



# Central Coast Region Key Enabling Projects

November 2024



Image Credit: From Above Images





## Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which we live, work and play.

We pay our respects to Darkinjung country, and Elders past and present. We recognise the continued connection to these lands and waterways and extend this acknowledgement to the homelands and stories of those who also call this place home. We recognise our future leaders and the shared responsibility to care for and protect our place and people.

# Introduction

The Central Coast is a region on the rise. As a metro satellite to both Sydney and Newcastle, the Central Coast is gearing up for the future and this document, *Key Enabling Projects 2025: Central Coast Region*, identifies priority infrastructure and investment projects that will benefit the residents, businesses, and visitors across our large region.

The Central Coast community has seen great success in tri-level government investment towards local initiatives, such as the Woy Woy Town Centre Wharf, Peninsula Recreation and Active Lifestyle Precinct, Tuggerah Regional Sporting Precinct and many others over recent years. We rely on all levels of government to help provide the infrastructure and services that our community needs.

Our population continues to grow, putting more pressure on our public transport, roads, housing, local health, recreation and community services.

We have identified key priorities across five themes that we seek Australian and/or NSW Government investment to deliver.

This document outlines projects that are funding ready and that will make a sustainable difference to the Central Coast region by providing opportunities for improved sustainability, connectivity, liveability and economic growth.

We will continue to work with Transport for NSW (TfNSW), Hunter Central Coast Development Corporation (HCCDC), the University of Newcastle (UON), industry bodies and speciality groups to deliver the best outcomes we can on these and other priorities.





# Mayor's Foreword

The Central Coast stands ready to lead the way as a high-growth, high-potential region for New South Wales, where current and visionary projects pave the path toward economic transformation. As a unique satellite hub between Sydney and Newcastle, the Central Coast offers the ideal setting for new infrastructure that not only meets today's demands but anticipates and shapes the future. This document outlines priority investments and the opportunities that will help transform our region.

Our Council has already demonstrated the power of partnerships, delivering impactful results through tri-level government initiatives across the Central Coast. However, with a growing population of over 350,000, projected to increase by nearly 14% over the next two decades, the demands on our housing, health services, transport networks, and community infrastructure are reaching critical levels.

Partnerships around accessibility, housing, employment, recreation, and environmental sustainability are essential in managing this growth responsibly and preparing the Central Coast for a sustainable and prosperous future.

Gosford, Warnervale, and Woy Woy are set to anchor future development, providing modern facilities, essential amenities in health and education, and economic hubs that reflect our commitment to liveability and long-term growth.

Investments in critical projects, like the Gosford Waterfront revitalisation, Warnervale business precinct, and improved transport connectivity, will ensure that the Central Coast remains a beacon of opportunity, stability, and prosperity for all who live, work, and visit here.

By working together, we can secure the investments that the Central Coast needs to thrive, build a resilient economy, and ensure our residents enjoy the benefits of a connected, vibrant, and sustainable region for generations to come. The Central Coast is ready to lead and we look forward to the support of our partners at every level of government to realise this shared vision.

**Lawrie McKinna**





# Social Profile

The Central Coast is experiencing a period of significant growth. The growth in our communities is both an opportunity and a challenge to be managed that requires us to prioritise social sustainability for all.

Our population 351, 934 in 2023

Projected population 400,878 in 2041\*



**7.1%**  
speak a language  
other than English  
at home



**4.9%**  
are Aboriginal and/or  
Torres Strait Islander



**94,861**  
Families



**43**  
Median age



**24.1%**  
(36,355 people) live  
in the area, but travel  
outside the Central  
Coast LGA for work



**9.5%**  
(11,043 people) work  
in the area, but live  
outside the Central  
Coast LGA



**25,728**  
additional dwellings  
estimated by 2041



**55.7%**  
participate in the  
labour force



**4.7%**  
are currently  
unemployed



**133,045**  
local jobs



**25,800**  
businesses



**65.9%**  
of households  
are owned or  
being purchased



**26.4%**  
of households  
are rented



**3.2%**  
population are living  
in social housing



**16%**  
(21, 759) households  
are experiencing  
housing stress



**6,600**  
estimated persons  
are experiencing  
homelessness

\*i.d, 2024, Population and household forecasts. Central Coast Council Area Forecast Population





# Central Coast Key Growth Areas

## Gosford

Gosford City is the social and economic heart of the Central Coast. The *Central Coast Regional Plan 2041*, includes Gosford City as a regionally significant growth area which acknowledges the amount of residential and employment opportunities for Gosford and the important role it plays as the regional capital of the Central Coast.

