

## CENTRAL COAST REGION



*made for living*

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## Central Coast Region – Overview

### Population and Demographics

The Central Coast region is uniquely located midway between two major cities, Sydney and Newcastle. This makes it an important gateway on the New South Wales east coast and a vital link for more than 65,000 motorists and 7,000 freight movements between Sydney and Newcastle on the M1 on a daily basis.

It is also the 3rd largest urban area in New South Wales and the 9th largest urban area in Australia.

Just one hour drive north of the Sydney CBD, Australia's financial capital, the Central Coast has immediate access to state, national and international transport hubs; including road, sea, rail and airports.

The Central Coast is also less than an hour drive south of Newcastle, one of Australia's largest regional cities, with a population of approximately 644,000. Australia is the world's largest exporter of coal and the Port of Newcastle is one of the world's largest coal export ports. Other bulk cargoes include grains, vegetable oils, alumina, fertilizer and ore concentrates. The Central Coast is situated midway on the main Northern Railway, providing both passenger and freight services.

Sydney, and to a lesser degree Newcastle, provide both domestic and international airports, which are frequented by Major Australian and international airlines. 40% of all Australian flights land in Sydney airport with 35 international carriers and 1000 flights operating each week. In addition, 47% of all international business visitors arrived through Sydney airport in 2012.



The NSW Central Coast is well known for its outstanding environment and coastal lifestyle. Covering 1,854 square kilometres and 81 kilometres of coastline, more than half the region is national parks, bushland, open space and aquatic environments.

Currently over 300,000 people live on the Central Coast and the region continues to grow at one of the fastest rates in



NSW. Conveniently located just one hour from both Sydney and Newcastle, the region offers great opportunities for business with land availability and a skilled local workforce.

The region's population is expected to grow by around 100,000 to 2031.

The NSW government's strategy specifically outlines how and where future development should occur to appropriately accommodate for this growth and to provide sufficient capacity to cater for more than 45,000 new jobs and thus reducing the need for local residents to commute outside of the region for work.

### Economy

The major service centre features a Westfield Shopping Centre and Business Park. Other major shopping precincts are located at Lake Haven and Bateau Bay, while The Entrance is considered the tourist hub of the Shire.

Wyong Shire's government and administrative centre is located in the town of Wyong. The area has a rapidly growing community fuelled by the population expansion of the Sydney region.

There are large areas of appropriately zoned land to promote numerous investment opportunities. Despite its popularity and growth, the Shire has retained its diverse natural beauty with beautiful golden beaches, picturesque lakes, national parks and a peaceful rural hinterland.

Geographically, Wyong Shire covers an area of 820 square kilometres, including substantial areas of national parks, state forests, coastline and lakes.

The locality includes the major service centre of Wyong-Tuggerah and numerous townships spread around Tuggerah Lake, Budgewoi Lake, Lake Munmorah and the southern shore of Lake Macquarie.

The western half of Wyong Shire is predominantly forest and rural areas. Council's administrative centre is located in the town of Wyong with supporting depots at Charmhaven and Long Jetty.

## Key Employment Drivers

The Central Coast strategic location, advanced infrastructure, skilled workforce and attractive lifestyle make the region a viable business alternative to Sydney for many major industries.

The Central Coasts economy has evolved from primary industries, specifically agriculture and mining industries, to a diverse economy with a strong presence in manufacturing and service industries. The major industries include:

### Health Services

Central Coast Local Health District (CCLHD) provides public health services to the Central Coast region, a growing and ageing population. The area is served by two acute hospitals – Gosford and Wyong – two sub-acute facilities and ten community health centres in addition to other community based services.

Gosford Hospital is the principal referral hospital and regional trauma centre for the Central Coast and Wyong Hospital is a major metropolitan hospital. Currently Wyong Hospital has a total of 274 beds comprising of a mixture of Surgery, Medicine, Maternity, Rehabilitation and Aged Care, Drug and Alcohol, Renal Services and a major 50 bed Mental health facility and a range of sub speciality and outpatient services. .

The Emergency Department is one of the busiest in the state with approximately 40,000 attendances a year. A new hospital was completed in February 2005 at a cost of \$86M and when all beds are commissioned the capacity will reach 316 beds.

The new hospital also includes an additional 2 Operating Theatres and 1 additional Endoscopy Suite, a Coronary Care Unit, High Dependency Unit , Short Stay Observation Ward, Diagnostic Services , Outpatient Services and a range of improved facilities for patients and staff. The Emergency Department is planned to be redeveloped / refurbished in the near future. Administered by the Northern Sydney/ Central Coast Area Health Services, public health facilities in the region are both first class and comprehensive.

An extensive range of specialist medical services is provided, making the Central Coast almost independent of capital city medical services. Four public hospitals, three private hospitals and seven health care centres serve the area. Public hospitals are located at Gosford, Wyong and Woy Woy.

Gosford Hospital recently underwent a \$100 million redevelopment making it one of the most modern in New South Wales. At the same time, Wyong Hospital has undergone an \$80 million redevelopment that has seen it double in size. Gosford Hospital contains surgical and medical wards, and has teaching status through affiliation with the Medical Faculty at the University of Newcastle.

The public hospital system is complemented by three modern private hospitals at Berkeley Vale, North Gosford and Woy Woy, with a total capacity of 300 beds. Woy Woy's Brisbane Waters Private Hospital operates fully integrated cardiology and cardiothoracic services for the region. Community Health Centres operate at Long Jetty, Kincumber, Wyong, Gosford, Erina, Mangrove Mountain, Toukley and Lake Haven.

All residential areas are serviced by general practitioners with specialists in private practice and medical centres. Specialist services are available at centres throughout the region.

The Federal Government announced in April 2009 that it would fund a GP Super Clinic in the Warnervale area with a temporary clinic operating by August 2009 and a permanent clinic functioning by 2011.

An extensive ambulance network operates throughout the region and the Westpac Rescue Helicopter Service operates a 24-hour service into the region.

### Manufacturing

General manufacturing accounts for a diverse range of products from small, medium and large companies operating throughout the region.

Engineering and food processing companies make up an important part of the region's manufacturing industries.

Many of the Central Coast's manufacturers successfully compete in global markets highlighting their manufacturing competence and commitment to development leading edge manufacturing technologies.

These companies have gained a reputation for product innovation and quality using world's best practice. Global companies operating on the Central Coast include Aalborg Industries, ADC KRONE, Baltimore Aircoil (Australia), Continental Crushing and Conveying - A Joy Global Inc. company, Donaldson Australasia, Dulmison Australia, Mars Food Australia, Sara Lee Bakeries and Weir Engineering.

