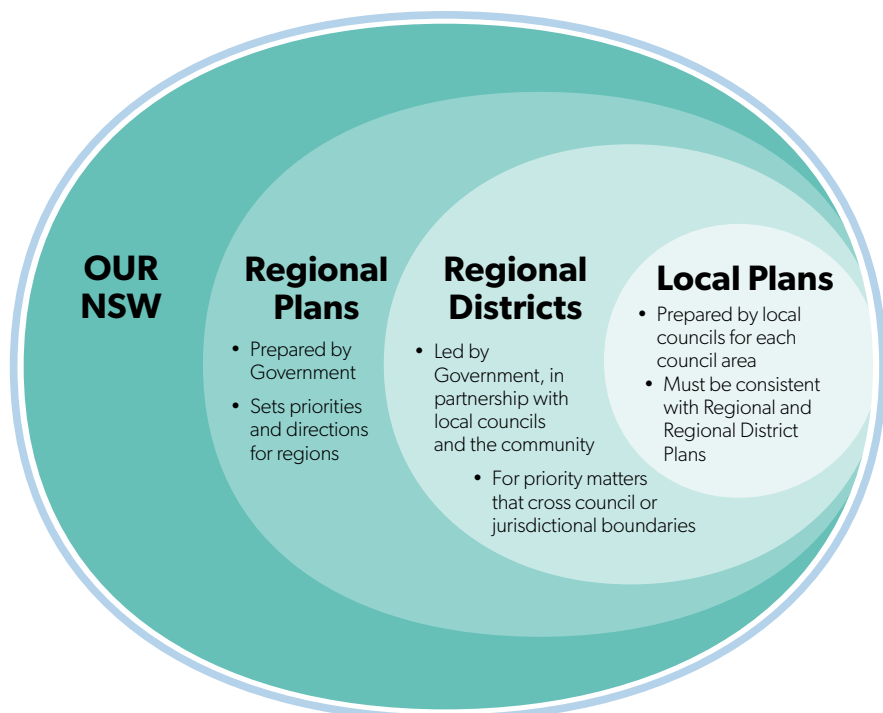
Accountability

The Committee will monitor and review progress towards achieving the vision and goals for 2036. This will help prioritise infrastructure delivery and influence policy settings.

An annual report will be prepared that presents indicators for housing, employment, communities and the environment, as well as advice to government on the delivery of short term actions. This monitoring will be conducted in partnership with Central Coast Council.

Every five years, or as needed, the Plan will be reviewed and adjustments made to make sure the vision for 2036 is realised.

Figure 2: **Planning hierarchy**



Vision

A healthy natural environment, a flourishing economy and well-connected communities.

Gosford is the capital of the region. This thriving centre is a smart hub for health and education. The renewal of the city centre has attracted new residents, jobs, business and investment.

The economy is strong and diversified and is supported by efficient freight and passenger connections to adjoining regions. Proximity to Greater Sydney and Newcastle, bolstered by investment in transport infrastructure, has made it possible for residents to access a wider variety of jobs and services both within and beyond the region.

Economic growth in the Northern and Southern Growth Corridors has increased investment in health, education, advanced manufacturing and service industries. Tourism and recreation have become mainstays of the economy.

Settlement is concentrated around existing urban and employment areas, the Warnervale-Wadalba release area, the Northern and Southern Growth Corridors and existing rural villages to take advantage of jobs, services and public transport.

The scenic values and distinctive character of communities continue to underpin the social and cultural identity of the region.

Revitalised local centres have become livelier, more attractive places, with vibrant retail and services.

Communities are better connected by an integrated transport system that prioritises cycling, walking and public transport.

There is enough housing to satisfy demand around Gosford City Centre, in growth corridors and local centres across the region, which are well supported by infrastructure, jobs, services and transport. Greater housing supply has helped housing affordability.

There is greater housing diversity to suit the changing needs of the community, particularly the ageing population and the needs of weekend and seasonal visitors.

The region's renowned natural environment provides attractive settings for a range of lifestyles and is a drawcard for visitors beyond the region.

Coordinated land use and infrastructure planning have assured the longer term productivity of agricultural lands. Agribusiness and extractive resources support local communities and contribute to the State's economy.


A 'green grid' criss-crosses the region allowing residents to connect to a network of open space, natural areas and recreational facilities. Protecting the region's coastal areas, water resources and biodiversity has assured the lifestyles, economic prosperity and environmental health of the region.


Improvements to water and energy efficiency have strengthened the region's resilience to natural hazards and climate change.


To achieve this vision, the NSW Government has set four goals for the region:


- ***A prosperous Central Coast with more jobs close to home***
- ***Protect the natural environment and manage the use of agricultural and resource lands***
- ***Well-connected communities and attractive lifestyles***
- ***A variety of housing choice to suit needs and lifestyles***


Figure 3: **Central Coast 2036**


-  Regional City


-  Strategic Centre


-  Railway


-  Inter-regional Road and Interchange


-  Major Road


-  Regional Gateway


-  Inter-regional Connection


-  Regional Growth Corridor


-  Warnervale Wadalba Land Release Area


-  Transit Corridor


-  New Road Link


-  Gosford and Wyong Hospitals

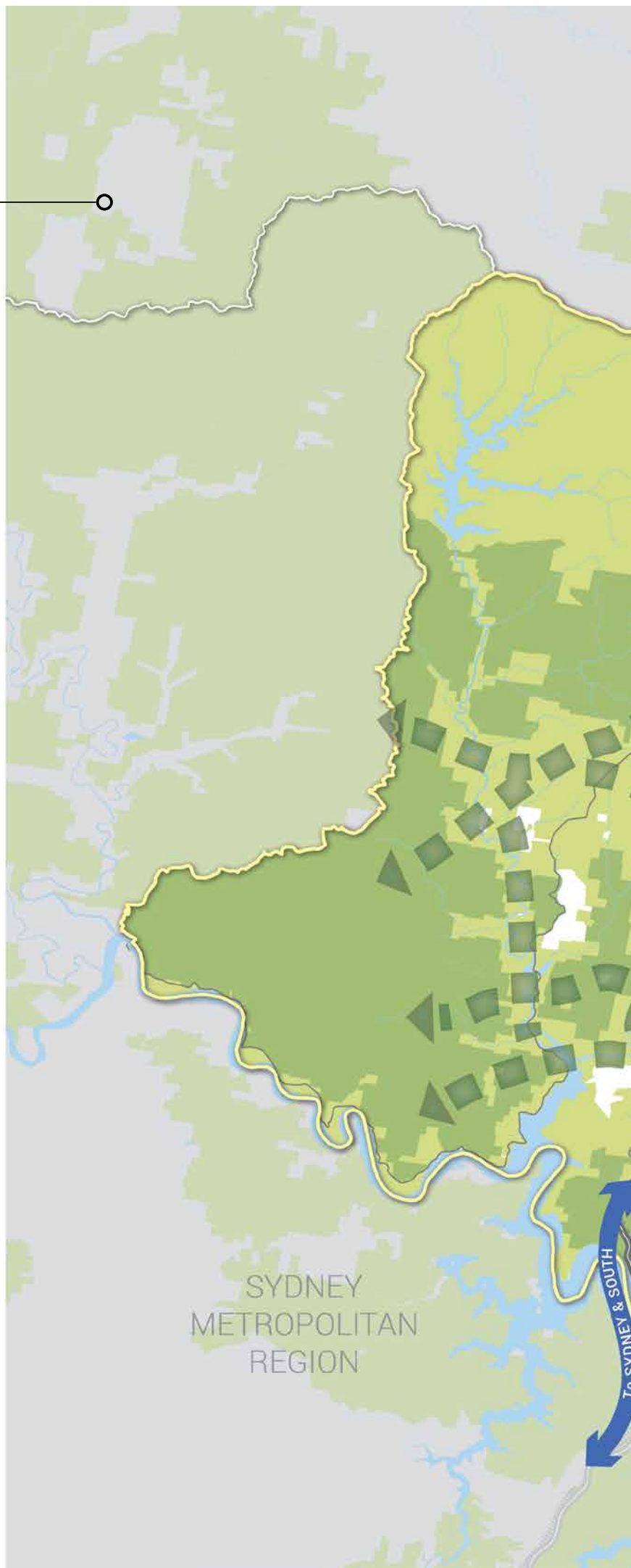
-  Urban Area

-  Natural Assets, Productive Lands and Rural Lifestyles

-  Biodiversity Corridor

-  National Park and Reserve/State Forest

-  Waterway



HUNTER REGION



WARNERVALE
REGIONAL
GATEWAY

To THE HUNTER & NORTH

To NEWCASTLE

WARNERVALE
TOWN CENTRE

WYONG

TUGGERAH

SOMERSBY
REGIONAL
GATEWAY

GOSFORD

ERINA

WOY WOY



A clear way forward

Partnering with Council on pathways to prosperity

The next 20 years will be an important period for the Central Coast. The key to its future prosperity lies in leveraging the region's many competitive advantages. They include a single Council, a strong labour force, a growing population, cost-effective housing and employment land, access to major markets, viable business locations, good transport infrastructure, an enviable natural environment and a community that cares about its future.

At present, there is a disconnect from these advantages. Many people leave the region for work. There is also a separation between infrastructure and growth, and the land use planning and policy decisions that will sustain the environment and resources for the future.

The Plan empowers Central Coast Council to work in partnership with the NSW Government to:

- foster economic development in strategic corridors and transport gateways;
- improve the network of vibrant centres across the region that are accessible to residents;
- accelerate housing supply and increasing housing choice within a well-planned and compact settlement pattern;
- secure environmental corridors to protect water resources, coastal areas and biodiversity; and
- sustain productive landscapes west of the M1 Pacific Motorway while maintaining attractive lifestyles.

The Central Coast now has a Plan to guide the region to future prosperity.



COURTYARD SEATING

SUN

BEERS

we vscream

santitas

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we vscream

UTOPIA BEER

Hurley

SALE
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ALL
DAY
ON
WED
PRIC



Goal 1

A prosperous Central Coast with more jobs close to home

The Central Coast's economic strengths lie in its skilled workforce, proximity to Sydney, growing population, natural environment and resources.

The region has an estimated 116,730 local jobs and this number is projected to increase by 24,674 jobs to 141,404 by 2036.² Employment is concentrated in areas with infrastructure that has the capacity to support future growth, potentially above current projections.

In 2011, almost one-quarter (23.3 per cent) or more than 30,400 people travelled out of the region for work each day.³ The Plan aims to increase the number of local jobs to reduce the necessity for workers to commute out of the region.

There are economic opportunities to leverage business investment and jobs from major public infrastructure investments, such as the Gosford Hospital and Wyong Hospital redevelopments, improved road and rail access to the proposed Warnervale Town Centre and upgrades to the Pacific and Central Coast highways.

Population growth has potential to grow jobs in education and training, construction and service industries. Strategic education assets will drive innovation, provide local education and career paths for young people and support life-long learning for the ageing population. These assets include the Ourimbah University Campus, which is a partnership of The University of Newcastle and Hunter Institute of TAFE; and the Gosford and Wyong campuses of Hunter TAFE. Residents in the northern parts of Sydney and parts of the Hunter Valley may also access these services.

The region's Southern Growth Corridor, which extends from Somersby to Erina, and the Northern Growth Corridor, which extends from Tuggerah to Warnervale, have significant capacity for growth. Employment and infrastructure in

these corridors and their access to local and international markets will support growth and investment.