Gosford currently has the highest proportion of high-density dwellings across the Central Coast and will continue to provide diverse housing options for future residents of the Coast. Gosford has the most additional dwelling capacity (approximately 25,000 dwellings) predominantly made up of potential apartments and shop top housing.

Gosford is also included in the NSW Governments Transit Orientated Development Program, which aims to deliver more housing near planning and existing public transport hubs, providing more homes close to jobs and places where people want to live.

Gosford City has a number of projects underway that will support the activation of Gosford as the principal city and key night time economy precinct in the region.

The city is strategically focusing on clustering uses to create connectivity and accessibility to new projects like the TAFE, the Gosford Regional Library and the University of Newcastle campus.

Gosford City has a number of projects underway that will support the activation of Gosford as the principal city and key night time economy precinct in the region. The city is strategically focusing on clustering uses to create connectivity and accessibility to new projects like the TAFE, Library and University, as well as growing the health precinct.





## Woy Woy Peninsula

The Woy Woy Peninsula is situated at the southern end of the Central Coast.

Woy Woy has been nominated as a Strategic Centre in the *Central Coast Regional Plan 2041* and is also included in the NSW Governments Transit Orientated Development (TOD) Program, recognising the importance of Woy Woy for housing delivery.

Woy Woy (and surrounding suburbs on the Peninsula) is the most populous and urbanised area of the Central Coast, supporting medium density dwellings and housing diversity.

The *Central Coast Local Housing Strategy* notes the dwelling capacity of Woy Woy has approximately 11,500 dwellings. Infrastructure upgrades are needed across all key growth areas to support future housing and employment growth.

## Greater Warnervale

The *Central Coast Regional Plan 2041* includes Warnervale as a regionally significant growth areas for the Central Coast for both housing and employment opportunities. Unlocking the potential in Warnervale will help transform the economic potential of the northern end of the Central Coast.

Greater Warnervale has been growing for over 20 years and is expected to accommodate most of the population, housing and employment growth projected within the Central Coast until 2041. The Greater Warnervale area is expected to grow from 36,846 people (ABS Census 2021) to approximately 64,044 people with an additional 10,000 dwellings by 2041 (Forecast ID, May 2024).



Image Credit: Salty Dingo



## Greater Lake Munmorah

The *Central Coast Regional Plan 2041* notes Lake Munmorah as providing accelerated housing and employment growth as a planning priority for the Central Coast.

The Greater Lake Munmorah Structure Plan 2022 provides a framework for future housing and employment growth including a variety of housing densities to support diverse and affordable housing and estimates approximately 3,500 new dwellings.



# Community Priorities

Over the next 20 years, the Central Coast population is expected to grow by nearly 14%. This growth brings valuable opportunity to build a sustainable, healthy and vibrant region for the future. However, it also places significant planning and financial pressures on Council.

We are ready to partner to address the needs and challenges our rapidly growing community. We have identified key priorities that will unlock and guide growth and development across critical areas:

- Housing Growth
- Employment
- Environmental
- Tourism, Recreation and Sporting Facilities
- Transport Connectivity







# Housing Growth

Council is advocating for increased investment in affordable housing, including initiatives to prevent housing stress and address vulnerabilities among very low-income earners and essential workers. Support for affordable housing is vital to meet local demand and to establish stable, affordable options across key areas of growth such as Warnervale and Surrounds, Greater Lake Munmorah, Gosford and the Woy Woy Peninsula.