Because of its easy access to ports and its close proximity to Sydney and the consumer markets of the Eastern seaboard, the Central Coast has attracted a strong manufacturing sector.

Leading the way is a successful food and beverage manufacturing industry, which includes some of Australia's best-known brands such as Sanitarium, Sara Lee, Master Foods and Kelloggs.

In February 2007, the 100 million dollar Woolworths Regional Distribution Centre at Warnervale was opened. This facility services over 50 supermarkets providing employment for more than 300 people.



## Key Employment Drivers - *Continued*

### Tourism

The Central Coast is the closest holiday destination to Sydney. Accessible within 90 minutes by rail or road, the region has opportunities for all-year-round tourism experiences and is well established in the short break and conference markets as well as the incentive market.

The international market continues to grow with visitors from Singapore, Malaysia, China, Hong Kong, Taiwan and Korea making a significant contribution.

Tourism investment in recent years has seen three major resorts built in the region: Mantra Ettalong Beach Resort with 238 rooms was completed in 2005. Mantra Kooindah Waters Golf Resort at Wyong completed in 2008. Mirvac Group's Quay West Resort Magenta Shores at North Entrance was completed in 2007.

Known for its relaxed lifestyle, mountain forests and unspoilt beaches and waterways, the Central Coast boasts a thriving tourism industry catering for holidaymakers from around the world.

Central Coast received over 1.3 million domestic overnight visitors who spent over 4.0 million nights in the region up by 16.5% on YE Sep 12. Domestic daytrip visitors spent \$304 million in the region up by 27.9% on YE Sep 12.



### Building and Construction

Traditionally, building and construction has been a key driver of the regional economy and this has encouraged the growth of many locally owned and based companies that now successfully seek work outside the region.

According to the Australian Bureau of Statistics Labour Force Survey, the building and construction industry employed 10% of the regional workforce as of April 2009.

The region's leading commercial and industrial building companies include Baxter Building, LA Group of Companies, Linx Projects, North Construction & Building and Stevens Construction. These companies have expanded beyond the boundaries of the region and work throughout NSW and Australia.

### Business Parks and Industrial Estates

The Central Coast's major industrial areas are strategically located close to the Sydney-Newcastle Expressway from Somersby in the south to Warnervale in the north while with smaller areas are located throughout the region.

#### *Berkeley Vale Industrial Area*

Located eight kilometres from the F3 Sydney-to-Newcastle Freeway between Wyong and Gosford, this area boasts the head offices of both Mars Foods Australia and Sanitarium Health Foods and the regional office for ADC-Krone Australia. Sico South Pacific and Toll IPEC are also there, along with many small to medium sized companies.

#### *Charmhaven Industrial Estate*

Off the Pacific Highway and close to Lake Haven Shopping Centre, this estate features factory warehousing and showroom style units, catering for small business and bulky goods retail. Tenants include Kelloggs Australia, Borg Manufacturing and BCF Precast.

#### *Doyalson Industrial Estate*

At the intersection of the Pacific Highway and Scenic Drive Doyalson, this estate is easily visible to the busy Newcastle to Central Coast Motorway link. Pioneer Concrete and Aztec Transport head a range of smaller to medium-sized tenants, while there are one or two lots for larger developments.

#### *Gwandalan Industrial Estate*

Initially, this estate contained about 20 smaller industrial lots designed for firms serving the local community.

#### *North Wyong Industrial Estate*

Positioned along the Pacific Highway, this estate is home to many small and large manufacturing and service industries and companies including Dulmison, Donaldson and Verb. It covers more than 114 hectares with lot sizes between one and 15 hectares, with some blocks and factory bays still available.



## Key Employment Drivers - *Continued*

### **Tuggerah Business Park**

Located alongside the Pacific Highway, near Tuggerah railway station, the F3 Sydney to Newcastle freeway, Westfield Shopping Centre, Tuggerah Homemakers Centre and Wyong Town Centre, this park covers 75 hectares and hosts a mix of professional, commercial, manufacturing and industrial services.

It is home to the NSW Police Assistance Line call centre; two call centres for financial company ING; Bunnings Central Coast Distribution Centre; the national distribution centre for Hachette Australia and Murdoch books; Star Track Express' freight terminal; and Centrelink.

### **Tuggerah Industrial Area**

This area is located along the Pacific Highway, between Westfield Tuggerah and Wyong Town Centre and adjacent to the Sydney to Newcastle rail line. Businesses include commercial, building and automotive industries, car dealers and bulky goods retailers.

### **Tumbi Umbi Industrial Estate**

Opposite Mingara Recreation Club, this estate is a highly sought after location for small business owners. It is dominated by the building and automotive industries. The site mainly has factory bays, though also boasts several storage unit facilities.

### **Warner Industrial Park**

This area has about 120 hectares of zoned industrial land and is located adjacent to the busy F3 Sydney to Newcastle Freeway at the Sparks Road Interchange.

### **Warnervale Business Park**

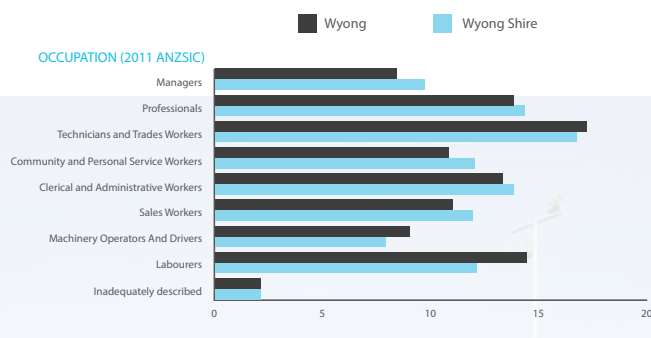
Part of the Wyong Employment Zone, this park covers 47.6 hectares of land and is next to the Sydney to Newcastle freeway interchange, airport and railway line.

Coastal Transport Services runs a distribution service for the region's industry sector from the site. Woolworths Ltd also has an 81,000 square metre distribution centre and the park also contains the Bluetongue brewery.

## **Information Technology**

The Central Coast boasts an IT industry that is known for its innovation, research and development, production and software support. The region's advanced educational infrastructure continues to develop and support the necessary skills for this dynamic industry. The region's variety of choice in property options and low occupancy costs continues to attract call centre operators. Industry sectors such as banking, insurance, telecommunications and government have established centres on the Central Coast.

**Occupation of Employment, 2011**





## Lifestyle

The Central Coast offers a perfect mix of town and country life for those who make it their home. A superbly relaxed lifestyle in a magnificent, natural, pollution free environment is available to all, with the benefits of city living never far away.