Warehousing and logistics are economic strengths with greater capacity for growth, especially with the supply of affordable employment land, a variety of lot sizes (including large lot sizes) and good access. A network of accessible employment lands will support day-to-day local service and employment activities.

Proximity to the Sydney and Hunter regions and connections to both regions via the M1 Pacific Motorway, the Pacific Highway and the Main Northern rail line are regional assets. In the longer term, opportunities for greater connectivity may emerge, including high-speed passenger rail and improved water transport opportunities.

The region's unique and productive natural environment, including its coastline, will support growth in the tourism, lifestyle housing, agriculture and resource sectors. Gosford will flourish as the region's capital and centre of administrative, civic and commercial services. Improvements to health, transport, education, sporting and civic infrastructure will bolster its expanding cultural, residential and employment functions. Good building design will capitalise on its attractive waterfront setting.

The coordinated assessment and development of land owned by the Darkinjung Local Aboriginal Land Council will deliver long term benefits for the region's Aboriginal community.

Direction 1: Grow Gosford City Centre as the region's capital

Coordinating government initiatives to attract business, residential development and complementary growth in the Southern Growth Corridor will have flow-on benefits in helping to revitalise Gosford City Centre as a vibrant capital of the region.

The NSW Government will work with Council to promote commercial development through public investment and the relocation of public sector employment to the city centre.

In recent years, significant residential development has been approved in and around Gosford City Centre. Additional development will help to build a livelier, more attractive and safer city centre. The expansion of cultural and night-time activities will support the tourism role of the city centre and complement tourism opportunities elsewhere in the region.

Precinct planning will identify opportunities to grow and support the revitalisation of the city centre (see Figure 4). The focus will be on improving amenity, integrating transport (including walking and cycling routes), encouraging higher-density housing within walking distance of the city centre and delivering community infrastructure.

The redevelopment of Gosford Hospital and the addition of the Central Coast Medical School and Health and Medical Research Institute will drive further investment in allied health and research, both in Gosford and elsewhere in the region.

Precinct planning will be complemented by long term transport planning, to deliver integrated transport that is people-focused and supports the future growth of and access to the city.

Planning for transport and car parking needs to be integrated so that both residents and workers can access the city centre and key parts of the Southern Growth Corridor.

Actions

- 1.1 Grow Gosford City Centre as the region's capital and focus of professional, civic and health services for the region's population.
- 1.2 Undertake and integrate precinct planning for the Waterfront, Arts and Entertainment, City Core, Railway and Hospital precincts – to grow jobs and coordinate the delivery of improved transport infrastructure.
- 1.3 Attract and facilitate greater commercial development in Gosford City Centre by improving the public domain and providing opportunities for development through local planning controls.
- 1.4 Promote Gosford City Centre as an attractive place to live, work and play through local planning controls that support vibrant and safe cultural, entertainment and visitor activities.
- 1.5 Enhance the growth potential of the health precinct around the Gosford Hospital and allied health facilities in Gosford City Centre to drive the growth of services and specialisation in the region.
- 1.6 Integrate the railway station with other activities and seek opportunities to improve east-west connectivity across the railway line.
- 1.7 Identify opportunities for the consolidation and relocation of government services and agencies to Gosford City Centre.
- 1.8 Ensure that development in Gosford City Centre responds to its natural setting and complements the public domain.
- 1.9 Improve access to Gosford City Centre from the west and north.

Figure 4: **Gosford City Centre**



	Railway Station		Sports and Entertainment Facility		National Park, Reserve and State Forest
	Major Road		Marina		Recreation Zone
	City Precinct		Industrial zone		Waterway
	University and Tertiary Education (TAFE)		Business Zone		
	Council Facility		Residential Zone		

Direction 2: Focus economic development in the Southern and Northern Growth Corridors

The Southern and Northern Growth Corridors provide major infrastructure and services and contain 48 per cent of the region's jobs.⁴ These areas will remain priority locations for future jobs, services and business growth.

The centres and employment areas in these corridors have capacity to support a variety of activities – residential, health, education, research, knowledge-based industries, professional services, sport and leisure, agribusiness, food manufacturing, high-tech manufacturing and clean technologies.

Improving access to and through these corridors will allow surrounding communities to access services and infrastructure more effectively.

Southern Growth Corridor

The Central Coast Highway defines the Southern Growth Corridor, linking Somersby in the west and Erina in the east. It provides services to communities in the southern half of the region.

The success of the corridor depends on protecting its natural attributes, revitalising and facilitating better transport access with Gosford City Centre and achieving more diverse economic growth opportunities in Somersby Business Park and the Erina commercial precinct (see Figure 5).

Brisbane Water, Erina Creek, the Brisbane Water National Park and Rumbalara and Kincumba Mountain Reserves provide a dramatic landscape setting for the corridor. Their environmental value will be protected and recreational opportunities enhanced as centres within the corridor are revitalised.

East Gosford centre and other infill locations will support local growth and renewal opportunities.

There are opportunities to expand the capacity of the industry, manufacturing and logistics hub at Somersby and capitalise on its proximity to productive rural and resource lands in the west of the region.

Actions

- 2.1 Undertake precinct planning for Somersby Business Park, Mt Penang and Kariong to expand employment in the regional gateway and improve services, synergies between activities and access to the M1 Pacific Motorway and Central Coast Highway.
- 2.2 Capitalise on improved access from the \$170 million upgrade of the Central Coast Highway, Brisbane Water Drive and Manns Road intersection to increase employment diversity and integrate land uses at West Gosford.⁵
- 2.3 Deliver renewal plans for Gosford City Centre to enhance the function of the Southern Growth Corridor.
- 2.4 Support revitalisation and localised development opportunities in East Gosford.
- 2.5 Plan for a growing and vibrant mixed use centre at Erina that is well-connected and has enhanced urban amenity.
- 2.6 Protect environmental values along the Southern Growth Corridor.
- 2.7 Plan for increased road, public transport and pedestrian and bicycle connections along the Southern Growth Corridor.

1 Regional Gateway **2** West Gosford **3** Gosford City Centre **4** Erina

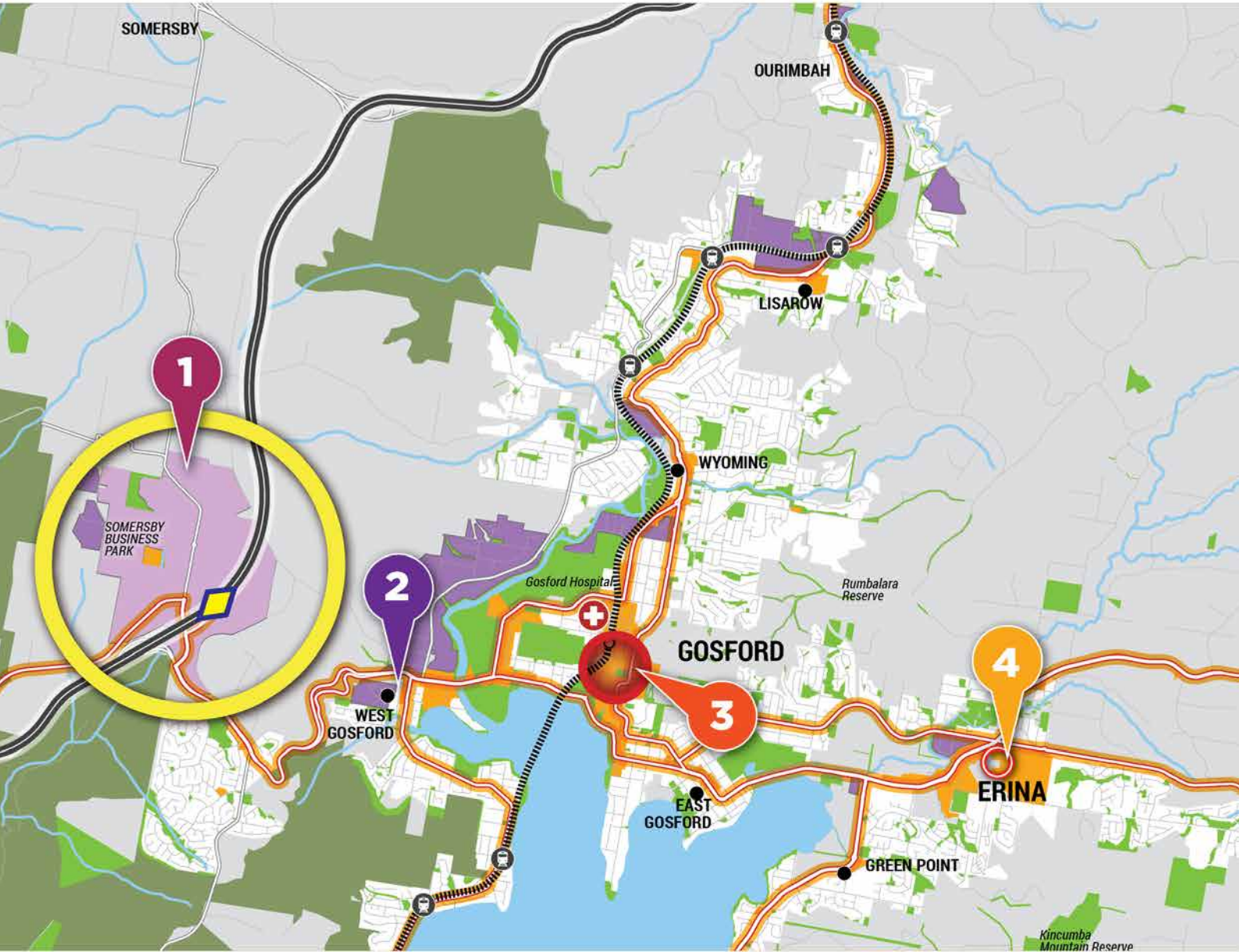


Figure 5: **Southern Growth Corridor**



- 1** Bushells Ridge
- 2** Wyong Employment Zone
- 3** Warnervale Town Centre
- 4** Wyong Hospital Precinct
- 5** Wyong Town Centre
- 6** Wyong River Foreshore
- 7** Tuggerah



Figure 6: Northern Growth Corridor



Northern Growth Corridor

The Pacific Highway links Tuggerah to Warnervale, creating the Northern Growth Corridor – a priority location for service and business growth (see Figure 6).

The success of this corridor relies on:

- developing complementary roles for Tuggerah;
- connecting to and developing new growth opportunities in and around the proposed Warnervale Town Centre; and
- responding to natural hazards which affect the area, such as flooding.

Wyang will expand on its civic, administrative, residential, commercial and cultural roles – capitalising on its prominent hilltop position, heritage character and riverfront location.

Tuggerah area will continue to function as a regionally significant employment area, with a centre focus, improved pedestrian connections and development which responds to the flood characteristics of the area.

Environmental assets including Wyong River, Porters Creek Wetland and Tuggerah Lakes Reserve will be protected and managed.

Residents will benefit from the establishment of a regional sports and recreation corridor extending from the regional hockey complex at North Wyong, through the Baker Park, Wyong Racecourse area and Pioneer Dairy, to the sporting facilities at Tuggerah.

Warnervale Town Centre will emerge as a new mixed use strategic centre to service new communities, supported by a new transport interchange. Development will support the establishment of a health precinct at Wyong Hospital and expanded retirement housing in the north of the region.