Affordable Housing	Sewage Treatment Plant Major Augmentation Works - Charmhaven
<p><b>Advocacy</b> Central Coast LGA has a significantly large percentage of very low-income households, suggesting a strong need for more affordable housing options.</p> <p>Affordable housing is essential in addressing the growing issues in relation to homelessness and housing stress. These strategies will be far more effective with support from other government levels, local services, and private sector in partnership, committed to affordable housing and reducing housing vulnerability.</p>	<p><b>\$90 million</b> Upgrade of the original sewage treatment plant which was constructed in the late 1980s. The connected population now exceeds the current capacity of the plant with significant further growth planned in the surrounding greenfield subdivision areas. Odour modelling indicates future offsite odour risks once surrounding strategic parcels of land are rezoned.</p>

Sewage Treatment Plant Major Upgrade – Gwandalan	Wadalba Residential Expansion
<p><b>\$65 million</b> Upgrade of the original sewage treatment plant which was constructed in the late 1980s. The connected population now exceeds the current capacity of the plant with further growth planned. The site is subject to periodic odour complaints and surrounding employment land is subject to development restrictions as part of managing odour buffer zones.</p>	<p><b>Advocacy</b> Advocacy in the coordination of key NSW Government agencies and landowners to determine appropriate trunk infrastructure locations, developable land and biodiversity offsets to deliver key housing for the Central Coast.</p>



# Employment

Council seeks continued support for the development of Gosford and Warnervale Precincts. Focusing on infrastructure to support jobs close to transport connections and unlock employment zoned land, enabling job growth and economic opportunities.



## Warnervale Business Precinct

### \$2.5 million

The Warnervale Business Precinct is a large parcel of undeveloped land with potential to create a flourishing local economy to meet the changing employment needs of the growing Central Coast community. Strategically located in proximity to key industrial and transport links including the M1 freeway and within 600 metre walking distance to Warnervale Train Station, this site provides an opportunity for mixed-modal transport connections to Wyong, Gosford, Sydney and Newcastle supporting delivering jobs closer to home and building a well-connected community. Funding support is required to enable and develop the Warnervale Business Precinct Masterplan, including due diligence studies to unlock this land for subdivision and facilitate business relocation and opportunities.

## Central Coast Airport

### \$10 million

Funding is sought to enable upgrades to infrastructure, lighting, sewer and electrical and expansion to Jack Grant Avenue to unlock airport lands.

Council is currently undertaking a detailed master planning process for Central Coast Airport, the aim of which is to deliver a multi-faceted airport designed specifically to support the aviation sector in NSW and compliment other planned developments in Council's northern precinct, including Warnervale Business Precinct, Warnervale Town Centre and Wyong Employment Zone.



## Gosford Waterfront Revitalisation

### Advocacy

The \$8.5m election commitment from the NSW Government to deliver a strategic business case for the revitalisation of Gosford with a new waterfront will be undertaken by HCCDC. In the short term, community benefits could be realised with improved connectivity, accessibility and points of interests to create economic stimulation in the city.



# Environmental

Council seeks support for advanced waste management practices and infrastructure, including Food Organics and Garden Organics services to process over 120,000 tonnes of organics per year.

## Sustainable Waste Regional

### \$35 million

The development of Food Organics and Garden Organics services and associated infrastructure to enable the collection and diversion from landfill of food and garden organics from across the entire Central Coast and wider region.

The project will see significant investment into developing new engagement and education programs, supported by wide ranging changes to collection methodologies and services, underpinned by investment into large scale composting infrastructure at Council's Buttonderry Waste Management Facility to process over 120,000 tonnes of organics per annum.







# Tourism, Recreation and Sporting Facilities

The Central Coast visitor economy is a major contributor to supporting the growth of the region, bringing in more than \$1 billion dollars in the last year alone, boosting local businesses as well as providing employment.

Investment in high quality, multi-functional sports and recreation facilities is critical for community wellbeing and regional attractiveness. Sustainable infrastructure is needed to improve community connections and meet the future demands of the growing population.

