



HPS Outlook

Central Coast Region Part 2

November 2021



HEALTH PROJECT SERVICES

Research • Analysis • Strategy • Delivery

Central Coast Region Part 2

The Central Coast region's future will be guided by the Central Coast Regional Plan 2036 (CCRP) and covers Central Coast local government area (LGA). The plan is based on four goals to ensure the region grows and prospers by 2036. HPS Outlook Central Coast Part 1 focused on goal 1 and Part 2 will examine the remaining goals.

To read Central Coast Region Part 1 please [click here to download](#).

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Goal 1: A prosperous Central Coast with more jobs close to home.

Goal 2: Protect the natural environment and manage the use of agricultural and resource lands.

Goal 3: Well-connected communities and attractive lifestyles.

Goal 4: A variety of housing choice to suit needs and lifestyles.

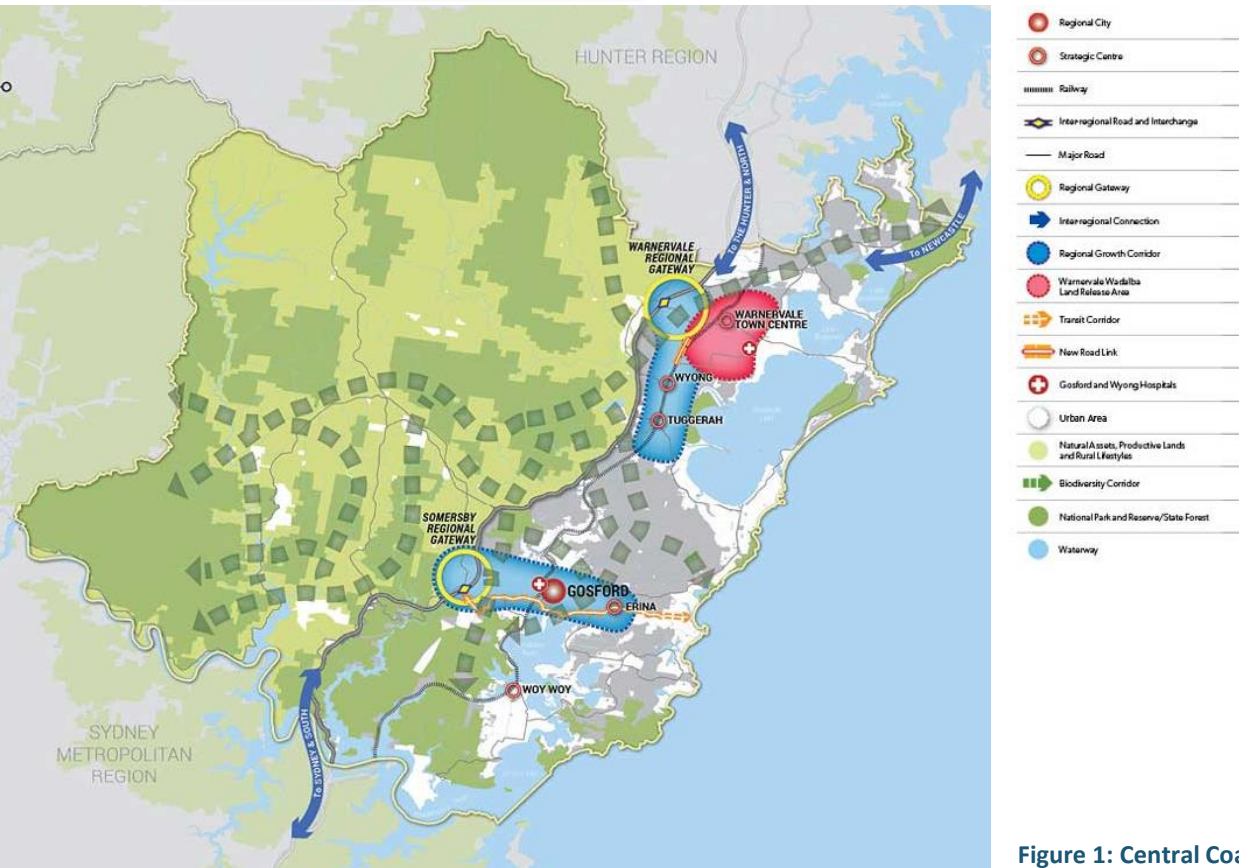


Figure 1: Central Coast 2036

Source: NSW Department of Planning, Industry & Environment, Central Coast Regional Plan 2036



Central Coast Region Part 2

Regional Plan Goal 2 – Protect the natural environment and manage the use of agricultural and resource lands