The Sparks Road and Pacific Highway corridors will continue to be important for new development areas. A coordinated review will prioritise delivery, infrastructure and biodiversity offset actions for the Wyong Employment Zone and Warnervale Town Centre. This will include consideration of recent development proposals in this area.

Actions

- 2.8 Revitalise Wyong as a mixed use centre servicing the northern part of the region with infill residential development in central locations.
- 2.9 Plan for the development of a health precinct surrounding the redeveloped Wyong Hospital.
- 2.10 Create a diverse, connected and vibrant Tuggerah centre.
- 2.11 Promote Warnervale as a new strategic centre on the Central Coast and plan for its transport interchange.
- 2.12 Leverage the planned Pacific Highway upgrade and new Link Road to improve transport connectivity and amenity along the Tuggerah to Warnervale corridor.
- 2.13 Promote industry-focused investment in the Wyong Employment Zone by resolving infrastructure contributions and biodiversity offsets, including finalising biodiversity certification in the zone.



Direction 3: Support priority economic sectors

Support will be provided to economic sectors with existing or potential strengths to increase local employment. This will be done by:

- ensuring an adequate supply of well-located and serviced land for commercial and industrial development; and
- establishing a business-friendly regulatory environment with timely and efficient business approvals, to enable existing businesses to adapt to changing consumer needs.

Focusing commercial and retail development in centres, growth corridors and identified clusters, and supporting it with public domain improvements, will encourage local employment growth.

Monitoring the land and infrastructure needs of economic sectors will inform land use and

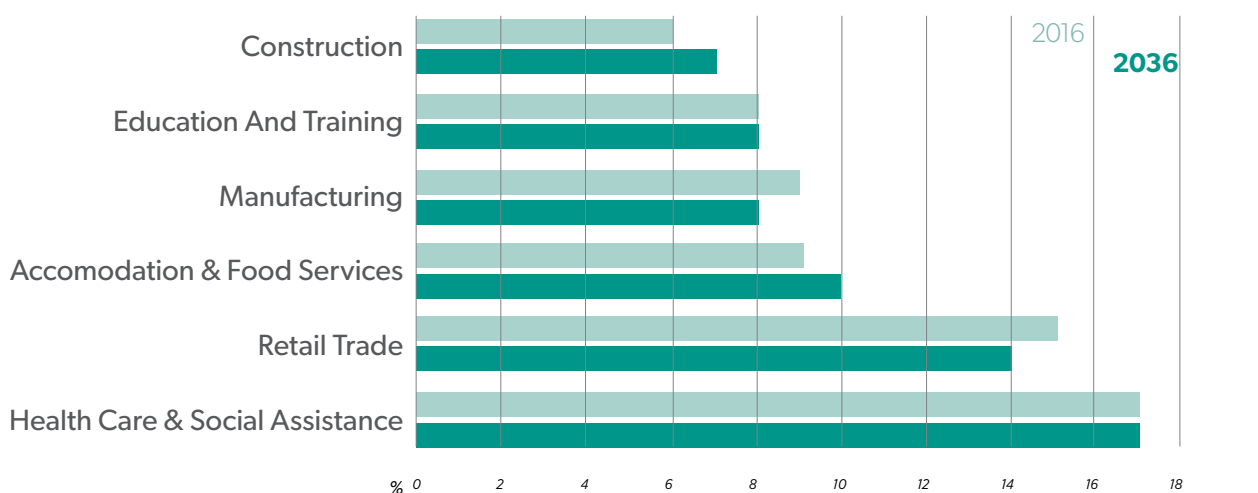
infrastructure planning priorities and improve infrastructure sequencing and delivery.

Leveraging public and private health services and infrastructure will provide opportunities for further growth and investment. Initiatives to support industries which currently export workers will be identified, for example, the Smart Work Hubs in Gosford and North Wyong, to reduce the number of people commuting out of the region.

Strengthening the manufacturing, construction, resource extraction and agriculture industries will promote ancillary industries such as food manufacturing and processing.

There are ongoing opportunities to promote the tourism appeal of the region's bush, beaches and waterways. Water-based activities associated with the region's waterways, Lake Macquarie, the Hawkesbury River and proximity to Sydney, will be explored. Strengthening transport connections to, from and within the region will also support tourism growth.

Top 6 Industry Employers 2016 - 2036





Actions

- 3.1 Promote growth and renewal in centres by providing planning controls that create the right conditions for this to occur.
- 3.2 Harness opportunities for business investment and employment by leveraging major public transport investment and projects.
- 3.3 Establish the Northern and Southern Growth Corridors as key locations for economic development, residential growth and investment in health, education, research, knowledge-based industries, professional services, sport and leisure, agribusiness, food manufacturing, high-tech manufacturing and clean technologies.
- 3.4 Leverage the existing University of Newcastle and the Central Coast campus at Ourimbah to drive innovation and specialisation in the region.
- 3.5 Capitalise on the region's location and coastline to enhance the visitor economy with a focus on events-based tourism and update planning controls.
- 3.6 Collaborate with Council and industry to prepare industry-specific planning strategies for priority economic sectors.
- 3.7 Create a centre of innovation through plans that build on the specialisation in food manufacturing.

Direction 4: Strengthen inter-regional and intra-regional connections for business

Improvements to passenger and freight connections to Sydney via the M1 Pacific Motorway and rail will benefit residents, workers and business (see Figure 7).

The construction of transport infrastructure outside the region, such as the NorthConnex link between the M1 Pacific Motorway and the M2 Hills Motorway, will drive demand for accessible employment land on the Central Coast. Clustering freight and logistics businesses around the M1 Pacific Motorway interchanges at Somersby, Tuggerah and Warnervale will maximise these opportunities.

Improving connections between strategic centres and transport gateways will make it easier for people to use public transport to get to work, recreation and services.

Allowing freight to move freely around the region is important for business and industry to maintain access to local markets and beyond. This is particularly the case for the region's agricultural and extractive resource sectors. These industries are primarily located west of the M1 Pacific Motorway.

Improving rail passenger services to Sydney will allow residents to access a wider variety of jobs and business opportunities. The Australian Government is investigating the merits of a high-speed rail network to reduce travel time between capital cities along the east coast. This would generate new opportunities for economic development in the region.

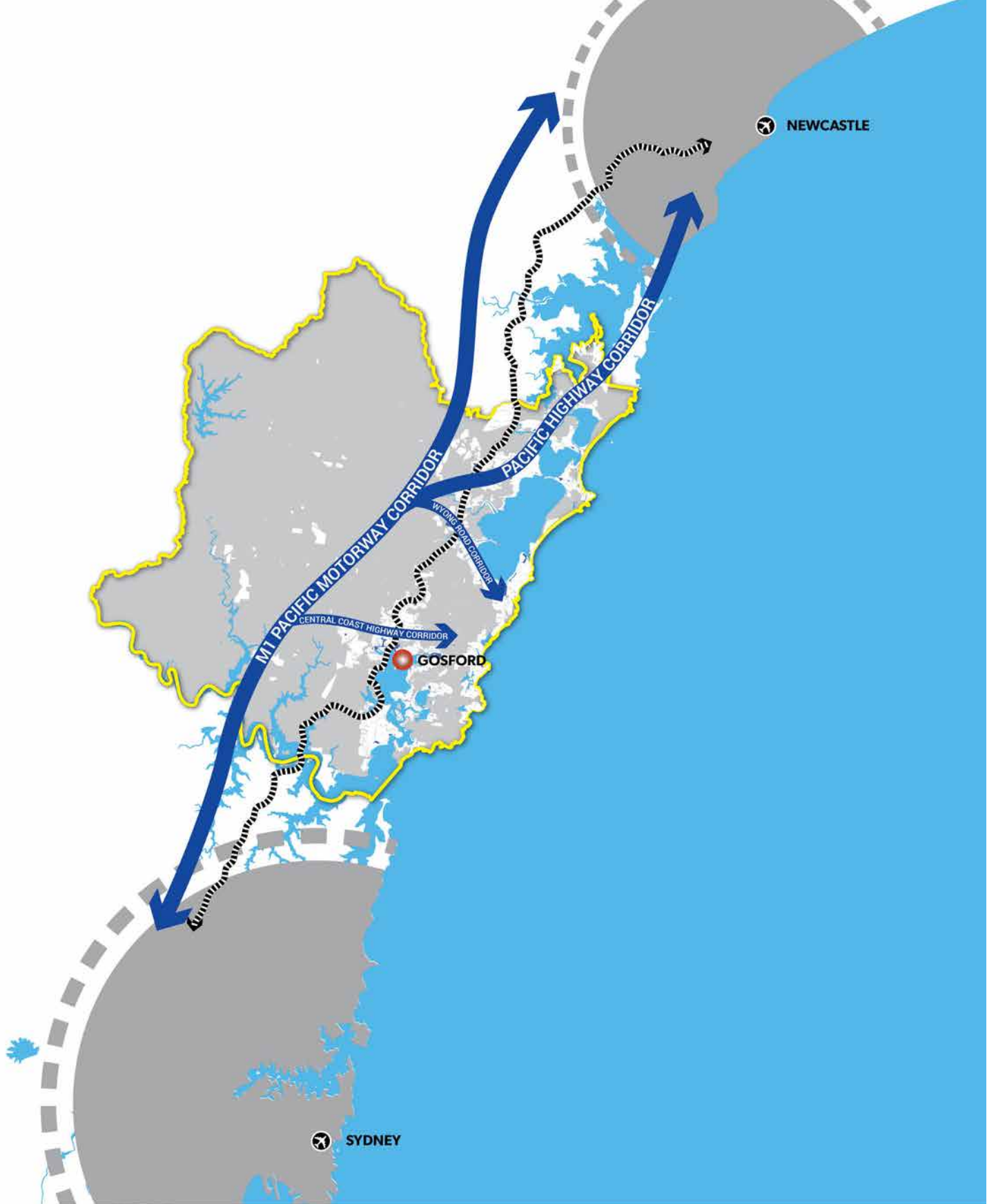


Figure 7: **Inter-regional connections**

○



Actions

- 4.1 Enhance the competitive value of the region by encouraging business and employment activities that leverage the major inter-regional transport connections to Sydney and the Hunter regions.
- 4.2 Strengthen inter-regional connections for business by linking the growth corridors with the M1 Pacific Motorway and rail corridor for the efficient and productive movement of freight and people.
- 4.3 Alleviate pinch points in the road network to improve freight and passenger access, to improve intra-regional connectivity.
- 4.4 Improve connections between residential and employment areas, including opportunities to better use public transport, walking and cycling modes.

Direction 5: Support new and expanded industrial activity

Maintaining an ongoing supply of land for employment in strategic locations will support the regional economy and create more jobs closer to home. Employment land close to inter-regional links including Somersby, the Wyong Employment Zone, Tuggerah and Bushells Ridge will remain popular for manufacturing (engineering and food manufacturing), logistics and warehousing.

The region has 1,990 hectares of zoned industrial land, 54 per cent of which was undeveloped at January 2016.⁶ Undeveloped land includes areas affected by biodiversity and infrastructure issues. Ensuring an ongoing supply of zoned and serviced employment land will require a partnership between State and local government, infrastructure providers and the development industry.