Warnervale Sporting Precinct	Northern Regional Leisure And Aquatic Centre
<p><b>\$11 million</b></p> <p>A civil design and construction to upgrade Warnervale oval to a multi field, multi-use sporting facility to service the surrounding local community and schools.</p> <p>The scope of the project includes design and construction of two turf sporting fields, athletics track and supporting infrastructure, cricket pitch, carpark, amenities building and a playspace. There is currently very limited sporting facilities present in the surrounding suburbs to meet the very high housing development rates in the area.</p>	<p><b>\$2.5 million</b></p> <p>A new modern aquatic and leisure facility has been identified as needed, due to the population growth around the Warnervale area. The future Leisure and Aquatic Centre is proposed to offer Indoor aquatic facilities, health and fitness facilities, amenities and change rooms, café and retail space and car parking.</p> <p>Funding sought to complete a business case, concept plans and feasibility study.</p>

Adcock Park Stage 2 Regional Precinct	Gosford Olympic Pool
<p><b>\$32 million</b></p> <p>Stage 2 of the Adcock Park Sporting and Recreation Complex includes construction of five additional netball courts, installation of new competition standard sports field lighting for the entire complex and promenade lighting, construction of 550 on-grade car parking spaces, access and service roads and footpaths (including the removal of unsafe internal road system), redevelopment of all sporting fields to improve playability including, raising and releveling the surface, new/extended subsoil drainage and irrigation, and landscaping.</p>	<p><b>\$30 million</b></p> <p>Gosford Olympic Pool is situated on the Gosford Waterfront and is 69 years old. The facility featuring five pools in total is in need of replacement due to the aging infrastructure. The proposal is to replace and redevelop the existing facility providing equivalent components, in a modern design. The proposed design also includes a reorientation of the facility to overlook the Brisbane Water.</p>

The Entrance Esplanade Boardwalk	Tuggerah Regional Sporting Precinct Stage 2
<p><b>\$1 million</b></p> <p>The Coastal Boardwalk is already a popular piece of infrastructure in The Entrance. The existing boardwalk is ageing and needs to be sustained.</p> <p>Funding is sought for Stage 1 detailed design and construction documentation and feasibility study for a revitalised pedestrian boardwalk. The Entrance is a key regional retail and tourism precinct providing employment, economic development, local services. The area includes Memorial Park which is a major regional event and stretches from Picnic Point to The Entrance Surf Club. The area is a key attractor within The Entrance due to its proximity of human interactions with the ocean and Tuggerah Lakes, with the Boardwalk providing the platform for various popular activities, including regional tourism attractions such as the daily Pelican Feed.</p>	<p><b>\$35 million</b></p> <p>Stage 2 of the Central Coast Regional Sporting &amp; Recreation Complex adds a multi-use indoor sport, recreation and event facility, complete with sports halls, amenities, offices and a grandstand to support tourism and event opportunities.</p>



# Transport Connections

Improving transport infrastructure will enhance the Central Coast's connectivity and economic potential. Key projects include the Warnervale Link Road, Pacific Highway upgrades and shared pathway connections, enhanced transport infrastructure and increased safety will support residential and business growth, fostering a thriving and well-connected community.

Road Pavement Upgrade Program	Infrastructure Upgrade Program
<p><b>\$50 million</b></p> <p>Delivery of a \$12.5M yearly Pavement Upgrade Program over 4 years to reduce the infrastructure backlog and improve the condition of the local road network resulting in improved safety and rideability for motorists; reducing the maintenance demand; improving the amenity and making it easier for residents and visitors to travel within the Central Coast Region. This funding would complement Council funded pavement upgrade projects across our vast road network of over 2,200 kms.</p>	<p><b>\$20 million</b></p> <p>Delivery of kerb and gutter, street drainage improvements and pathway priority infrastructure works in targeted centres and priority areas to improve capacity and safety in existing suburbs experiencing greater density and visitation.</p>