The Central Coast offers families a safe, secure and caring environment with the opportunity to live life to the full. It is the reason so many people choose to live in the region.

### Real Estate

The Central Coast offers the opportunity to acquire quality property at values substantially lower than in the Sydney Metropolitan areas.

Prospective home buyers will find a wide range of properties across an equally wide and diverse range of areas. Everyone's needs and tastes are catered for whether it be beachfront or lakefront, rural lifestyle, suburban estate, hinterland, old or new, live in or invest - the Central Coast has it all covered.

Such is the diversity of the region, you can choose to be close or far away as you want from the shops, beaches, freeway or bush and stay within your budget.

many schools have been announced in 2009 as part of the Australian Government's Building the Education Initiative.

For students attending high school on the Central Coast, there are a number of good options to consider, from local comprehensive high schools, a selective school and several multi-campus colleges with junior and senior high schools. Schools have a tradition of working together cooperatively in the best interests of individual students and education more broadly.

Students wishing to undertake vocational subjects may do so at their local school or at TAFE. This study often counts towards their HSC results and a vocational qualification. In addition, students who undertake workplace programs by working in a business for a set number of hours each week may have that time, and the learning from that experience, credited towards their HSC marks.

Gosford High School is a high profile selective high school and Gorokan High School will have a selective stream introduced from 2009. Admission is by examination to assess academic talent of students.

Central Coast Grammar School is a leading independent co-educational K-12 non-denominational school with an enrolment of 1,150 students on a 17 hectare campus at Erina Heights.

The University of Newcastle's Central Coast Campus, Hunter Institute of TAFE and the Central Coast Community College are all at Ourimbah, with additional TAFE campuses at Gosford and Wyong.

Numerous pre-schools and day-care centres are conveniently located throughout the region, and for children with special needs, the public school system operates specialised facilities at Narara, The Entrance and Terrigal.



## Schooling

The Central Coast offers residents a wide range of education options through both the Public, Catholic and Independent sectors. Public schooling is well covered, with all residential areas served by infant, primary and strategically located high schools.

An important aspect of schooling on the Central Coast is that the majority of schools have either been built or extended over the past twenty years providing students with the most modern and up-to-date education facilities. Further significant enhancements to the facilities of



## Lifestyle - Continued

### Leisure and Recreation

The Central Coast offers a relaxed lifestyle with a pollution-free, near perfect climate, creating opportunities to enjoy a richly diverse natural environment ranging from the rainforests of the many national parks to the extensive waterways and beaches of the Pacific Ocean coastline.

Recreation facilities of nearly every kind and for every member of the family abound on the Central Coast. Scuba diving, swimming, surfing, boating, water skiing, deep-sea and beach fishing are just some of the water based activities enjoyed by residents.



People who work on the Central Coast have the opportunity to enjoy more leisure time than their city cousins by taking advantage of the many fun and exciting experiences the region has to offer - all close to where they live and work. It is also a great place to simply wind down and relax.

So, whether surfing, bushwalking or bicycling, the simple pleasure of a walk on the beach or the delights of dining in one of the region's excellent restaurants, the Central Coast has something for everyone.

### Dining Out and Entertainment

#### Restaurants

Dining out on the Central Coast offers a truly international choice of cuisines. There are numerous restaurants in the region offering a dining experience to suit every occasion and budget from casual bistros, chic sidewalk and al fresco cafes to elegant award-winning fine dining restaurants.

While Terrigal is the acknowledged evening dining area of the region other notable restaurants on the Central Coast include the internationally famous Steve Manfredi's restaurant, Bells at Killcare (Killcare), Karinyas Restaurant & Wine Bar (Wyong) and award-winning restaurants including Pearls on the

Beach (Pearl Beach), The Cowrie (Terrigal), Onda Restaurant (Terrigal), The Reef (Terrigal), Barretts Restaurant (Magenta Shores), Lizottes (Kincumber) and Caroline Bay Brasserie & Functions (East Gosford).

At the same time families are well catered for with cafes and bistros and many registered clubs in the region offering a variety of entertainment and eating out options.

#### Cinemas & Theatres

The Central Coast has a variety of cinemas including Greater Union at Westfield Tuggerah and Hoyts at Erina Fair. The art deco Cinema Paradiso at Ettalong Beach and the Avoca Beach Theatre both provide unique and enjoyable experiences.

Gosford's Laycock Street Theatre continues to stage first-rate productions in mainstream and avant-garde drama, comedy and musicals, with many featuring internationally recognised artists and directors.

#### Music

The Central Coast has a rich musical and cultural life with its own conservatorium of music and orchestra, show band and brass band. There is also a strong musical culture in the private and public schools in the region.

The region is also home to some of Australia's top country music performers and musicians and boasts at least two world class recording studios.

#### Galleries

The Central Coast Regional Gallery compliments the many other galleries in the region, particularly the Ken Duncan Gallery, Neil Joseph Fine Art Gallery and M Gallery. Art societies and special interest groups, such as pottery and writers' groups also function in the region.





## Lifestyle - Continued

### Sport

#### *A Sporting Mecca*

The Central Coast could well be described as a "Sporting Mecca". The choice of sport for all age groups is almost limitless. Some of the sports on offer include: AFL, archery, athletics, baseball, basketball, canoeing, cricket, darts, fishing, golf, hockey, horse racing, horse riding, ice hockey, ice skating, lawn bowls, little athletics, martial arts, netball, rugby league, rugby union, scuba diving, soccer, surf life saving, swimming, tenpin bowling, water skiing and many others.

The highly successful Central Coast Mariners FC is one of the eight football clubs which comprise the national Hyundai A-League. The Mariners' home ground is Bluetongue Central Coast Stadium while their training ground is Mingara Recreation Club.

Both Gosford and Wyong Councils provide and maintain excellent playing fields for all sports and an extensive club network welcomes new members in all sports. Playing golf or tennis are popular pastimes for busy people looking to relax. The many Central Coast golf and tennis clubs are pleased to welcome new members as are the numerous bowls clubs throughout the region.

For cyclists, in addition to the West Gosford velodrome, both Councils are providing extensive off-road cycleways. A 21 kilometre off-road cycleway along the foreshore of Tuggerah Lake is highly popular with cyclists.

Gosford's 20,000-seat Bluetongue Central Coast Stadium, overlooking the Brisbane Water, is regarded as one of the finest stadiums in Australia and is a popular venue for rugby league, rugby union and soccer as well as entertainment.