Ongoing delivery of employment land in varying lot sizes and locations will help meet growing demand and provide for large and small businesses. Providing employment land in locations such as Erina, Kincumber, Charmhaven, Tumby Umbi and Woy Woy will support local services and employment.

Tools to guide and monitor land use planning, infrastructure planning and investment decisions will be developed to ensure an adequate supply of zoned employment land and the most efficient return on public and private infrastructure investment.

Actions

- 5.1 Maintain an adequate supply of employment land that is appropriately serviced to respond to changing land use, location and the floor space demands of industry.
- 5.2 Locate large-scale industrial uses, freight, manufacturing and logistics businesses near freight routes and the M1 Pacific Motorway interchanges at Somersby, Tuggerah and Warnervale.
- 5.3 Enable the development of new industrial land and coordinate infrastructure delivery through collaboration between State and local government and infrastructure providers.
- 5.4 Protect employment land in suburbs across the region to provide local services and employment.
- 5.5 Monitor the supply of employment land and infrastructure servicing via the Employment Land Development Monitor.

Direction 6: Strengthen the economic self-determination of Aboriginal communities

OCHRE (Opportunity, Choice, Healing, Responsibility and Empowerment) is the NSW Government's plan for Aboriginal affairs. It focuses on:

- revitalising and promoting Aboriginal languages and culture;
- creating opportunities;
- increasing the Aboriginal community's capacity;
- providing choice and empowering Aboriginal people to exercise that choice; and



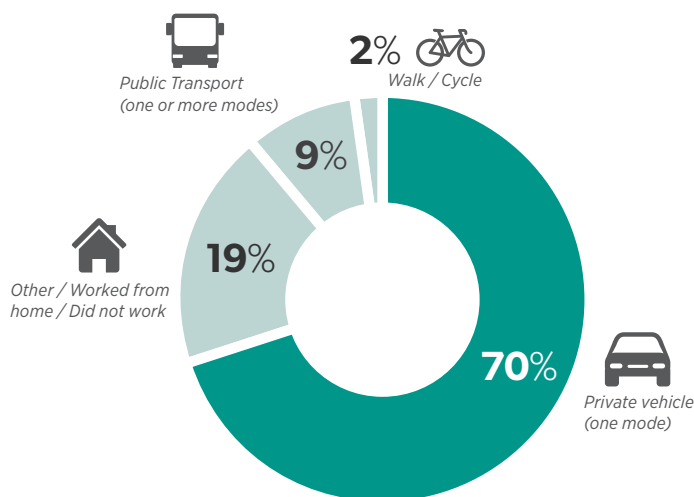
- giving Aboriginal people the tools to take responsibility for their own future.

The NSW Government and Central Coast Council will work with the Darkinjung Local Aboriginal Land Council to identify how its land can best be planned, managed and developed.

Encouraging Aboriginal people to gain economic benefit from their land will support broader regional development, biodiversity and social outcomes. The NSW Government and Darkinjung Local Aboriginal Land Council will work towards achieving the overall aim of the *Aboriginal Land Rights Act 1983* (NSW) which lays the foundations for a more secure economic and self-reliant future for all Aboriginal people in NSW.

Actions

- 6.1 Collaborate with the Central Coast Council and the Darkinjung Local Aboriginal Land Council to strategically assess the Land Council's landholdings and identify priority sites to create a pipeline of projects.
- 6.2 Incorporate the outcome of the assessment into a revised *North Wyong Shire Structure Plan*.



Residents Journey to Work Mode

Direction 7: Increase job containment in the region

The NSW Government aims to reduce the percentage of employed persons who travel outside the region each day for work. The planning system cannot create jobs but it can facilitate economic development that leads to job creation.

The *Regional Economic Development and Employment Strategy* (2009) for the Central Coast aimed to improve local employment in the region and was developed through collaboration with all levels of government and industry. It outlined strategies to:

- secure new jobs and support existing jobs by facilitating growth associated with the region's growing population;
- build on the region's advantages in food production, logistics, manufacturing and tourism;
- create new advantages through clusters in health, green industries and the ageing sectors;
- attract new businesses and associated services such as food production, logistics, manufacturing, tourism, government agencies, and call and service centres; and
- strengthen employment lands, centres, and area-specific priorities for Gosford City Centre, Tuggerah, Wyong and Ourimbah.

To remain effective, the Strategy needs to be updated to respond to the needs of local businesses.

Actions

- 7.1 Facilitate economic development that will lead to more local employment opportunities on the Central Coast.
- 7.2 Update the *Regional Economic Development and Employment Strategy* to identify strategies and actions to:
 - support priority economic sectors; and
 - identify new economic employment opportunities for the region, including sectors for which residents currently commute outside the region.





Goal 2

Protect the natural environment and manage the use of agricultural and resource lands

The region's natural environment is its distinguishing feature. Kilometres of ocean foreshore, coastal lakes, rivers, estuaries, lagoons, valleys and mountains have created corridors that have shaped the region's development.

National parks, State forests, bushland, beaches and waterways occupy over half the region. Around 9 per cent of total tourism expenditure in regional NSW occurs in the Central Coast.⁷ The sector is worth around \$880 million a year to the region and is growing.⁸ The Central Coast can leverage its natural assets and proximity to Sydney to generate more jobs and economic activity from tourism.

The environment supports ecosystems which include protected species and communities. It also provides an attractive setting for people who live in the region, providing clean air, water and fresh food. The environment attracts investment, recreation, tourism and residential development.

The region's waterways and water resources underpin the health of the natural environment. They provide essential water to the community and drought contingency benefits for both the Central Coast and Hunter. The waterways also support water-based recreational activities including both powered and non-powered boating activities.

Biodiversity corridors, including the *North Wyong Shire Structure Plan Green Corridor* and the *Coastal Open Space System*, provide habitat for plants and animals. These areas are part of a broader biodiversity corridor network that links to the Great Dividing Range, Hawkesbury River, Ku-ring-gai Chase National Park and Watagans National Park. They are also a part of a national wildlife corridor that extends from Victoria to Far North Queensland.

Ongoing protection of the natural environment will allow more people to connect with and enjoy it. Extending the network of wildlife corridors will help safeguard the region's environmental and scenic values.

Productive lands in the west of the region provide a strong foundation for investment and will underpin growth in the economy.

There are pre-conditions for increased agricultural production and ongoing resource extraction – they need to be separated from urban areas and have sufficient space to evolve and expand.

The region's agricultural production is valued in excess of \$150 million a year.⁹ It supports ancillary industries such as irrigation, important food processing industries and retail trade. These industries also underpin the region's rural communities. Growth in the Asian economy will result in demand for higher-value products and services. There are opportunities to leverage proximity to Asia and the region's growing agricultural and tourism sectors, to supply developing Asian economies with resources and products.¹⁰

Agribusiness is changing and trends suggest that productive lands will be used more intensively in the future.

The region's mineral and energy resources, including sand, sandstone, gravel, clay, hard rock and coal deposits, are valued at in excess of \$180 million per annum.¹¹ The continued development of these resources will support major infrastructure projects, industries and agricultural businesses. Collectively, these activities are generating employment across the region and supporting the construction industry.

The region's local quarries are cost-effective and provide a valuable resource for the construction industry both within the region and beyond. They border the M1 Pacific Motorway, allowing easy access to Sydney and global markets. This locational advantage presents an opportunity to grow related primary and secondary industries. Clustering these industries will drive higher productivity and establish a critical mass of economic activity in the region.

Sea level rise, bushfires, flooding and coastal erosion are all potential threats to the natural environment and agriculture. Land use and infrastructure planning will need to respond to these risks.

Direction 8: Recognise the cultural landscape of the Central Coast

Cultural heritage is important to communities because it provides tangible connections to the past. Heritage items can also attract tourism which can contribute to local economies.

Aboriginal people have a strong connection to the landscape and the region is fortunate to have a rich Aboriginal heritage. Conserving this heritage and respecting the Aboriginal community's right to determine how it is identified and managed, will preserve some of the world's longest-standing spiritual, historical, social and educational values.

The region also has a rich non-Aboriginal heritage which includes numerous buildings and sites, including the World Heritage convict trail in the west of the region.

The landscape of the Central Coast creates an important cultural identity for its community, with the region's scenic amenity providing a dramatic backdrop and setting for development.

New development needs to respect the scenic values and character of different places. Well-located new development can create new communities that also have a strong sense of identity and place.

Heritage can add value to the character of a new development and should be considered in the

planning process as a potential asset. It can give a development an added attraction or help establish a unique identity.

Actions

- 8.1 Protect the Central Coast's scenic amenity by planning for development that respects the distinct qualities of different places.
- 8.2 Identify and protect heritage values to minimise the impact of urban growth and development, and to recognise its contribution to the character and landscape of the region.
- 8.3 Complete cultural landscape mapping and implement the findings through appropriate local planning controls.

Direction 9: Protect and enhance productive agricultural land

Agricultural lands are important to the Central Coast's cultural and regional identity, the economy and tourism. They are concentrated west of the M1 Pacific Motorway, within the Central Coast plateaus and Yarramalong and Dooralong Valleys (see Figure 8). The region has to maintain a critical mass of agricultural industries and related supply chain, including ancillary services, infrastructure, markets, processing facilities and related industries.

A review of agricultural lands in planning instruments is necessary to manage land use impacts on agricultural productivity and to secure the longer term future of this sector. This will be supported by regional mapping of Biophysical Strategic Agricultural Land, important agricultural land, infrastructure and key socio-economic indicators.

The NSW Government has mapped Biophysical Strategic Agricultural Land which contains high quality soil and water resources. The NSW Government has also worked with councils and industry to develop methodologies for Important Agricultural Lands mapping. Mapping of agricultural industries will support their sustainable growth.

Biosecurity will continue to be an important consideration for these areas as it contributes to the wellbeing and prosperity of the region and, more broadly, the nation.

The NSW Government supports the development of rural areas that can adapt to changing agricultural trends and practices, while also accommodating agritourism and processing, packaging and associated retail services.

Actions

- 9.1 Identify important agricultural land that is suitable for agricultural enterprises and protect it from incompatible development.
- 9.2 Manage Biophysical Strategic Agricultural Land and other important agricultural land as locations for agricultural activities and complementary uses.
- 9.3 Facilitate the supply chain, including infrastructure, distribution, processing facilities, and research and development.
- 9.4 Protect the region's wellbeing and prosperity through increased biosecurity measures.

Direction 10: Secure the productivity and capacity of resource lands

The Central Coast has State and regionally significant mineral and energy resources. Coal, petroleum and gas resources underlie large parts of the Central Coast, with the most viable opportunities located in the northern part of the region.

These resources have potential to drive regional economic development by generating employment and supporting infrastructure, housing and other development needed for a growing population. The region is also an important supplier of resources for Sydney.