High Speed Rail	Link Road, Chain Valley Bay
<p><b>Advocacy</b></p> <p>The Australian Government is planning for a future high speed rail network to connect Brisbane, Sydney, Canberra, Melbourne and regional communities across the east coast of Australia.</p> <p>The first phase connects Newcastle to Sydney in about one hour on a new dedicated high-speed railway. From the Central Coast it will take about 30 minutes to get to Newcastle or to Sydney. Council is urging all levels of government to bring this new transport infrastructure to life.</p>	<p><b>Advocacy &amp; \$10.95 million</b></p> <p>Transfer of the NSW Government owned unimproved Link Road, including suitable carriageway width, to Council ownership to facilitate upgrading to a two-way sealed road connecting residential suburbs. Funding of \$10.95 million to upgrade the road including intersection improvements at Chain Valley Bay Road and Kanangra Drive is sought to improve connectivity, safety and support growth opportunities in this developing area.</p>

Pacific Highway Wyong Town Centre	Wyong To Warnervale Link Road
<p><b>Advocacy</b></p> <p>The Australian and NSW Governments are investing \$420 million to upgrade the Pacific Highway through the Wyong Town Centre. The upgrade involves duplicating the highway from Johnson Road at Tuggerah through the town centre. As part of the upgrade the road bridge over the Wyong River is set to be replaced with a new four lane bridge; a new plaza for safer connections between buses, trains and the Wyong town centre; cycleways; additional shared pathways for people walking and cycling in the area and wider footpaths.</p> <p>Council urges the Australian and NSW Governments to fund and deliver this key infrastructure to reduce congestion on the road network; improve accessibility including to transport connections; and improve the amenity and future growth of businesses in the Wyong Town Centre.</p>	<p><b>Advocacy</b></p> <p>The <i>Central Coast Regional Plan 2041</i> identifies Warnervale as a strategic regional growth centre. Supported by the <i>Central Coast Regional Transport Plan</i>, the Link Road will connect Pacific Highway at Wyong to Albert Warner Drive at Warnervale directly supporting the residential growth districts of Wyong, Warnervale and Toukley and expanding the employment precincts of Warnervale, Wyong and Tuggerah.</p>





# Transport Connections

(continued)

Rawson Road Railway Level Crossing And Intersection Upgrade, Woy Woy	Gosford CBD Road Upgrades
<p><b>Advocacy</b> The replacement of the railway level crossing is a significant infrastructure project that requires funding from the NSW or Australian Government to come to fruition. The adjacent road intersection of Rawson Road and Railway Street is a key intersection and plays an important role in traffic movements associated with the level crossing.</p> <p>Council understands that improvements to both the level crossing and road intersection are being considered by the NSW Government and is seeking expedition of planning and an allocation of funding to allow implementation of upgrade works and safety improvements which will also reduce congestion and enhance rail and traffic movements on the Woy Woy Peninsula.</p>	<p><b>\$8.25 million</b> The Mann Street Gosford domain improvements including road, drainage and pathway improvements between Etna Street and Henry Parry Drive will improve road and pedestrian networks along with a strong focus on public domain enhancements including landscaping, connectivity and activation. This project will deliver improved infrastructure and amenity to address the needs and desires of a growing city centre and connections to Gosford Waterfront.</p> <p><b>\$4.03 million</b> The Kendall Street domain improvements including road, drainage and pathway improvements between house number 50 Holden Street and Donnison Street West will improve road and pedestrian networks along with a strong focus on public domain enhancements including landscaping, connectivity and activation. This project will deliver improved infrastructure and amenity in close proximity to the main city centre.</p> <p><b>Advocacy</b> The intersection of the NSW Government owned Central Coast Highway and Racecourse Road is subject to occurrences of flooding during periods of heavy and constant rainfall impacting traffic flows into and out of the Gosford city centre and wider area. The Central Coast Highway in particular carries a high volume of traffic and interruptions to this key infrastructure impacts heavily on the community. To ensure an efficient road network is available in this key location, Council is urging the NSW Government to develop and implement substantial drainage improvements to address flooding concerns at this intersection and alleviate resultant delays and congestion on this road network to provide a flood-free access to and from the city centre.</p>