The Central Coast Regional Athletics Centre, on the site of the Mingara Recreation Club at Tumbi Umbi, features an IAAF

standard athletics track and international standard playing field. The facility attracts some 6,000 visitors per month and is the home of a number of athletics clubs and soccer clubs including State League Division and Super League teams. Other athletics tracks and facilities are located throughout the region.

The opening of Central Coast Grammar School's new state-of-the-art, all weather surface, multi-purpose sports field at their Erina Heights campus in early 2009 has given the region a world-class ground for hockey, football and softball.

For swimmers, an Aquatics facility - the equal of any in Australia - is located at the Mingara Leisure Centre at Tumbi Umbi and at Woy Woy the Peninsula Leisure Centre features an Olympic pool with a health and fitness club. Aquatic centres are also located at Wyong and Toukley.

Bridgecoast Stadium at Terrigal is the Central Coast's leading Basketball Stadium and has hosted many national and international competitions. The four-court facility caters for basketball and netball. Bridgecoast Stadium is also home to the Central Coast Crusaders.

The Central Coast Youth Club at Niagara Park, with seating for 760 people, features facilities for basketball, volleyball, badminton, netball, soccer, trampolining, shooting, martial arts, boxing and weightlifting.

For those who do not wish to engage in a sport, keeping fit at the many health and fitness centres throughout the region is a popular alternative. The Gosford Race Club and Wyong Race Club hold regular meetings with both venues attracting leading horses and jockeys.

#### *Central Coast Academy of Sport*

The Central Coast Academy of Sport is a local initiative aimed at providing opportunities for athletes, coaches and administrators. It is a non-profit organisation which aims to support and improve the prowess of those involved in sport. The administration office is located at the Gatorade Regional Athletics Track at Mingara Recreation Club.

Sports currently on offer at the Academy include athletics, basketball, golf, netball, rugby union, soccer, surfing, surf life saving and tennis. Each sporting program is delivered by highly qualified coaches with access to the latest training and sports science support, complemented by the latest in video and internet technologies to ensure all programs are delivered to the highest standards.



## Lifestyle - Continued

### Shopping

The Central Coast offers a wide range of shopping options from village-style facilities to the regional shopping centres at Erina and Tuggerah.

Major retailers including David Jones, Target and Big W, and supermarkets including Woolworths, Coles and Aldi are located at Westfield Tuggerah, along with 140 specialty stores and service outlets such as banks, NRMA, medical funds, an international food court and an eight-screen Greater Union Theatre Complex.

Erina Fair Shopping Centre has over 330 specialty stores along with major retailers including Myer, Big W and Target and supermarkets including Woolworths, and Coles and Aldi. Within the shopping centre precinct, Toys 'R' Us, Rebel Sport and furniture and electrical appliance retailers operate super stores. Hoyts Cinemas operates an eight-screen theatre complex in a lifestyle precinct which includes an ice skating arena, gym and numerous restaurants.

Other modern shopping centres throughout the Central Coast include Lake Haven Shopping Centre at Lake Haven, Bay Village Shopping Centre at Bateau Bay, Deepwater Plaza at Woy Woy and the Imperial Centre at Gosford. Village style shopping centres are located at Kincumber, Saratoga, West Gosford, Wyoming, Toukley, The Entrance, Killarney Vale, Lisarow and Wadalba.

The beachfront village at Terrigal features open-air cafes and boutique fashion stores which offer a range of quality designer clothing for both ladies and men, seldom seen outside the city.

Most major furniture and electrical discount stores are represented in the region with concentrations of furniture

and electrical stores at Erina and Tuggerah. These include Harvey Norman, Bing Lee, Worldwide Appliances, Snooze, Fantastic Furniture, Forty Winks, Freedom and many others.

At Tuggerah, the Homemakers Supa Centre features retailers including Babyco, Bing Lee, Snooze, Cut Price Country, Fantastic Furniture, Knotts Pine, Nick Scali Furniture, Oz Design Furniture, Sleep City, Spotlight, Bunnings and others. All retail centres throughout the region are serviced by scheduled bus services and some by rail.

### Major Attractions

There are many places to visit and enjoy on the Central Coast. All cater for residents of the region as well as visitors. Some of the attractions and places to visit include:

- The Australian Reptile Park, Somersby. This is one of Australia's leading attractions, featuring the world's most spectacular reptiles and spiders.
- The Australian Rainforest Sanctuary, Ourimbah.
- The Australian Walkabout Wildlife Park, Calga.
- The Gosford/Edogawa Gardens - a gift from the City of Edogawa in Japan, East Gosford. These gardens are the best example of traditional Japanese gardens in Australia.
- National Parks. The Central Coast's national parks cover over 210,000 hectares. They include Boudi National Park, on the northern entrance to Broken Bay; Brisbane Water National Park, on the northern side of the Hawkesbury River; Wyrribalong National Park, set between the Pacific Ocean and Tuggerah Lake; and Yengo National Park, stretching from Wisemans Ferry up to the Hunter Valley.





## Infrastructure

### Rail

The north-south railway line provides regular services to Sydney and Newcastle. Local railway stations are at Ourimbah, Tuggerah, Wyong, Warnervale and Wyee with a new railway station and bus interchange planned for North Warnervale.

#### *Planned High Speed Rail*

The Federal Government has released the first stage of the Australian Government's High Speed Rail Implementation Study. The study shows the Central Coast Corridor as a part of a 120km Newcastle - Sydney link in 1600 kilometres of new track that would be laid between Melbourne and Brisbane at a probable cost of more than \$100 billion.

The Study's first stage was conducted by an AECOM led consortium comprising KPMG, Sinclair Knight Merz and Grimshaw Architects. The contract for the second and final stage is currently out to tender.

The study suggests that the Sydney to Newcastle section could be achieved by 2036 at an estimated cost of between \$10.7billion - \$17.9billion and provide a 40 minute travel time, with the Central Coast to Sydney leg estimated to take 20 minutes at speeds up to 350Km/h.

### Roads

Major links include the F3 Sydney to Newcastle Freeway, Central Coast Highway, Pacific Highway, Avoca Drive, Terrigal Drive, Wyong Road, Sparks Road, Brisbane Water Drive and Manns Road.

The F3 is a vital link for approximately 70,000 light vehicle trips and 6,000 freight trips each day between Sydney and the Central Coast. Light vehicle numbers reduce to around 40,000 north towards the Hunter Valley.

The 127km M1 Sydney to Newcastle Motorway is the main road corridor linking Sydney, the Central Coast and Newcastle. It also links with the New England and Pacific Highways connecting northern NSW regional centres and Queensland.

The M1 Sydney to Newcastle Motorway is a vital link for more than 65,000 motorists and 7000 freight vehicle travelling between the Central Coast and Hunter Regions and Sydney on a daily basis. It is also heavily used by motorists travelling to northern NSW and Queensland holiday destinations.