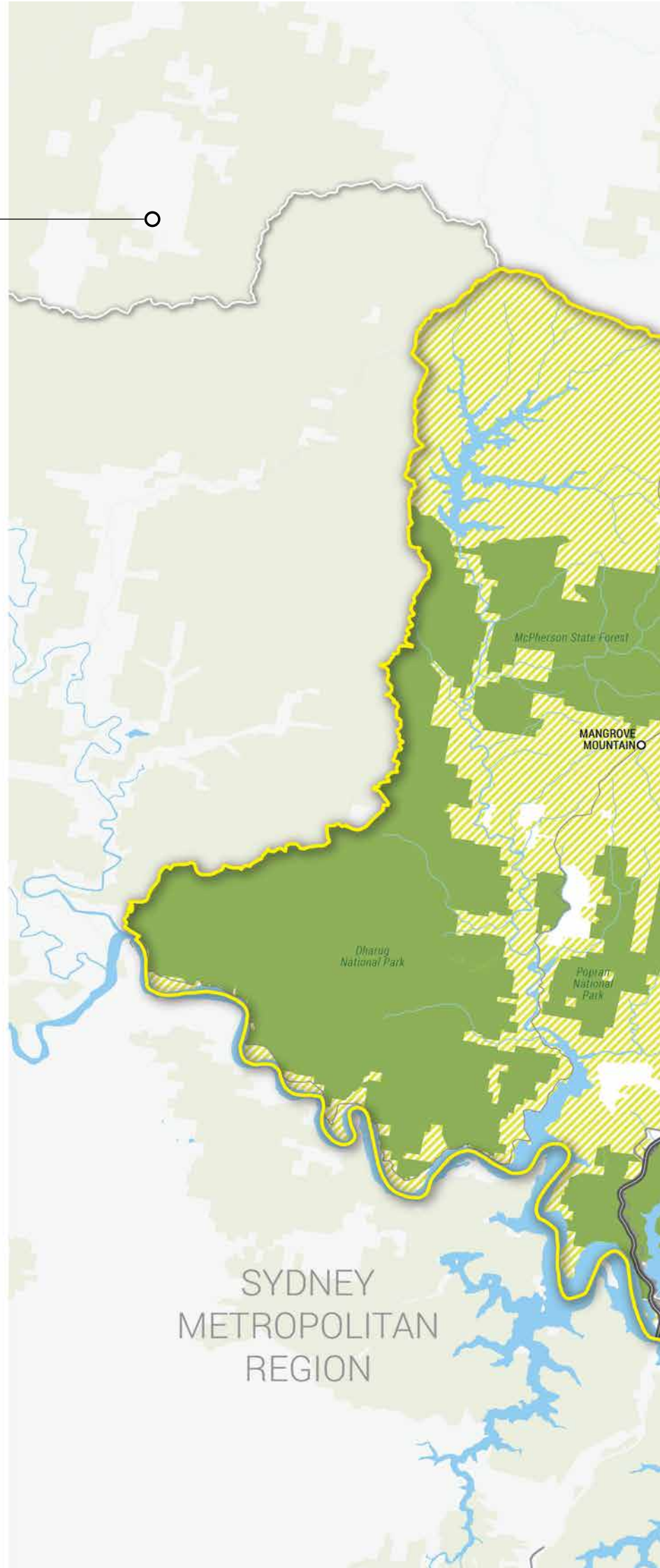
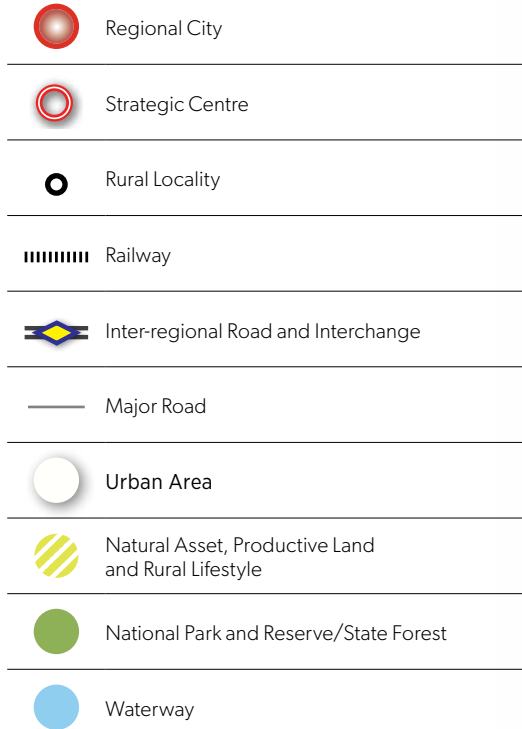
Land use plans will respond to the lifecycle of the mineral and energy resource by adopting a staged approach that recognises the sequential nature of activities.

Mineral and energy resources need to be managed and protected from incompatible development or encroachment that could prevent their ability to operate. There are competing uses for land in this region and there is a need to balance these interests in order to deliver the vision for this region. As part of the process to achieve balanced outcomes, the NSW Government has introduced a Strategic Release Framework for Coal and Petroleum. This is a mechanism to review and define which lands may constitute new exploration release areas. New exploration licences will only be issued in areas released by the Minister for Resources and Energy after an assessment of resource potential and economic, environmental and social factors. Community consultation and an upfront assessment of social, environmental and economic matters will occur through a preliminary regional issues assessment. This new framework is transparent, informed and consistent with the NSW Government's broader mineral and energy resource strategies.

Actions

- 10.1 Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.
- 10.2 Ensure that longer term extractive resources are not sterilised and minimise impacts on communities and the environment.
- 10.3 Ensure development in the north of the region takes account of the extraction of coal, clay and gravel resources.
- 10.4 Develop land use plans that respond to the lifecycle of mineral and energy resources to enable all stakeholders to better understand the long term productive value of the land and provide greater certainty for adjoining land uses.
- 10.5 Manage the ongoing use of mineral resources and provide access to up-to-date information about these resources through the NSW Government's Common Ground website and its Geoscientific Data Warehouse.

Figure 8: **Addressing land use needs west of the M1 Pacific Motorway**



HUNTER REGION





Direction 11: Sustain and balance productive landscapes west of the M1

Ongoing investment in rural and resource industries will support economic growth in the region. As new economic development opportunities emerge, there is potential for land use conflicts and competition over water resources and infrastructure supporting other uses.

Potential conflict may occur if new housing encroaches into rural and resource areas, potentially leading to increased management costs or a reduced potential to sustain or grow rural and resource industries. Expanding rural and resource areas can affect established urban activities, if not managed appropriately.

Land use planning can provide greater certainty for investment in these areas by establishing clear parameters and transparent processes for new development.

The NSW Government will continue to engage with communities, interest groups and industry over land use conflicts. This will help with policy-making and initiatives to balance the economic, social and environmental needs of the community.

Actions

- 11.1 Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural-residential expansion.
- 11.2 Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, as well as build capacity to adapt to changing circumstances.
- 11.3 Address land use needs west of the M1 Pacific Motorway to provide integrated and adaptable outcomes for natural assets, productive lands and rural lifestyles.

Direction 12: Protect and manage environmental values

Many of the region's natural features and environmental values are already protected through existing legislation. Protecting these values through planning strategies and local environmental plans will sustain the lifestyle, economic success and environmental health of the region (see Figure 9).

Using available data in strategic and land use planning will allow potential impacts on areas of high environmental value to be considered upfront at the strategic planning stage, rather than later at the development assessment stage. Land with high environmental value has been identified by the NSW Office of Environment and Heritage (see box over).

The NSW Government is committed to ensuring the long term profitability and sustainability of forests and forestry industries. The region's forests provide tourism and recreational activities, habitat and wood products through harvesting, and environmental services such as good water quality, native habitat and connectivity with other forests (such as national parks).

Across the region, natural areas provide a diversity of recreation opportunities. If sensitively managed, these areas will continue to provide important quality of life and tourism benefits for the region.

Actions

- 12.1 Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.
- 12.2 Identify and strengthen biodiversity corridors as places for priority biodiversity offsets.



- 12.3 Undertake a precinct approach to biodiversity offsetting in northern Wyong to protect riparian corridors and terrestrial and aquatic biodiversity and achieve the conservation, landscape and development objectives of the *North Wyong Shire Structure Plan*.
- 12.4 Strengthen the *Coastal Open Space System* by expanding its links and extending new corridors to balance growth in the north of the region and protect the network of natural areas across the region.
- 12.5 Sensitive manage natural areas on the fringe of the urban areas and in the west of the region to mitigate land use incompatibility issues and provide important quality of life and tourism benefits for the region.

High Environmental Values

Areas identified with high environmental values relate to known natural features that are protected under legislation, regulation, policy or intergovernmental agreement.

Criteria used to identify and map land with high environmental values include:

- existing conservation areas, including national parks and reserves, marine parks, declared wilderness areas, Crown reserves dedicated for environmental protection and conservation and flora reserves;
- native vegetation of high conservation value, including vegetation types that have been over-cleared or occur within over-cleared landscapes, old growth forests and rainforests;
- threatened ecological communities and key habitats;
- important wetlands, coastal lakes and estuaries; and
- sites of geological significance.

New information will be compiled and used to update the mapping of land with high environmental values to address current information gaps. (For example, the current mapping does not identify significant remnant areas of vegetation).

Biodiversity Corridors

Biodiversity corridors are areas that link vegetation to form wildlife habitat. Corridors support ecological processes for plants (for example, pollination and seed dispersal) and wildlife movement (for example, for migration, feeding and breeding). They provide habitat and can improve the ability of species to adapt to changes in habitat and climate. Corridors also have significant scenic values and often support recreation.

Corridors can take several forms, including:

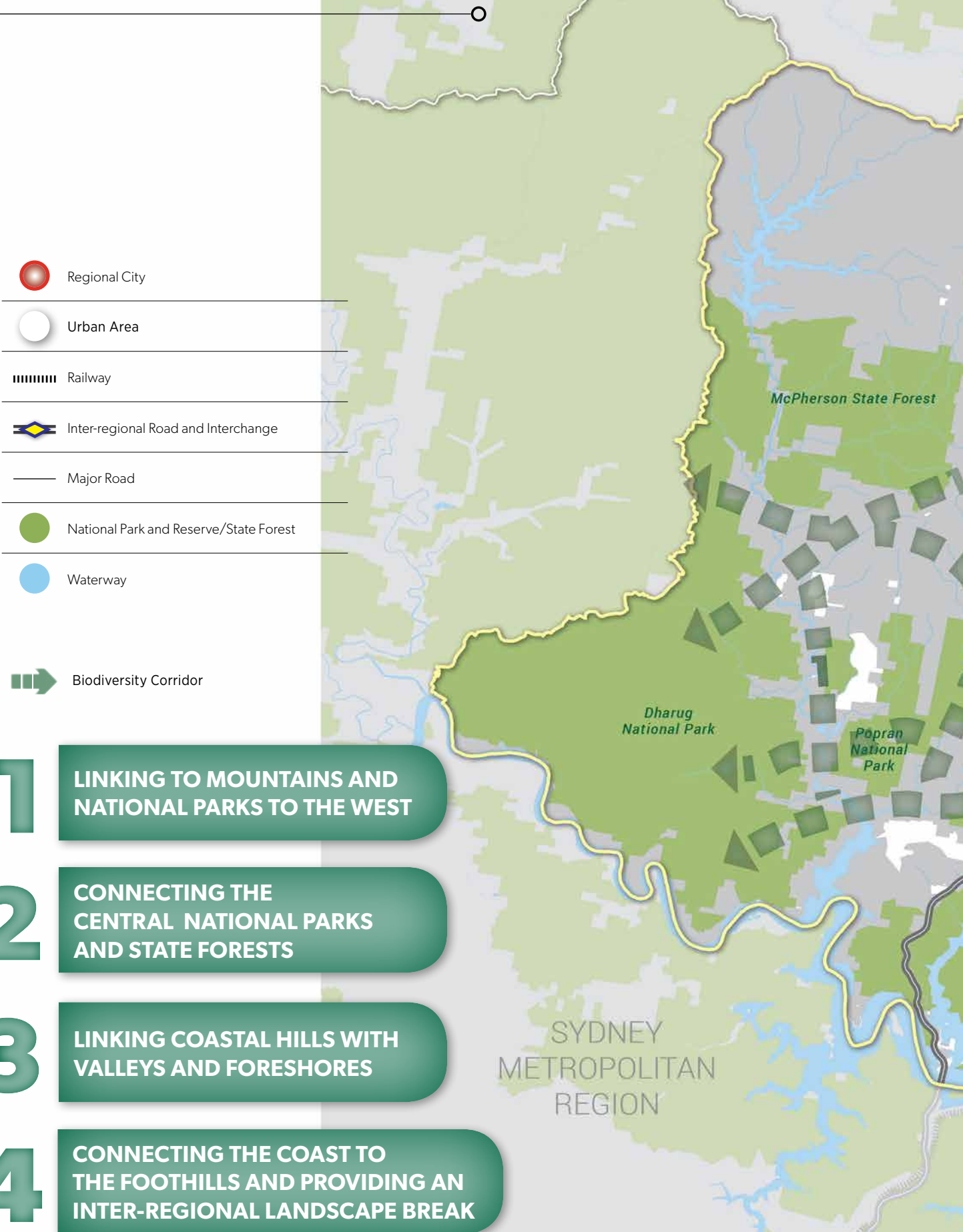
- stepping stone corridors of discontinuous patches of vegetation, such as the corridor along the eastern foreshore of Tuggerah Lake in Long Jetty/The Entrance;
- continuous lineal strips of vegetation along riparian strips, such as along the shores of the Hawkesbury and Wyong rivers and the coastal ridgelines in the southern and eastern parts of the region; and
- part of a larger habitat area known or likely to be important to local fauna as could occur in a national park or State forest.¹²