The goal of the NSW Government is to ensure that the coastline, rivers, estuaries, and mountains are protected and remain resilient to provide long-term longevity and economic benefit. The directions for this goal include the following:

Direction 8 Recognise the cultural landscape of the Central Coast

Direction 9 Protect and enhance productive agricultural land

Direction 10 Secure the productivity and capacity of resource lands

Direction 11 Sustain and balance productive landscapes west of the M1

Direction 12 Protect and manage environmental values

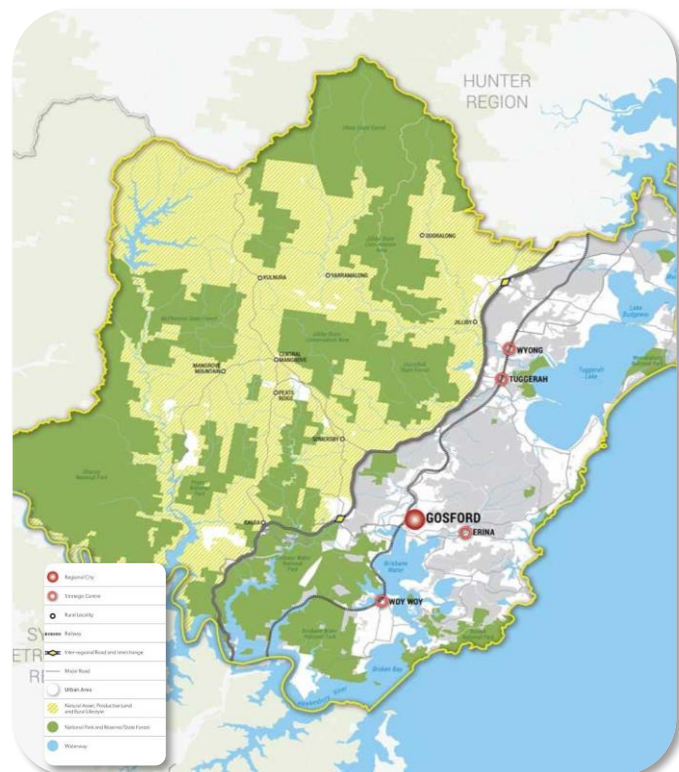
Direction 13 Sustain water quality and security

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

The CCRP acknowledges the significance of agricultural and resource lands for the region. According to CCRP it is estimated the value of agricultural production exceeds \$150 million annually. This sector helps supports the local community and the regional economy.

The NSW Government foresees a growing need for productive lands as the agribusiness evolves with shifting needs. In comparison, the CCRP stated the value of mineral and energy resources is in excess of \$180 million annually.

Looking ahead the government intend to encourage productive lands in areas supported by established and/or new infrastructure.



Source: NSW Department of Planning, Industry & Environment, Central Coast Regional Plan 2036

Figure 2: Addressing land use needs west of M1 Pacific Motorway Map



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Regional Plan Goal 3 – Well connected communities and attractive lifestyles

The NSW Government wants to capitalise on the region's lifestyle to attract new residents and businesses. It has estimated that the area will need around 41,500 new homes to accommodate the expected population growth over the next two decades. The directions for this goal include the following:

Direction 15 Create a well-planned, compact settlement pattern

Direction 16 Grow investment opportunities in the region's centres

Direction 17 Align land use and infrastructure planning

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

Direction 15: Create a well-placed, compact settlement

The CCRP identifies established urban corridors are located along the coast and Sydney to Newcastle rail corridor. The Government want to support residential areas with public transport and promote a health lifestyle with increased open space, walking, cycling and recreation areas.

To achieve this objection, the plan will position new housing supply in close proximity to established urban and employment areas. Going forward, new population growth will have opportunities to live and work in Warnervale-Wadalba release area and Northern and Southern Growth Corridors.

The NSW Government will encourage greater integration of community facilities, public transport, employment and housing to key centres to attract and retain residents throughout the region.

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

Strategic centres will provide the majority of future commercial and retail business activity. Predominately strategic centres are located in Gosford, Erina, Tuggerah, Wyong and other centres throughout the region.



41,500
additional homes
required by 2036

The plan acknowledges the existing key locations for the region, such as The Entrance, Terrigal, Woy Woy, Long Jetty, and Ourimbah. These areas provide employment opportunities and neighbourhood shops and restaurants. The plan also encourages the creation of more housing diversity and employment opportunities.