Etna Street Bridge Upgrade Including Pedestrian Enhancements	Gosford Station Masterplan
<p><b>Advocacy</b> This project proposes a key NSW Government road and bridge improvement within Gosford CBD which is critical to the growth, development, functioning and the operation of the city centre.</p> <p>Changes and growth in and around the city centre have placed pressure on traffic flows over the Etna Street bridge which is nearing capacity. The increased population growth and development in the city centre will further compound traffic delays, including ambulances accessing the Gosford Hospital, with critical delays already experienced. The Education and Hospital precincts continue to develop and Council is urging the NSW Government to plan and deliver upgrades to this critical bridge and pedestrian infrastructure as a priority.</p>	<p><b>Advocacy</b> Council is committed to making Gosford a worldclass city. To ensure connectivity between Gosford train station, the University and health precinct, a masterplan is required to investigate and prioritise key transport, public domain and infrastructure projects that link access to the train station, University, and health precinct.</p>





# Transport Connections

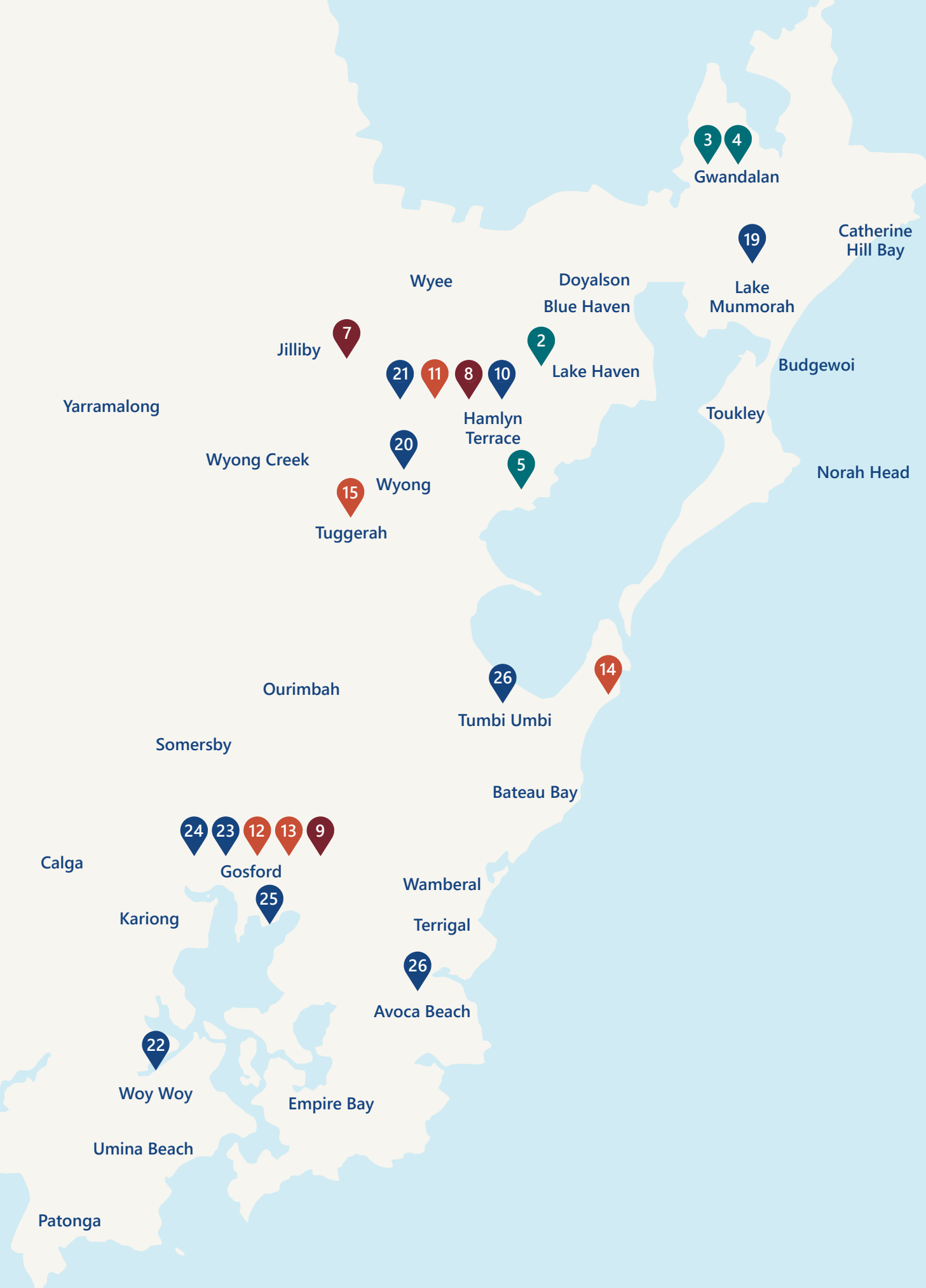
(continued)