A holistic approach across both public and private lands will protect and manage natural ecosystems and ensure connectivity between habitats. Planning and management tools can identify and establish corridors; processes which sometimes takes many years.

There are several areas on the Central Coast where large areas of remnant vegetation could be connected to form a network. These include national parks, State forests, council reserves, floodplains, foreshore and riparian vegetation.



Figure 9: **Proposed Biodiversity Corridors**



HUNTER REGION

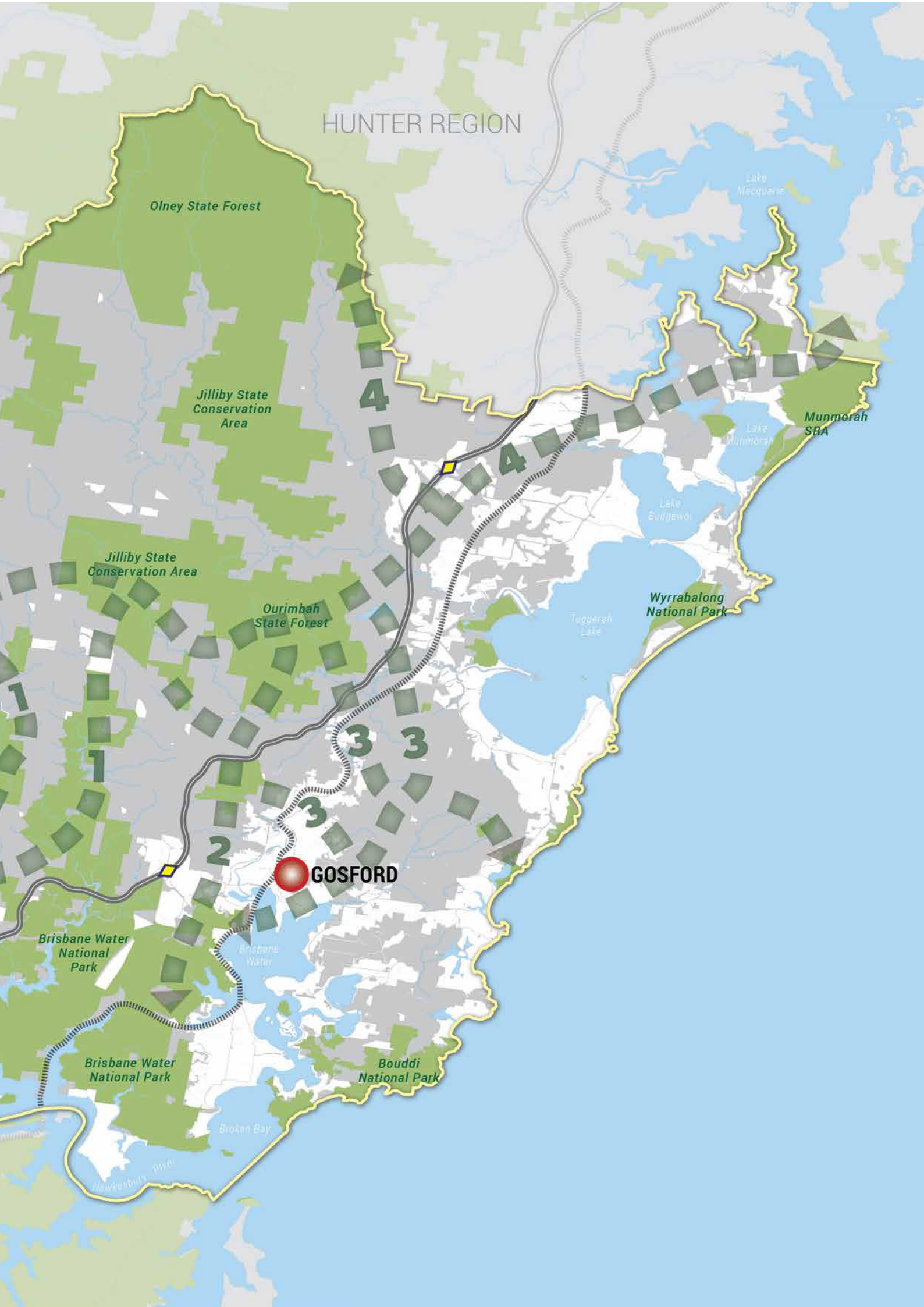
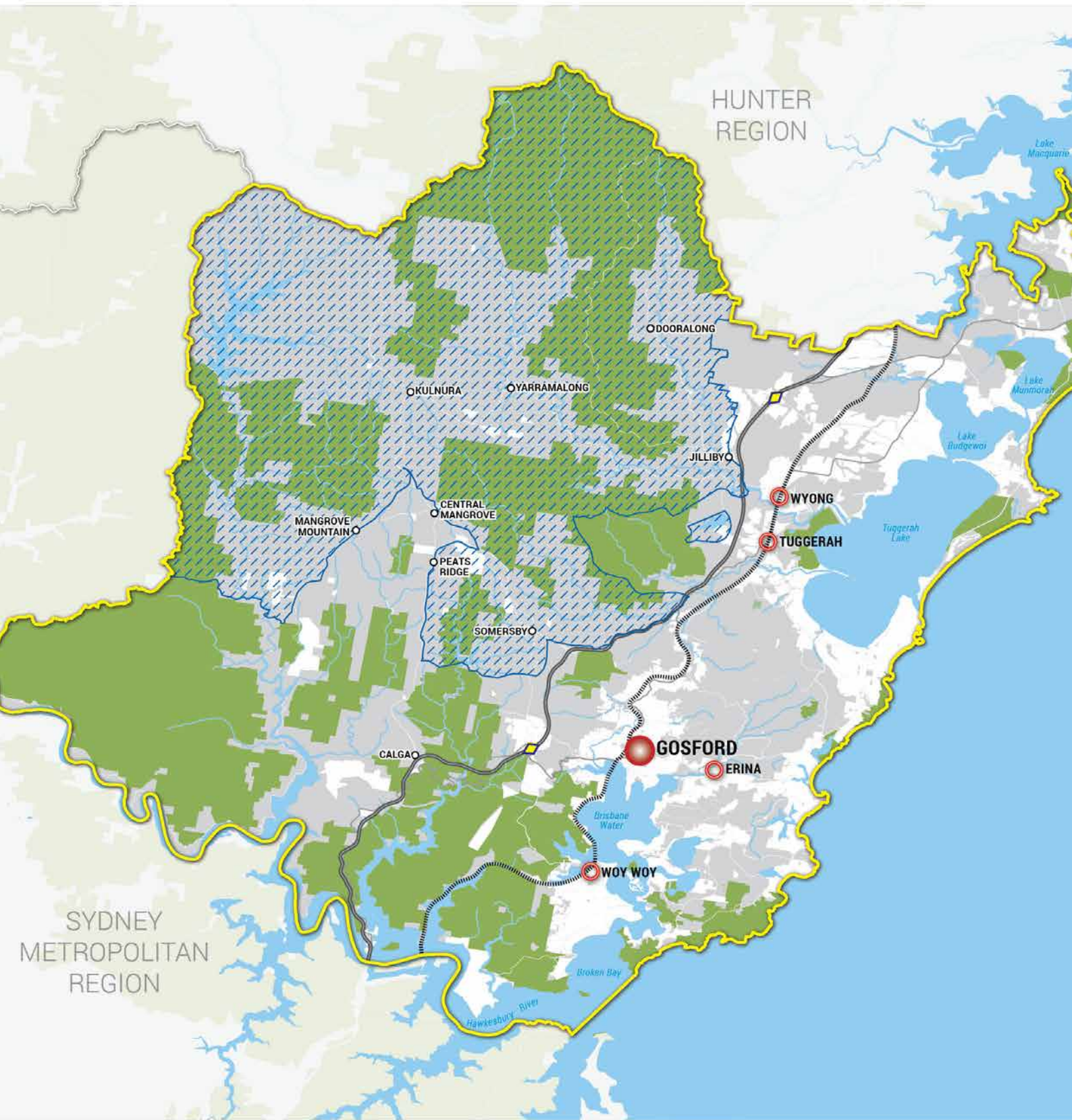











Figure 10: Drinking Water Catchment



- | | | |
|---|---|---|
|  Regional City |  Railway |  Urban Area |
|  Strategic Centre |  Inter-regional Road and Interchange |  National Park, Reserve and State Forest |
|  Rural Locality |  Surface drinking water catchment |  Waterway |

Direction 13: Sustain water quality and security

Tuggerah Lakes system, Brisbane Water, coastal lagoons, Lake Macquarie and the Hawkesbury River are important waterways and aquatic ecosystems.

Surface and groundwater systems support ecosystems, industries and communities. They are also the chief source of the region's urban water supply (see Figure 10).

Protecting water catchments and sustaining high quality and dependable water supplies is essential for the wellbeing of both the community and the environment. This has to be managed so that water is available for agriculture to support food production, and to meet the increasing demands of urban communities and industry.

Linking the Central Coast water supply network to the Hunter Water network – the second largest in NSW, supplying more than half a million people – will increase the resilience of the two regions to future droughts.

Water sharing plans form the basis of water sharing and water allocations in the Central Coast. Changes in water demand from different uses may result in the potential reallocation of water over time.