Some of the highest traffic volumes in Australia are recorded on the M1 Sydney to Newcastle Motorway between Sydney and Newcastle, with the southern section experiencing the greatest traffic flow.

Current or proposed construction projects on the M1 Freeway route include:

- Widening of the M1 Freeway
- M1 Tuggerah interchange upgrade

### Buses

The local bus service is provided by two private bus companies. The bus network covers a large geographical area including Woy Woy, Gosford, Kincumber and Wyong.

These services take passengers to and from work, school, shopping centres, beaches and many other places.

Some of the major trip destinations are the train stations of Wyong, Gosford and Woy Woy as well as Erina Fair Shopping Centre, Terrigal Beach, and the University of Newcastle, Ourimbah Campus.

### Ports

The Central Coast is within 90 minutes to Sydney and the Port of Botany and just 40 minutes to the Port of Newcastle.

The Port of Newcastle is the largest export port in Australia and the world's largest coal tonnage port. It is also a growing cargo and general container hub, with further major expansion plans currently in development. Excellent transport infrastructure and ongoing efficiency measures at the Port contribute to a lack of congestion and rapid turnaround compared with Australia's metropolitan ports.

The ongoing expansion of facilities at the port, with a \$1 billion upgrade completed in May 2010 and more to come from major mining entities such as BHP Billiton, is significant for the region's economy.

It's expected that the port's coal-loading capacity will triple (to 300 million tonnes a year) once expansions under way or planned are completed. These entail investment totalling about \$9 billion. The expansions are needed as demand exceeds capacity.

Also important is the ongoing diversification of the trade through the port, with over 40 different cargoes now handled by the port. There is also a growing cruise ship industry in Newcastle, with 11 cruise ships to visit Newcastle in the 2011-12 cruise ship seasons.





## Infrastructure - *Continued*

### Airports

#### *Central Coast Airport*

A small local airport is located at Warnervale, which is regularly used by local businesses for executive flights. A helicopter landing pad is also located nearby.

Plans for the new regional airport are not just a mere concept anymore, with Wyong Council moving ahead with the proposal. In a report to Council tonight, it has revealed the proposed facility would be located on an amended site to the west of the M1 Pacific Motorway.

Subject to state government approval, Council wants to share its planning and development costs with private partners and seeks to limit its own expenditure to \$50-million for the planning stages only.

The report has identified four stages of development starting with a five-year master plan for the site, which will determine the location of the runway and other facilities including the terminal and car parking.

Wyong mayor Doug Eaton says it is not a proposal for a second Sydney airport; it is for a regional airport to serve the 400,000 residents who will live on the Central Coast by 2031.

#### *Future Plans for Newcastle Airport*

In 2010, Newcastle Airport invested in infrastructure development. Air BP and Caltex, in a joint venture, constructed a new aviation fuel farm to improve efficiencies for the two companies and released land, both airside and landside, back to Newcastle Airport. In 2011, the Airport undertook a major refurbishment of its landside toilet amenities. The \$900,000 upgrade was completed in response to customer feedback.

Newcastle Airport's 20-year Master Plan provides a framework for ongoing managed infrastructure and development growth. It outlines development of the terminal, car parks, and road network to meet future demand and provide permanent facilities required for international services.

Newcastle Airport currently has plans for the redevelopment of the road network, new taxi and coach parking facilities, and modified entrances to existing car parks lodged for approval with Department of Defence and Port Stephens Council. Newcastle Airport continues to prove itself as an alternate gateway into NSW and a significant transport hub for the region, contributing to business and tourism in the Hunter.

A \$120 million expansion plan for Newcastle Airport was declared a major project for NSW in 2009, meaning it can bypass local councils and go straight to the NSW Planning Minister for approval. The expansion plan includes extending the terminal for domestic and international flights, more car parks and internal roads, and a business park.

In March 2010 details of the expansion, aimed at doubling passenger numbers, were revealed. It is hoped to have



flights to Perth, Adelaide, Hobart and Darwin within two years and international travel to New Zealand and Fiji within three years. China, Japan and some Trans-Pacific routes are possible from 2014, with passenger numbers topping two million if all goes well.

### Telecommunications

Telstra and Optus have invested in improving the capacity of the Central Coast. Telstra, Optus, Hutchinson, SPT and Pacific Internet all offer high capacity telecommunications networks in the Shire.

Mobile coverage is provided by Telstra, Vodafone, Optus and Hutchison. Optus has recently installed fibre optic cable to support the Tuggerah business region and Ourimbah University Campus. Verb has recently constructed a data storage unit within the Wyong shire, which is the first of its kind in the South Pacific region.

### Electricity and Gas

Energy Australia owns and operates the electricity network on the Central Coast. Over \$600 million will be invested in upgrades from 2009-2014, to ensure Central Coast networks meet its increasing demands.

A natural gas pipeline runs from Sydney to Newcastle and is part of the National Grid. A network of high pressure mains enables a reliable supply to local industry, commercial and residential users.

### Water and Waste

Council is part of a joint water authority, which is owned and operated with Gosford City Council. This removes the need for businesses to approach a separate government agency for water, sewerage and other related services. Wyong Shire is serviced by a well-maintained reticulated sewerage system to all commercial, industrial and non-rural residential areas, which is owned and operated by Council. Council also licenses liquid trade waste discharges.

Buttenderry Waste Management Facility is located north of Wyong and has a 45 year lifespan. It takes domestic and commercial waste from within the Shire for disposal and recycling. Liquid and hazardous waste is restricted and alternative disposal facilities are available in Sydney and Newcastle.

## Infrastructure - Continued

### Recent Upgrades

#### *Hamlyn Terrace Community Centre & Sporting Field*

This \$8.5 million project opened last year and provides playing fields capable of holding soccer, rugby and cricket competition. Besides the community centre and sports fields, the facility also includes a playground and picnic facilities, a shared pathway for walking and cycling, multi-purpose courts for netball and basketball and petanque pitches.

The ovals are equipped with competition standard lighting, a cricket pitch and practice nets. The Community Centre caters for a number of community groups.

#### *Surf Club Upgrades*

In the past 18 months new surf clubs at Shelly Beach and Soldiers Beach were opened at a combined total of just under \$6 million. The existing clubs were demolished and replaced with new, state-of-the-art two storey buildings.

The new clubs contain storage for life saving equipment, public amenities, first aid facilities, kiosks and lifeguard amenities, as well as function rooms capable of accommodating more than 100 patrons.



