

# Infrastructure Opportunities Plan

## Central Coast

February 2026

Central Coast Highway near Gosford





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## Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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# Introduction

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## Background

The NSW Government is delivering increased housing choice for the Central Coast Region. More diverse and affordable homes are being delivered in well-located areas close to transport, services, and amenities.

Historically, the Central Coast has seen most new housing delivered through infill development, with a smaller proportion through greenfield development. This trend reflects the region's geography, with coastal areas in the east more suitable for development, while the west is limited by the M1 Pacific Motorway, national parks, agricultural industries, and important biodiversity corridors.

Increasingly, development will be built in established centres like Gosford, making up a growing share of the region's overall housing supply. This approach makes better use of existing infrastructure, gives people easier access to jobs and services, and offers more diverse housing options.

The introduction of planning reforms such as the Transport Oriented Development program to support development at Gosford, Woy Woy, and Wyong, and the Low and Mid-Rise Housing policy have created significant opportunities for new infill development.

In the north of the region, long-term greenfield development will continue to

focus on Greater Warnervale and Lake Munmorah. Together, these 2 areas can deliver over 15,000 new homes with several developments already completed.

The NSW Government has committed \$111.5 billion in the 2025-26 Budget towards capital expenditure over the next 4 years to support growth across the state. This includes investment in the state's essential infrastructure, including schools, transport, hospitals, and critical services like water and energy.

Through the Urban Development Program, the NSW Government is working with state agencies, councils, and the development industry to align plans for housing development and infrastructure delivery, to share data, and to resolve critical issues and delays to delivery.

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## Purpose

The purpose of the 2026 Central Coast Infrastructure Opportunities Plan (the plan) is to provide a list of state and regional projects that are eligible to be delivered as Works-In-Kind under the Housing and Productivity Contribution Works in Kind Guideline to support housing delivery.

The plan forms part of a holistic NSW Government approach to infrastructure planning, investment, and provision. This approach enables structured and transparent decision-making, providing greater certainty for communities, councils, and the development industry.

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## Structure of the plan

The plan contains the following sections:

**Section 1 – Introduction** includes background on the purpose of the plan.

**Section 2 – Infrastructure opportunities Plan** details the process for developing the plan, the types of infrastructure included in the plan, and pathways for this infrastructure to be delivered.

**Section 3 – Central Coast infrastructure opportunities**, identifies the state and regional infrastructure projects needed to enable and support planned housing over the next 5 years.

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## Further information

For more information about the Urban Development Program and Housing and Productivity Contribution scheme visit:

- [Urban Development Program](#)
- [Housing and Productivity Contribution Works-in-Kind Guideline](#)

# Infrastructure Opportunities Plan

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## Development of the plan

The 2026 Central Coast Infrastructure Opportunities Plan (the plan) was developed with NSW Government agencies, councils and utility providers through the Urban Development Program.

The Urban Development Program is the NSW Government's program for monitoring and coordinating housing development, land supply, and infrastructure delivery. It brings together NSW Government agencies, local councils, and the development industry to inform NSW Government priorities for planning and infrastructure investment to ensure a strong pipeline of new housing supply alongside the timely delivery of infrastructure to support growing communities.

Infrastructure Opportunities Plans have been developed for each Housing and Productivity Contribution area – Greater Sydney, Illawarra-Shoalhaven, Lower Hunter and Greater Newcastle, and the Central Coast.

Using the latest housing data, through the Urban Development Program, state agencies and councils have identified the

state and regional infrastructure projects which will enable and support planned housing growth over the short to medium term.

This first version of the plan was informed by a range of NSW Government land use and infrastructure plans, including:

- the 5 year State Infrastructure Plan
- agency infrastructure programs
- Special Infrastructure Contributions (SICs) and draft SICs
- state-led rezonings
- region plans
- place strategies and structure plans.