Actions

- 13.1 Protect water catchments to sustain high quality and dependable water supplies across the region.
- 13.2 Effectively manage surface and groundwater use in agricultural areas to support ecosystem function, food production and cater for the increasing demands of urban communities and industry.
- 13.3 Incorporate water sensitive design into development that is likely to have an adverse impact on coastal water catchments, water quality and flows.
- 13.4 Plan for the security of the region's water supply.
- 13.5 Implement catchment-based plans for the ongoing sustainable management and health of estuaries in the region.
- 13.6 Apply neutral or beneficial water quality objectives to land use planning in surface and groundwater drinking catchments to

minimise the effects of development on waterways including watercourses, wetlands, groundwater dependent ecosystems, riparian lands, estuaries, lakes, beaches and marine waters.

- 13.7 Plan new development to reduce the risk of introduction or spread of aquatic pests and diseases on fisheries and aquaculture industry practices.

Direction 14: Protect the coast and manage natural hazards and climate change

Most people on the Central Coast live near the coast, bushland or rivers. The appeal of these places is obvious, however they may also come with challenges such as flooding, coastal inundation, coastal erosion and bushfires.

Climate change is likely to result in lower rainfall, higher temperatures and prolonged dry periods. This may cause more frequent hazards and of greater intensity. Coastal communities are likely to be more vulnerable to the threat of coastal recession and over the longer term, sea level rise.

Tools have to be developed to manage the risk to communities, infrastructure and agricultural productivity from the impacts of climate change.

Collaboration with the Mine Subsidence Board will assist in setting standards for development in mine subsidence districts.

Land use planning that supports changes to the physical environment and infrastructure can help to avoid or manage risks and build community resilience to hazards.

Actions

- 14.1 Manage the risks of climate change and improve the region's resilience to hazards such as flooding, coastal erosion, bushfire, mine subsidence and land contamination.
- 14.2 Review and update floodplain risk and coastal management programs to manage flood risk and protect the coast, particularly where urban growth is being investigated.
- 14.3 Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.





Goal 3

Well-connected communities and attractive lifestyles

The region's abundance of natural assets – beaches, bush and waterways – offers attractive lifestyles and settings for a network of centres that service the region's population.

The Entrance, Terrigal, Gosford City Centre, Wyong, Ourimbah, Woy Woy and Long Jetty already provide local jobs, shops, cafés and restaurants, entertainment, and health care and personal services.

Encouraging more housing and different types of housing around centres can help to make them more robust and livelier places and capable of offering more services and jobs.

A vibrant new centre at Warnervale will provide services to support new and existing communities in the north of the region. New greenfield development in the north and on the urban fringe will be accompanied by more services and jobs.

Accelerating the supply of land for housing and jobs in established urban areas takes advantage of existing infrastructure and reduces the time it takes for residents to get to jobs and services. Over the next 20 years the community will need 41,500 new homes.¹³

The timely delivery of infrastructure will support housing and jobs growth in the region and maximise public value from this investment.

Direction 15: Create a well-planned, compact settlement pattern

Urban settlement on the Central Coast has developed in response to the region's landscape – the ridgelines, valleys, waterways, coastal areas and floodplains. Development forms well-

defined urban corridors and centres, mostly along the coast and the Sydney to Newcastle rail corridor.

Supporting the region's urban areas with more open space, recreation, walking, cycling and public transport opportunities will encourage more active, healthy lifestyles.

Planning for new development and expanding the urban footprint will be consistent with settlement planning principles.

Actions

- 15.1 Create a well-planned, functional and compact settlement pattern around existing urban and employment areas, the Warnervale-Wadalba release area, the Northern and Southern Growth Corridors, existing rural villages and sites included in an endorsed local strategy.
- 15.2 Ensure the settlement pattern responds to settlement planning principles and does not encroach on sensitive land uses.
- 15.3 Plan for communities to be better connected by an integrated transport system that prioritises safe walking, cycling and public transport.
- 15.4 Investigate options to improve public transport services and better link centres, corridors and growth areas.
- 15.5 Link communities with centres, employment areas, the Northern and Southern Growth Corridors and greater open space and recreation opportunities.
- 15.6 Deliver settlement planning principles and a local planning toolkit to assist Council in implementing the Plan.



Direction 16: Grow investment opportunities in the region's centres

There are opportunities to grow more jobs in centres by:

- facilitating a business-friendly regulatory environment with timely and efficient business approval processes; and
- identifying and responding to current and emerging business needs.

Businesses' expectations of the standard of centres are constantly evolving. The region's centres have the capacity to provide quality supporting infrastructure, good access and amenity.

New commercial and retail business activity is expected to focus on the region's strategic centres at Gosford, Erina, Tuggerah, Wyong and to a lesser extent, other centres across the region.

Small business is a significant contributor to the regional economy, employing almost three-quarters of the region's workforce,¹⁴ compared with 67 per cent across NSW.¹⁵

Actions

- 16.1 Improve access to and through centres to support and encourage redevelopment.
- 16.2 Enhance the network of centres by encouraging business and infrastructure investment in centres and planning for attractive mixed use places that respond to the character and role of the centre.
- 16.3 Protect the function of centres and ensure local environmental plans include appropriate controls to limit retail activity outside planned centres.

Direction 17: Align land use and infrastructure planning

Improving the alignment of land use and infrastructure planning and delivery will ensure more efficient use of existing infrastructure and deliver new infrastructure to meet the needs of a growing population.

Annual monitoring data will be provided to infrastructure providers in the region to better inform future infrastructure needs and service planning.

New and intensified development areas will be supported by plans that collect developer contributions toward the cost of enabling and supporting infrastructure. The delivery of infrastructure and services will be aligned with the preferred staging of development. Developers that instigate projects outside this sequencing will be required to pay a greater proportion of infrastructure costs.

Actions

- 17.1 Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure, and the efficiency of new infrastructure.
- 17.2 Identify sites in partnership with the infrastructure providers for health, education, emergency services, energy production and supply, waste disposal, cemeteries and crematoria.
- 17.3 Protect infrastructure corridors and sites, including inter-regional transport routes such as the M1 Pacific Motorway, railway and water supply systems.
- 17.4 Coordinate the delivery of infrastructure to support the timely and efficient release of land for development, including inter-regional infrastructure and service delivery



issues in the growing areas of Warnervale, Bushells Ridge and Wyee.

- 17.5 Ensure new and intensified development is serviced by enabling and supporting infrastructure, that it contributes to the associated cost and that development which occurs outside of sequencing pays a greater proportion of infrastructure costs.
- 17.6 Review development contributions in the *North Wyong Shire Structure Plan* area, incorporating Special Infrastructure Contributions Plans for the Wyong Employment Zone and Warnervale Town Centre.
- 17.7 Prepare a sequencing plan for the release of land in growth corridors and the Warnervale-Wadalba release area that coordinates with infrastructure planning.

Direction 18: Create places that are inclusive, well-designed and offer attractive lifestyles

There are plentiful opportunities for people to interact with the natural environment and enjoy healthy and fulfilling lifestyles on the Central Coast. Allowing people to access natural areas increases their appreciation of it and creates a sense of stewardship.

Making places that are safe and accessible for children, older people and people with a disability is critical to ensuring an inclusive urban area. Integrating recreational walking and cycling networks with commuter connections to centres, bus networks and railway stations will help to increase commuter walking and cycling and support public transport networks.

Creating mixed use centres, connecting recreation networks and integrating public transport facilities with walking and cycling facilities will encourage more physical activity.

Focusing development in existing areas will revitalise communities. It can reinforce and enhance the sense of community and belonging. Place-making and other improvements can transform the main street, helping to create accessible, safe and attractive local areas.

Actions

- 18.1 Facilitate Council-led revitalisation of centres to integrate land use and transport planning, improve the quality of the public domain and encourage ecologically sustainable development.
- 18.2 Undertake planning and place-making for main streets and centres.
- 18.3 Enhance the amenity and attractiveness of existing places.
- 18.4 Review and update neighbourhood planning principles in partnership with Council, community and industry representatives.
- 18.5 Implement strategies to invest in open space, sporting and recreational infrastructure.
- 18.6 Work with Council to support initiatives that allow people to age positively on the Central Coast.
- 18.7 Implement health and active living strategies in local plans.







Goal 4

A variety of housing choice to suit needs and lifestyles

The region's enviable natural environment and the lifestyles it affords, as well as its relative housing affordability (by comparison to Sydney), will continue to drive growth in the housing market. By 2036, the region is expected to have 36,350 more households, requiring 41,500 new homes.¹⁶

Demographic trends towards smaller households and an ageing population will fuel the need for greater housing diversity in locations with good access to transport, health and community services, and more affordable housing.

Providing a variety of housing types, including more affordable options in both existing and new areas across the region will allow people to age-in-place and maintain their connections with social networks and family. It may also avoid concentrations of particular types of housing, such as seniors housing and holiday housing with absentee owners.

Targeted infill development will be encouraged in and around local centres and other areas with sufficient infrastructure to support growth. New housing in these areas will be encouraged through a combination of strategies including mixed use zones, medium-density development incentives and small-lot construction.

The median sale price of housing in the Central Coast has increased substantially, from \$125,000 in 1991 to \$275,000 in 2002 and \$420,000 in 2014.¹⁷ The Plan aims to capitalise on the region's competitive advantage on housing prices by focusing new housing in existing and committed release areas.

New greenfield development opportunities are focused on the Warnervale-Wadalba land release area and in locations identified in the *North Wyong Shire Structure Plan*.

To accommodate the projected housing growth over the next 20 years, 2,075 new homes will be needed each year, on average. This is 685 more homes each year than the average annual housing production of 1,390 dwellings over the 19 years to 2014-15.¹⁸

Housing supply will be accelerated by continuing monitoring programs, refining regulatory processes and supporting collaborative management and governance – to deliver housing and associated infrastructure as and where required.

Inter-regional links between growing communities in the north of the region and the southern parts of the Lake Macquarie local government area will need to be managed to ensure a seamless transition for communities and the natural environment.

Careful management of urban expansion in rural villages will minimise the impact of development on these areas and assist these communities to be more sustainable.





Direction 19: Accelerate housing supply and improve housing choice

There will be a greater diversity of housing in and around Gosford City Centre, the regional growth corridors and local centres across the region. Local centres already identified with potential for additional infill housing include Toukley, The Entrance, Long Jetty, Terrigal, Woy Woy, Umina and Ettalong.

New land releases will be focused in the Warnervale-Wadalba land release area and elsewhere in the *North Wyong Shire Structure Plan*. The Structure Plan identifies a staging plan for areas in the Warnervale-Wadalba release area and surrounds, and this will be refined to reflect the timing of infrastructure delivery.

The Structure Plan will be updated to reflect new planning and to identify economic and conservation opportunities on land owned by the Darkinjung Local Aboriginal Land Council.

Monitoring housing supply and projected demand will allow government, infrastructure providers and industry to identify shortfalls in the supply of zoned and serviced land for greenfield development and to intervene to facilitate growth.

Actions

- 19.1 Release land for housing and employment in the *North Wyong Shire Structure Plan* area to align with the delivery of local and State infrastructure.
- 19.2 Review development controls to accelerate housing supply.
- 19.3 Monitor land and housing delivery and accelerate housing supply to meet projected housing demand of 41,500 additional dwellings by 2036.¹⁹

- 19.4 Monitor land and housing supply through an urban development program.

Direction 20: Grow housing choice in and around local centres

The Central Coast has local centres and neighbourhoods that offer housing choice, local jobs and services to meet residents' daily and weekly needs including retail, health and personal services.