#### *Holiday Park Upgrade Works*

Council owns and manages four holiday parks with a variety of accommodation for tourists. These are located at Toowoyn Bay, Norah Head, Canton Beach and Budgewoi. Recently a \$600,000 Resort Pool was constructed at Toowoyn Bay Holiday Park. A similar style pool was constructed at Norah Head. Holiday Parks have also been updated with new facilities such as cabins and camp kitchens.

#### *Shared pathways*

Council has constructed more than 105 kilometres of shared pathways in the Shire. There are plans for more, including a large section connecting The Entrance North to Norah Head. This would allow people to walk or cycle right around the Lakes from Chittaway Bay to Blue Haven.

Council maintains more than 150 playgrounds, 409 parks and reserves, six childcare centres and five libraries and are keen to get the best value from existing assets by delivering multi-purpose facilities, programs and services.

#### *Golf Courses*

Wyong Shire Council has five golf courses - three being public golf courses with a strong membership base. These courses are located at Shelly Beach, Wyong and Toukley.



Magenta Shores and Kooindah Waters Golf Courses are resort style courses built in the past five years. Magenta Shores is rated number 28 and Kooindah Waters 93 in the listed top 100 golf courses in Australia. All five courses are available for use by the general public.

#### *Hospitals*

Wyong has one major hospital in the centre of the Shire. Wyong Hospital is a 206-bed facility providing inpatient, outpatient and emergency services. It is one of the busiest hospitals in NSW. There is also a private hospital at Berkeley Vale.

#### *University, private schools and TAFE*

The University of Newcastle has established a campus at Ourimbah, which is located within Wyong Shire. The university is nestled into a small valley and surrounded by native Australian vegetation making it an idyllic location for learning. The university caters for international students in a variety of fields.

It also offers assistance with settling into the Australian way of life and finding accommodation. There are a number of private and public schools within the Shire. The Catholic Education system has established a number of private schools and the Lakes Anglican Grammar school has a modern facility at Warnervale.

The Wyong TAFE specialises in trade and business learning and provides an excellent training facility located on 10 hectares of land in the centre of the Wyong Township.

Council has a number of plans to help drive business, investment and create jobs in Wyong Shire. Council has sought State Government assistance in fast tracking land to be re-zoned to accommodate major development and investment.

## Wyong Employment Zone

It's estimated that 1,500 new jobs per year need to be created annually to keep pace with the Central Coast's population growth. Currently one-third of Wyong Shire's workforce commutes outside the area.

Wyong Employment Zone (WEZ) aims to attract and accommodate the needs of big firms and new forms of industry to help boost jobs. Council thinks the zone will help create about 6,000 jobs and \$1.5 billion in investment.

The Sydney-Newcastle Freeway and Sparks Road interchange cut through the WEZ. It is bounded by Porters Creek Wetland to the south and Hue Road to the west and encompasses the existing Warnervale Business Park and the Warnervale Aerodrome. It covers about 750 hectares, with around 340 hectares proposed for development. The remainder is for conservation and water management.

WEZ has a number of attractive assets for firms including:

- Access to infrastructure including the F3 Sydney-to-Newcastle freeway and rail network
- Appropriately sized lots
- Safe business and living environments
- Opportunity to provide clustering of developments
- Economies of co-location

It is proposed the WEZ will generate a minimum of \$1.5 billion worth of investment to the Central Coast and promote economic development within Wyong Shire.

The Wyong Employment Zone (WEZ) is adjacent to the F3 Sydney-to-Newcastle Freeway at the Sparks Road interchange and is 744ha in size.

The purpose of the WEZ is to provide an area that promotes economic development within Wyong Shire. The site enables a wide range of business and employment opportunities

including industrial, manufacturing, warehousing, storage and research purposes.

It is anticipated that the area will create around 6,000 local jobs and generate a minimum of \$1.5 billion of investment in the Central Coast economy.

In November 2010 Council identified a number of Iconic Development Sites within the Shire and resolved to incorporate these sites into the comprehensive review of Council's planning guidelines currently being undertaken. Council considers the Iconic Development Sites can stimulate economic growth and employment opportunities within our Shire.

In short:

- 28 sites have been identified and adopted by Council
- The sites consist of government owned and private land
- Council owns more than 20,000 square metres within the Toukley Town Centre.
- Council is willing to consider variations to its overarching planning policy to enable developments to proceed. Already, three proposals have been forwarded by Council to the State Government's Gateway Process, to allow the relaxation of height restrictions allowing major development proposals to proceed.

Wyong Shire Council has taken the first step towards the establishment of a regional airport. In 2012, a joint State and Federal government study of aviation capacity in the Sydney region identified five studies sites for the construction of new airport in New South Wales - one of which was in Wyong Shire.





## Wyong Employment Zone - Continued

Council is planning for building a regional airport, with a runway length up to 2600 metres, and has included the concept in its major overarching planning document that was recently on public exhibition - the Draft Local Environmental Plan. Once approved, Council will seek the help of investors to fund the airport project through a public/private partnership or similar arrangement.

An airport on the Central Coast would be of benefit to local residents and the state of New South Wales as an additional gateway for tourism, transport, trade and logistics.

As a low-cost business environment, the Central Coast is in a strong position to attract investors, industry, business and tourism - while benefitting from investment and long term economic growth and job-creation in the future. Successful cities grow up around their ports and rely on them for trade and commerce. The Central Coast - which has neither a seaport nor an airport - urgently needs an airport to promote trade and commerce.

It will benefit greatly from a regional airport because it has a large population of its own, is well located on major road and rail links and has terrific natural assets to boost local tourism.

A regional airport on the Central Coast will complete the essential transport infrastructure set (road, rail and air) needed for Central Coast to become an independent, self-supporting region.



Council has attracted many major companies and developments to our Shire in the past decade including:

- Numerous food manufacturing plants including Sanitarium and Masterfoods at Berkeley Vale
- Major golf resorts Magenta Shores and Kooindah Waters
- Verb IT Centre
- Westfield's regional shopping centre
- Major government agencies including the Police Assistance Line and Centrelink Call Centres
- Aldi Supermarkets in East Toukley, Wyong and Blue Haven.



## Warnervale Town Centre

The State Government has predicted that by 2031 the Central Coast will have an additional 100,000 residents, and this will require around 45,000 more jobs (as outlined in the Central Coast Regional Strategy).

Within this strategy the Warnervale Town Centre (WTC) has been identified as a future centre within Wyong Shire that will help manage this growth in population, employment requirements and retail demand.

The Warnervale Town Centre is approximately 119 hectares and bounded by Hakone Road to the North, Hiawatha Road to the east, Sparks Road to the South and extends west of the Great Northern Railway Line to include land that is owned by the NSW Department of Planning and Infrastructure, adjacent to the Sydney-Newcastle Railway.