Shared Pathway Priority Connections	Shared Pathway Missing Links
<p><b>\$23.5 million</b></p> <p>Council is committed to creating a vibrant and active transport network. Our aim is to provide safe, high quality and well-connected active transport networks that enables pedestrians and cyclists of all abilities to move efficiently and conveniently throughout the Central Coast and encourage use of active transport.</p> <p>Securing funding from the Australian and/or NSW Government will enable this network to be complete.</p> <p><b>Key projects include:</b></p> <ul style="list-style-type: none"> <li>• \$12.5 million - Tumby Road (Tumby Road, from Central Coast Highway Wamberal to Eastern Road Tumby Umbi)</li> <li>• \$8.9 million Avoca Drive (Kincumber to Avoca) from Avoca Drive to Empire Bay Drive)</li> <li>• \$2.1 million - Avoca Drive – Stage 3 (Avoca Drive from The Round Drive to Heazlett Oval, Avoca Beach)</li> </ul>	<p><b>\$10 million</b></p> <p>Delivery of a \$2.5M yearly Program over 4 years. Central Coast boasts a comprehensive shared pathway network hugging the natural waterways and coastlines.</p> <p>There are currently a number of missing links that, when constructed, would for complete loops across the Central Coast region to increase the usability and improve the connectivity.</p> <p><b>Key loops and routes include:</b></p> <ul style="list-style-type: none"> <li>• NSW Coastline Cycleway Link</li> <li>• Lake Munmorah Lake Loop</li> <li>• Budgewoi Lake Loop</li> <li>• Tuggerah Lake Loop</li> <li>• Brisbane Water Loop</li> <li>• Avoca Link</li> <li>• Terrigal Link</li> </ul>





# Map of the Central Coast



The projects labelled 'Regional' are not location specific and do not appear in the map



## Housing Growth

1. Affordable Housing (Regional)
2. Sewage Treatment Plant - Charmhaven
3. Major Augmentation - Gwandalan
4. Sewage Treatment Plant Major Upgrade
5. Wadalba Residential Expansion



## Environment

6. Sustainable Waste (Regional)



## Employment

7. Central Coast Airport
8. Warnervale Business Precinct
9. Gosford Waterfront Revitalisation



## Tourism, Recreation & Sporting Facilities

10. Warnervale Sporting Precinct
11. Northern Regional Leisure and Aquatic Centre
12. Adock Park Stage 2 Recreational Precinct
13. Gosford Olympic Pool
14. The Entrance Esplanade Boardwalk
15. Tuggerah Sporting Recreational Precinct



## Transport

16. Road Pavement Upgrade Program (Regional)
17. Infrastructure Upgrade Program (Regional)
18. High Speed Rail (Regional)
19. Link Road, Chain Valley Bay
20. Pacific Highway, Wyong Town Centre
21. Wyong to Warnervale Link Road
22. Rawson Road Railway Level Crossing
23. Gosford CBD Road Upgrades
24. Etna Street Bridge Upgrade including Pedestrian Enhancements
25. Gosford Station Masterplan
26. Shared Pathway Priority Connections
27. Shared Pathway Missing Links (Regional)





## Central Coast Council Key Enabling Projects 2024

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