Locating retail and commercial development in centres will make them more robust and maximise the use of existing infrastructure and community facilities. It will also allow for more efficient public and active transport use and catalyse further urban renewal.

If well configured and well designed, local centres can have a unique character. They can create a sense of place, belonging and connectedness that makes them an attractive place for residents and investors.

Actions

- 20.1 Improve housing choice by supporting housing delivery in and near the growth corridors and local centres.
- 20.2 Promote renewal opportunities in other local centres that have good accessibility and can support small-scale renewal.
- 20.3 Implement policies, plans and investment options that will support greater housing diversity in centres.



Direction 21: Provide housing choice to meet community needs

While the number of single and couple-only households is growing, most houses in the Central Coast region are three and four-bedroom detached homes. More studio, one and two-bedroom dwellings will be required to meet changing demand.

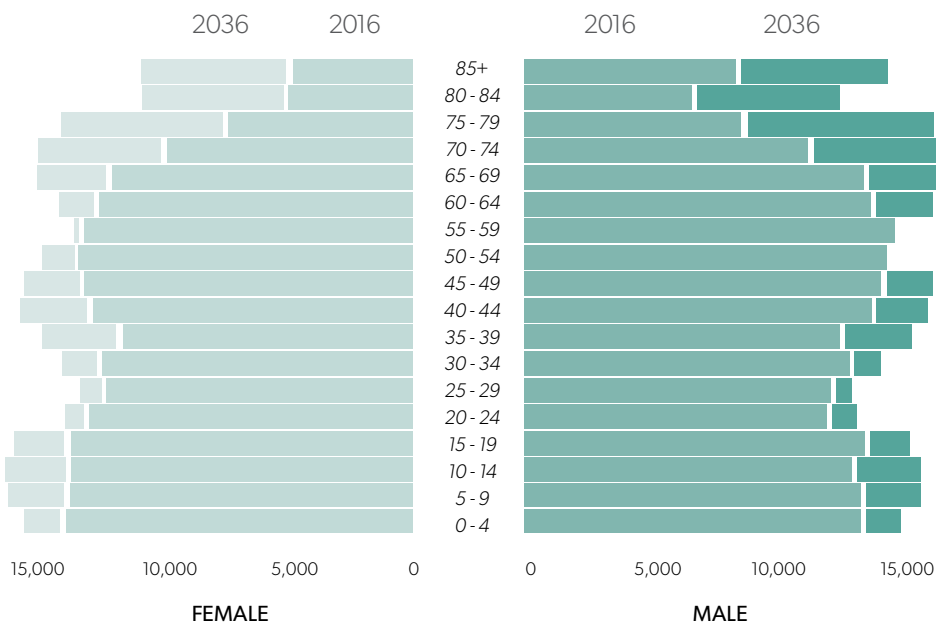
Social and affordable housing will be needed for people on low incomes and a variety of housing solutions will be developed for different parts of the region. Increasing the overall supply of housing will help to reduce upward pressure on the cost of housing.

Weekend and seasonal visitors will continue to influence local housing markets, particularly in coastal areas, by driving demand for short term accommodation and holiday homes.

Actions

- 21.1 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield housing locations.
- 21.2 Review trends in weekend, seasonal and aged housing and the impact this has on housing and services.
- 21.3 Implement changes to address the housing needs of older people, students and seasonal populations.
- 21.4 Encourage housing diversity including studio, and one and two-bedroom dwellings, to match forecast changes in household sizes and provide greater housing choice.
- 21.5 Identify the discrete housing needs of each community, including for social and affordable housing, and develop appropriate planning responses.

2016 - 2036 POPULATION PYRAMID





Direction 22: Deliver housing in new release areas that are best suited to building new communities

The *North Wyong Shire Structure Plan* will be updated to reflect new planning and to reconfirm the priorities for future releases.

Updates will provide guidance on release areas identified in the Structure Plan as ‘strategically located, constrained sites subject to future investigation and offset strategies to define conservation requirements and development potential’. These areas contain clay and coal resources, have high environmental value and contain key components of the potential green corridor areas and habitat networks outlined in the Structure Plan.

There may be pockets of land available on the urban fringe that are suitable for development. Investigations will identify areas that can be efficiently serviced and avoid development in areas with high environmental values and hazards.

Actions

- 22.1 Coordinate infrastructure delivery to support the *North Wyong Shire Structure Plan* release areas.
- 22.2 Review fringe urban zonings to identify areas suitable for urban development.

Direction 23: Manage rural lifestyles

The Central Coast offers rural lifestyles in Mangrove Mountain, Yarramalong and Somersby, which are surrounded by pristine natural environments. These areas have good access to the region’s strategic centres and the northern suburbs of Sydney.

Managing the expansion of these villages will improve the resilience of existing rural communities, support local employment and provide housing opportunities to allow people to age-in-place. It will also protect the rural character of the region.

Around 450 hectares of land is already zoned for rural-residential purposes in areas such as Yarramalong, Jilliby, Matcham-Holgate and Bensville. Future rural-residential development will be managed to avoid impacts on the viability of agricultural enterprises, biodiversity values and future potential urban expansion opportunities.

Actions

- 23.1 Include guidance in local land use strategies for expanding rural villages and rural-residential development so that future rural-residential development will:
 - not impact on strategic or important agricultural land, energy, mineral or extractive resource viability or biodiversity values;
 - not impact on drinking water catchments;
 - not result in greater natural hazard risk;
 - occur on land that is unlikely to be needed for urban development;
 - contribute to the conservation of important biodiversity values or the establishment of important corridor linkages; and
 - facilitate expansion of existing and new tourism development activities in agricultural or resource lands and related industries across the region.







Glossary

Biodiversity

Biodiversity or 'biological diversity' describes the variety of life on earth – the life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems they form. It is usually considered at three levels: genetic, species and ecosystem diversity.

Biodiversity offsets

Biodiversity offsets work by protecting and managing biodiversity values in one area in exchange for impacts on biodiversity values in another.

Biophysical Strategic Agricultural Land

Land with high quality soil and water resources, capable of sustaining high levels of productivity.

Biosecurity

Measures that are taken to protect the economy, environment and community from the negative impacts of pests, diseases and weeds.

Coastal Open Space System

A network of reserves supporting native vegetation that are managed by the Central Coast Council.

Emerging Strategic Centres

Centres that have been identified with the potential for regional strategic importance. The Central Coast region has two emerging strategic centres, at Woy Woy and Warnervale.

Employment lands

Land zoned for industrial or similar purposes in planning instruments. These are generally lower-density employment areas containing concentrations of businesses involved in manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

Employment Lands Development Monitor

The NSW Government's key program for managing the supply of employment lands in the region.

Enabling infrastructure

Essential services that are required for a development to occur, such as water supply, energy supply, waste water systems, stormwater drainage and vehicular access.

Gross Domestic Product (GDP)

A measure of the size of a country's economy and productivity. GDP is defined as the market value of all final goods and services produced in a country within a given period of time.

Gross Regional Product (GRP)

A measure of the size of a region's economy and productivity. Similar to gross domestic product, GRP is defined as the market value of all final goods and services produced in a region within a given period of time.

Household size

The average number of people living in a dwelling in a state, region or locality.

Housing affordability

The term refers broadly to a person's ability to pay for their housing.

Housing choice

The types of housing available to meet the current or future needs of the community. Housing diversity is driven by factors such as the make-up of the population, affordability and lifestyle trends.

Housing types

Forms of housing, such as single dwellings, boarding houses, dual occupancies, group homes, hostels, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings, seniors housing and shop top housing.



Important agricultural land

The existing or future location of local or regionally important agricultural industries or agricultural resources, mapped using the NSW Department of Primary Industries Important Agricultural Lands methodology.

Infill development

Development in areas already used for urban purposes. Specifically, the re-use of a site within the existing urban footprint for new housing, businesses or other urban development.

Infrastructure contributions

The process by which a financial payment is made by a developer during the development process to help fund infrastructure for the local area or region to support development.

Job containment

A measure of the proportion of employed residents who are employed within the boundaries of the local government area or region in which they live. It indicates the propensity of residents to seek employment outside the local government area or region in which they live.

Local centres

Local centres provide jobs and services such as shopping, dining, entertainment, health and personal services to meet the daily and weekly needs of the local community. The Central Coast region hosts a number of local centres including Toukley, The Entrance, Long Jetty, Terrigal, Umina, Ourimbah, Ettalong, Point Clare, Kincumber and Killarney Vale.

Local plans or local environmental plans

A statutory, spatial plan, typically prepared for a local government area by a council and made by the Minister for Planning. It includes land zoning and other development controls, which determine the type and amount of development which can occur on each parcel of land in NSW. Local plans are the main planning tool that shape the future of communities and ensure local development is appropriate. They guide planning decisions by local councils.

Mixed use centres

Local centres that facilitate a mixture of commercial, retail, residential and other land uses based on market demand and investment confidence rather than single land use zone boundaries.

Regional city

A place which has the largest commercial component of any location in the region and that provides a full range of higher-order services, including hospitals and tertiary education services. Gosford City is the regional city for the Central Coast.

Regional growth corridor

A corridor in the region that has been strategically identified for future growth. The Central Coast region has the Northern Growth Corridor and the Southern Growth Corridor.

Regional gateways

The Central Coast region has two regional (economic) gateways: the Southern Economic Gateway (Somersby and surrounds) and the Northern Economic Gateway located at Warnervale (Wyong Employment Zone and surrounds).

Rural villages

Rural villages are low-density clustered human settlements. The Central Coast region hosts a number of rural villages, including Jiliby, Yarramalong, Kulnura, Dooralong, Central Mangrove, Mangrove Mountain, Peats Ridge, Somersby and Calga.

Strategic centres

Centres of regional strategic importance. The Central Coast region hosts a number of (established) strategic centres, including Gosford (regional city), Erina, Tuggerah and Wyong.

Sustainability

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.



Endnotes

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- 5 NSW Treasury 2014, Budget Paper No. 4, 2014-15 Infrastructure Statement, p. 52, New South Wales Government, viewed 25 July 2016, http://www.treasury.nsw.gov.au/___data/assets/pdf_file/0003/124257/BP4_Infrastructure_Statement_2014-15_dhd.pdf
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- 9 NSW Department of Industry, unpublished, 'Comments on draft Central Coast Regional Plan Outline' using ABS data and applying the standard ABS multiplier for agriculture production, New South Wales Government, Sydney
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- 12 Department of Environment and Conservation (NSW) 2004, Wildlife Corridors, viewed 17 June 2016 at <http://www.environment.nsw.gov.au/resources/naturelandholderNotes15WildlifeCorridors.pdf>
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- 14 Australian Bureau of Statistics (2013), Wyong Regional Data Summary and Gosford Regional Data Summary, Canberra.
- 15 Australian Bureau of Statistics (2015), Counts of Australian Businesses including Entries and Exits, Jun 2010 to Jun 2014, Canberra.
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- 17 NSW Department of Housing, 2015, Greater Metropolitan Region – Time Series of Median Sales Prices (\$'000), March Quarter 1991 to March Quarter 2015, Sydney.
- 18 Department of Planning and Environment 2015, unpublished, 'Central Coast Dwelling Completions (1996-97–2014-2015)', New South Wales Government, Sydney.
- 19 Op cit., NSW Department of Planning and Environment, New South Wales State and Local Government Area Population Projections 2011-2036.



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