Works have now started on significant road upgrades to enable access to the new Town Centre. The shopping centre and two new residential subdivisions have been approved.

Concept plans are being processed for the new Warnervale Railway Station. Overall the new Warnervale Town Centre will be a clean, green master planned community for quality living. It will have a fantastic mix of retail, entertainment and employment areas; environmental conservation and landscaped parklands; community facilities; and youth and cultural centres.

There are also plans for 2,200 new homes for up to 5,000 people and an attractive town centre for the community to enjoy. All this will be just two kilometres away from a brand new Education and Business precinct, expected to employ over 1,500 people, that Wyong Shire Council is planning on a greenfield site to the south of the Warnervale Town Centre.

The Warnervale Town Centre project is complex and involves many stakeholders. Planning has been coordinated through the Warnervale Town Centre Project Steering Group.

Woolworths obtained approval for the initial phase of the Retail Town Centre precinct, including the Main Street and a Civic Square, in September 2013.

Phase one will see a latest design Woolworths supermarket, BIG W, and BWS along with more than 45 other national and local retailers.

Over time this Town Centre precinct is planned to develop into much more than a shopping centre. There will be flexibility for growth and a variety of future uses including residential, retail, community, offices and entertainment. All this is planned to integrate seamlessly with the new Warnervale Railway Station, the Hill Top Park on Council land and new residential areas.

A vibrant new residential neighbourhood is planned on land adjacent to the Warnervale Town Centre along Sparks Road. 135 new home sites for contemporary homes and townhouses are now approved on this land, owned by UrbanGrowth NSW (formerly Landcom). A highlight of the development will be an ecologically sustainable wetland for people to enjoy.



FIGURE 5.6 MIXED USE BUILDINGS



## Warnervale Town Centre - *Continued*

Plans for a regional airport west of the M1 Motorway will link the Warnervale Town Centre to more local jobs and convenient access to air transport. The idea for an airport builds on existing transport links as well as the availability of industrial land in this area to develop an aviation and freight hub accommodating regional carriers for passenger and freight services.

Wyong Shire Council is taking the initiative and funding studies on the proposed site to develop a masterplan. This masterplan will determine the runway location and proposed flight paths which are expected to run north-south, parallel to the M1 and avoiding the Warnervale area. Studies will include environmental, noise, geotechnical and economic, and the masterplan will be placed on public exhibition (likely in 2015). While it is still early days, Council hopes the airport will be operational by 2020.

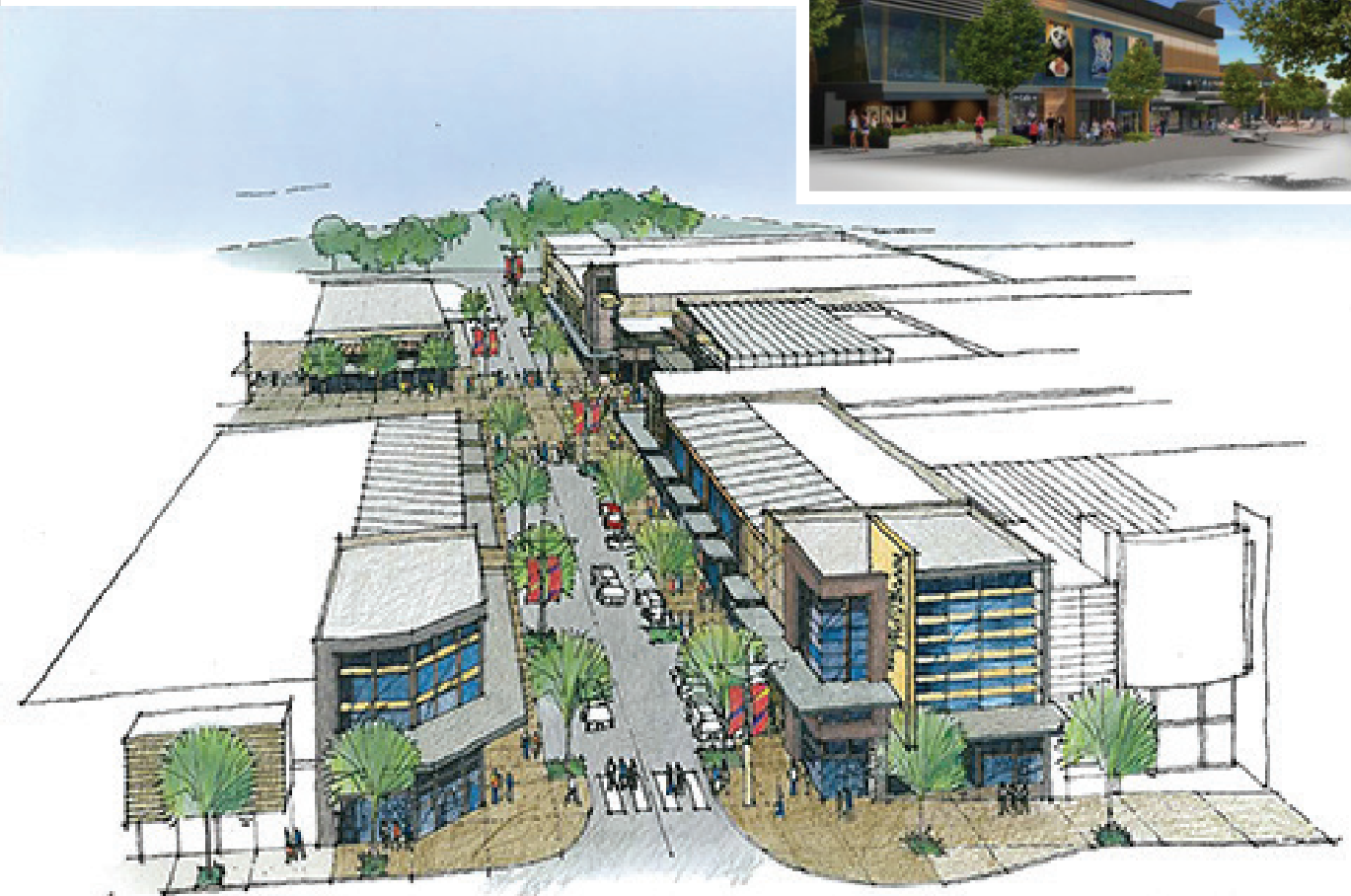
### Warnervale Town Centre Railway Station

North Warnervale Railway Station will be constructed by Railcorp adjacent to the Warnervale Town Centre, in order to best utilise the transport links to the site.