This first version of the plan is not an exhaustive list of all infrastructure projects required for communities. Infrastructure Opportunities Plans will be reviewed and updated annually through the Urban Development Program. This ensures that emerging infrastructure needs arising from new rezonings and housing development are captured and reflected in future updates.

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## Infrastructure schedule

The infrastructure schedule is presented in two tables:

- Projects funded for delivery
- Infrastructure opportunities for Works in Kind under the Housing and Productivity Contributions scheme

## Projects funded for delivery

These are committed projects currently in delivery or funded for delivery through the state budget or other funding sources.

Infrastructure types include public transport, roads, education, health, emergency services, open space, active transport, as well as utility infrastructure like electricity, water, and wastewater.

## Infrastructure opportunities for Works in Kind under the Housing and Productivity Contributions Works in Kind scheme

These are projects in planning or business case stages that are eligible to be delivered as works in kind under the Housing and Productivity Contributions Works in Kind Guideline.

Eligible infrastructure types for works-in-kind include:

- State / regional roads
- Transport infrastructure (including active transport and bus infrastructure)
- Regional open space
- Land dedication

Projects are further classified as either enabling or supporting infrastructure.

These definitions are not used to group types of infrastructure, but to differentiate where projects are essential if land is to be developed or not, on a site-by-site basis.

**Enabling infrastructure** typically refers to projects which unlock the delivery of more

homes. These projects are typically public transport, roads, and schools.

**Supporting infrastructure** typically refers to projects that support the development of liveable, productive and sustainable communities such as active transport and open space.

# Central Coast infrastructure opportunities

The Central Coast region encompasses the Central Coast Local Government Area. The Central Coast has a housing target of 9,400 new homes by June 2029 as part of the National Housing Accord. New housing is planned for the following key areas:

## Strategic Centres and Infill Housing Areas

- Lake Munmorah
- Greater Warnervale
- Woy Woy
- Gosford City Centre
- Erina
- Green Point
- The Entrance
- Bateau Bay
- Killarney Vale
- Long Jetty
- The Entrance
- Transport Oriented Development Precincts including at Gosford, Tuggerah, Woy Woy and Wyong
- Low and Mid Rise Housing Areas of the 7 nominated stations & town centres.

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## State infrastructure supporting housing targets

Several major projects are underway to support new housing across the region.

These include:

- \$420 million Pacific Highway upgrade through Wyong Centre
- \$65.5 million Central Coast Highway and Tumby Road intersection upgrades
- \$200 million Wyong Hospital redevelopment
- new public preschools at Tuggerawong and Umina Beach Public Schools.

## Central Coast infrastructure projects

The following section outlines the state and regional infrastructure projects which will support new housing in the Central Coast over the short to medium term:

- projects funded for delivery (table 1)
- infrastructure opportunities for works in kind under the Housing and Productivity Contribution scheme (table 2)

### Projects funded for delivery

Table 1 includes projects that are either in delivery or funding has been committed by the NSW Government.

**Table 1: Central Coast - committed state and regional infrastructure projects**

Infrastructure Type	Project	Description	Delivery Stage	Delivery Agency
Road	Avoca Drive, Kincumber intersection upgrades	Upgrades along Avoca Drive between Boora Boora Road and Joalah Road to key intersections	Funded for delivery	Transport for NSW
Road	Central Coast Highway/ Tumbi Road intersection upgrade	Widening road and upgrading of Tumbi Rd Intersection	In delivery	Transport for NSW
Road	Pacific Highway through Wyong Town Centre lane and bridge upgrades	Road upgrades to provide two lanes in each direction from Johnson Road at Tuggerah through to Wyong town centre, and replace the Wyong River Road bridge with a new four-lane bridge	Funded for delivery	Transport for NSW
Road	Pacific Highway, Chain Valley Bay Road intersection upgrade	Installing traffic lights to improve intersection safety and accessibility, and to support housing growth in the area	In delivery	Transport for NSW
Road	Blackwall Road intersection upgrade	Upgrades at key intersections along Blackwall Road and Memorial Avenue to improve capacity and provide safer active transport facilities	In delivery	Transport for NSW
Water and wastewater	Warnervale Town Centre – Water Supply and Sewerage Servicing	Design and installation of sewer pump stations and sewer mains to service new development in the Warnervale Town Centre area. This project removes the need for housing developers to plan and install major water / sewer assets, reducing the cost, complexity and time for housing development projects.	In delivery	Central Coast Council