*Almost 3 in 4
workers are
employed by
small business.*



Regional Plan Goal 4 – A variety of housing choice to suit needs and lifestyles

Dwelling type demand is expected to shift due to a growing ageing population coupled with the decline in housing affordability and changing demographic needs. The demand for new housing types will be accommodated through greenfield sites (primarily Warnervale-Wadalba land release area and land identified in North Wyong Shire Structure Plan) or infill (medium and high-density dwellings) locations around existing centres. According to the CCRP potential infill locations across the Central Coast will focus on local centres including Toukley, The Entrance, Long Jetty, Terrigal, Woy Woy, Umina and Ettalong.

The directions for this goal include the following:

Direction 19 Accelerate housing supply and improve housing choice

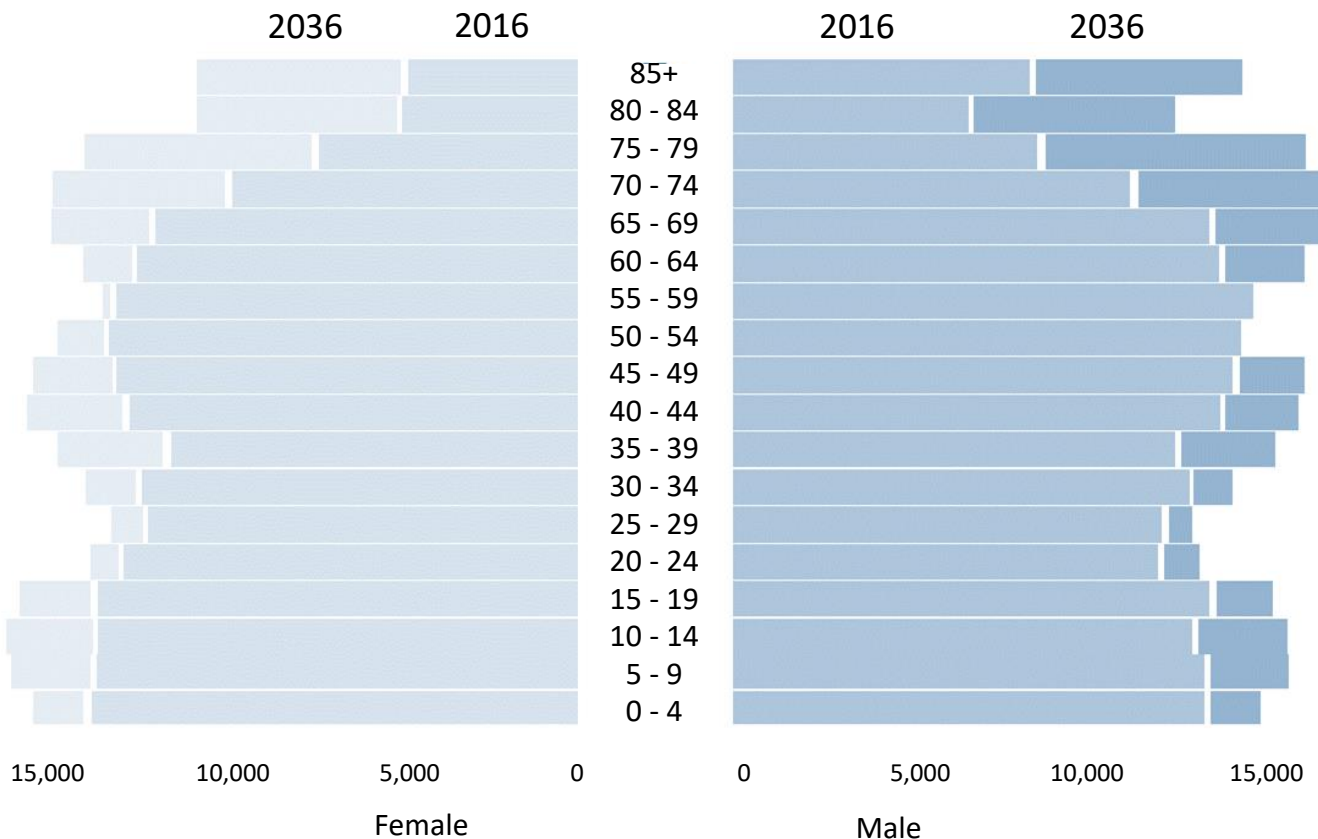
Direction 20 Growing housing choice in and around local centres

Direction 21 Provide housing choice to meet community needs

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

Direction 23 Manage rural lifestyles

Figure 3: Population Pyramid 2016 - 2036



Source: NSW Department of Planning, Industry & Environment, Central Coast Regional Plan 2036

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If you would like more information about this article or need to discuss your health project, please contact:

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