The railway station will be located approximately 1.5km north of the existing Warnervale station.

No decision has been made by the State Government as to whether the existing station will continue to operate, once North Warnervale Railway Station is operational.

The draft Central Coast Transportation Strategy states that construction of the new railway station will be completed by 2016.





## Westfield Expansion

The Hunter Central Coast Joint Regional Planning Panel (JRPP) has approved an application from Westfield for a \$50 million expansion of its shopping centre at Tuggerah.

The approval allows for a Myer store to be built at the shopping centre, along with construction of a 650 seat Gmax Cinema. In total, the expansion will comprise more than 12,500m<sup>2</sup> of additional retail floor space.

Car parking will also be improved, with Westfield saying the total car park spaces have been distributed throughout the centre to optimise the car park layout and accessibility.

Additional parking will predominately be provided by the construction of new parking at ground level, a new Level Two deck at the rear of the eastern end of the shopping centre along with a new roof top parking deck on the expanded retail mall at the eastern end of the centre. It is anticipated the extensions will be completed in 2016.

A delighted Mayor Doug Eaton said the approval by the JRPP, after Council had already endorsed the plans, was a huge win for residents.

"Once again, this proves that billion dollar corporations such as Westfield have confidence in investing into Wyong Shire by expanding their existing shopping centre," Mayor Eaton said.

"This is great news for the Shire because, by our estimates, this expansion will equate to an additional \$45 million worth of sales a year.

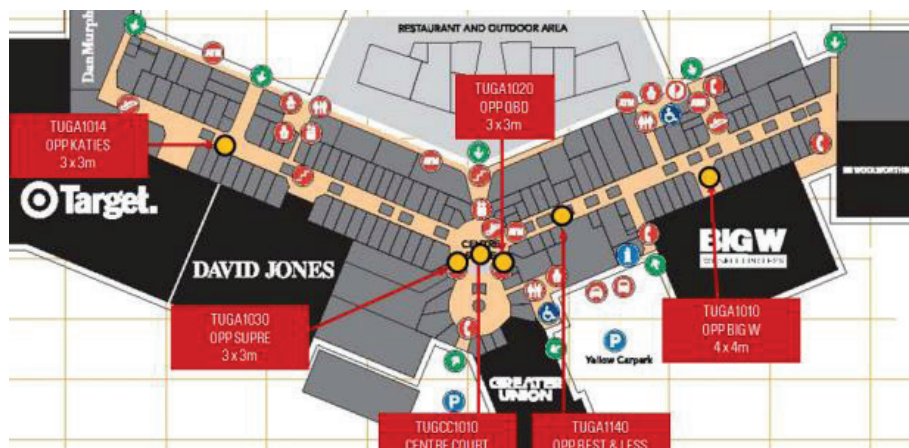
"Obviously, this will have a tremendous flow-on effect to the local economy.

"Not only will we see around 500 direct jobs created by this expansion during the construction and completion, the additional sales generated by the extension will create a flow-on effect and see more jobs created in the community at large.

"In addition, Westfield is clearly catering for the population boom given the State Government expects upwards of 70,000 additional residents in the Shire over the next 25 years.

"Overall, this is very exciting for all concerned and I congratulate Westfield on their vision.

"I look forward to work starting, and the new shops and cinema opening in 2016."



## Chinese Theme Park

Last year Council sold 15.7 hectares of land at Warnervale to the Australian Chinese Theme Park Pty Ltd (ACTP) for the purpose of constructing a \$500 million theme park.

It is anticipated construction on the theme park will start in 2015, and the whole project will be completed by 2020. Once completed, the theme park is expected to provide between 1500-2000 jobs, and be among the most iconic tourist attractions in the country.

The Park will comprise seven sections including: China City Gate entrance, Tang and Song Academy, Water Towns in South China featuring restaurants and bars, Wyong Theatre, Panda Paradise, Royal Villa and Thanksgiving Temple.

The proposal is expected to turn Wyong Shire into a tourist mecca, bringing millions of dollars' worth of tourism into the area which will benefit the entire region's economy.

Chairman of the ACTP Bruce Zhong praised Council's help and support in getting the project off the ground, and said he hoped to continue working closely with Council on the project and for the "future prosperity of Wyong Shire."

Wyong Shire Mayor Doug Eaton comments on the Chinese Theme Park. "It is incredibly exciting to start seeing the

vision for the Theme Park, and I think now that people can see the images they will start to appreciate the scale of the proposal and what it could mean for our Shire," said Cr Eaton.

"The developers have long been telling us that this Theme Park will be up there with the Opera House and Sydney Harbour Bridge in terms of tourist attractions.

"There is no doubt it is unique – being the first time a part of China has been recreated overseas. You certainly don't see an investment of \$500 million in a tourism project very often."

Council is yet to receive a Development Application for the Theme Park, but sold the land, which is adjacent to the Warnervale Airport, to the Australian Chinese Theme Park Pty Ltd in 2012 for \$10 million.

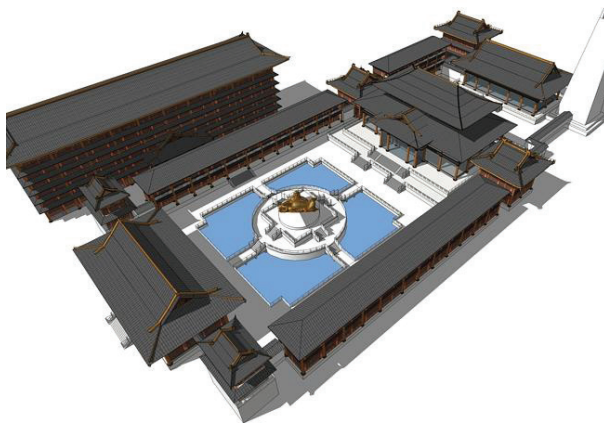
"This project represents a huge boost to Wyong in terms of tourism and economic development", said the Mayor.

"It will be one of the only major man-made attractions on the Central Coast and will definitely create jobs and flow on benefits to local retailers and the hospitality sector.

In-bound Chinese tourism to Australia has been steadily increasing in the past few years, with 700,000 tourists spending over \$4 billion in 2012, according to a report by Tourism Australia.

With Chinese tourism growing by an average of 20% each year, Destination NSW's China Tourism Strategy predicts that the value of Chinese inbound tourism to NSW will almost double by 2020, becoming NSW's largest international market in terms of visitor arrivals, visitor nights and expenditure.

"Combined with our plans for a regional airport just across the Freeway from this site, I can see our local economy thriving in the next decade and providing a brighter future for our residents."



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