## Infrastructure opportunities for works in kind under the Housing and Productivity Contribution scheme

Table 2 includes state and regional infrastructure projects in early planning or business case stages eligible to be considered for works in kind under the Housing and Productivity Contribution Works in Kind Guideline. Inclusion on this schedule does not constitute a government commitment to enter into a works in kind agreement.

**Table 2: Central Coast – Infrastructure opportunities for works in kind under the HPC scheme**

### Enabling infrastructure

Infrastructure Type	Project	Description	Delivery Stage	Delivery Agency
Road	Pacific Highway, Sparks Road, Wallarah Road Intersection Upgrade	Upgrade roundabout to traffic signals. This project will help deliver housing in Kanwal.	Planning required	Transport for NSW
Road	Duplicate Sparks Road between the M1 – Pacific Motorway and Albert Warner Drive	Duplicate Sparks Road and key intersections in both directions between the M1 Motorway and Albert Warner Drive to support housing delivery and nearby employment areas. This project will help deliver housing in Greater Warnervale.	Planning required	Transport for NSW
Multimodal	Pacific Highway multimodal corridor upgrade	Duplication, intersection upgrades, bus lanes and interchanges between Wyong and Lake Haven to support the multimodal corridor upgrade. This project will help deliver housing in Greater Warnervale, including Wadalba.	Planning required	Transport for NSW
Education	Various	The Department of Education is exploring opportunities for land dedication for preschool, primary and secondary capacity to meet short-term, medium and long-term demand	Planning in progress	Department of Education

### Supporting infrastructure

Infrastructure Type	Project	Description	Delivery Stage	Delivery Agency
Road	Gosford Bypass	Planning and Design for the remaining 7.2km of the Gosford Bypass from Parsons Road, Lisarow to Stockyard Place, West Gosford	Planning in progress	Transport for NSW
Road	Wyong Road/Bryant Drive intersection upgrade	Intersection upgrade for Wyong Road/Bryant Drive providing a second access to the precinct and supporting bus priority measures	Planning in progress	Transport for NSW
Open space	Kibble Park upgrade	Activating Kibble Park to create a safe and vibrant Gosford city, park upgrades to focus on multi-use opportunities to cater to the future university and TAFE developments near the park, and the removal of the current Gosford Library building	Planning in progress	Central Coast Council
Open Space	Gosford Waterfront Activation	Gosford Waterfront project which includes exploring opportunities to revitalise the waterfront public space and improve connectivity while providing opportunities for future investment	Planning in progress	Hunter and Central Coast Development Corporation

Highlighted projects were previously identified in the *Environmental Planning and Assessment (Special Infrastructure Contribution – Gosford City Centre 2018 (SIC))* or *Environmental Planning and Assessment (Special Infrastructure Contribution – Warnervale Town Centre 2008 (SIC))*

## Central Coast State Infrastructure Contribution

In addition to the infrastructure projects listed in Table 1 and 2, as part of the transition to the Housing and Productivity Contribution the infrastructure items that are listed in the *Environmental Planning and Assessment (Special Infrastructure Contribution – Gosford City Centre 2018)* and *Environmental Planning and Assessment (Special Infrastructure Contribution – Warnervale Town Centre 2008)* are also eligible under the Housing and Productivity Contribution scheme: [Environmental Planning and Assessment \(Special Infrastructure Contribution – Gosford City Centre\) Determination 2018](#) and [Ministerial Determination – Development Contributions for the Warnervale Town Centre](#).

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