

2015/16

INVESTMENT PROSPECTUS  
CENTRAL COAST NSW AUSTRALIA

WHERE  
TECHNOLOGY  
& LIFESTYLE  
MEET

ONE HOUR  
FROM  
SYDNEY





AUSTRALIA

NEWCASTLE



CENTRAL  
COAST

1 HOUR FROM  
SYDNEY



SYDNEY



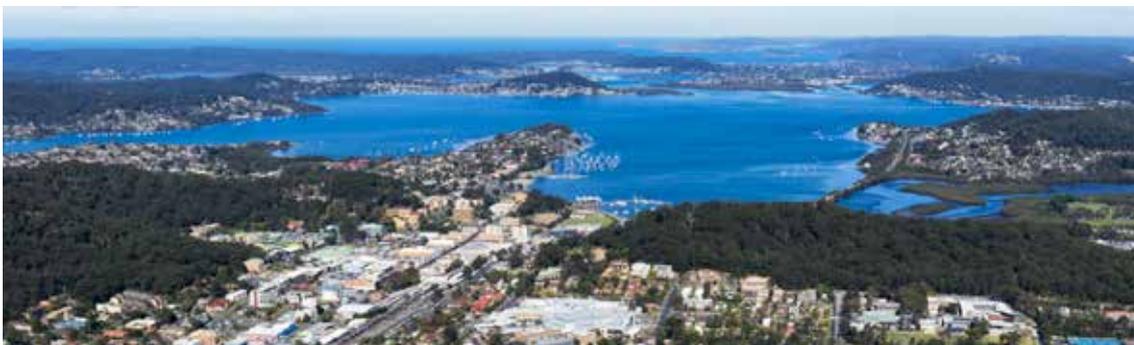
The New South Wales Central Coast is located midway between two major Australian cities – Sydney and Newcastle. It is just over an hour north from the heart of Sydney, and an hour south of Newcastle, one of Australia’s largest regional cities.

The region offers a compelling case for businesses and investors seeking a competitive advantage to look seriously at the many opportunities it offers:

- a wide range of industrial and commercial property options,
- a well developed infrastructure of roads, rail, electricity, gas, water, sewerage and telecommunication networks that now include connection to the National Broadband Network,

- a large, adaptable and enthusiastic skilled and unskilled workforce,
- cost-effective access to Australia’s major markets and export ports,
- employee education and training facilities,
- a relaxed, coastal lifestyle unattainable in the city or comparable areas.

While the region is home to many small and medium businesses major national and international corporations located here include: Scholastic Australia, Belkin Australia, Husqvarna Australia, Mars Foods Australia, Sanitarium Health Food Company, Donaldson Australasia, TE Connectivity.



BRISBANE WATER –  
CENTRAL COAST

## Support from Government

### A message from the Parliamentary Secretary for the Central Coast

The Central Coast offers great investment opportunities for both the domestic and international business markets, and the NSW Government is helping to make this happen.

The NSW Government is delivering important infrastructure on the Central Coast to set a solid platform for economic growth and to provide the services to support the Coast’s growing population. Major investment by the NSW Government is underway in roads, transport, health, education and jobs growth across the Region.

The NSW Government’s Jobs Action Plan provides NSW businesses with a payroll tax rebate when they employ new workers in new eligible employment. In addition, the recently implemented Small Business Employment Incentive Grants scheme will assist in the creation of new jobs.

Investors will find the Central Coast has a collaborative approach to growth and development. The NSW Government works with local Councils, Regional Development Australia and business organisations to create an environment which supports investment that benefits the region and the investor.

The Central Coast offers business investors a convenient location between Sydney and Newcastle; established and greenfield sites; a highly skilled and trained workforce; and an innovative and collaborative environment. The Region has a diverse economy and excels in a number of sectors, including food manufacture, tourism, sport science, health and nutrition, aged care and personal services, specialised agriculture, information technology, research, education, and culture.

The Central Coast offers beautiful beaches, vast hinterland and National Parks abound, providing the perfect backdrop to enjoy a healthy work/life balance. There is a range of high quality educational institutions including Technical and Further Education (TAFE) and a university ranked among the top three per cent of the world’s universities.

The NSW Government is turbocharging the state’s economy by investing \$20 billion in infrastructure through its Rebuilding NSW plan. Take advantage of the great opportunity to invest in the Central Coast.

#### **Scot MacDonald MLC**

Parliamentary Secretary for the Hunter and Central Coast



SCOT MACDONALD  
MLC

PARLIAMENTARY  
SECRETARY FOR  
THE HUNTER AND  
CENTRAL COAST



# A message from the Mayors of Gosford City and Wyong Shire Councils

## Gosford Council



**MAYOR LAWRIE MCKINNA**  
CITY OF GOSFORD



I've been lucky enough to call Gosford City and the Central Coast home for many years now. It's no secret that Gosford City's natural assets are an integral part of our great lifestyle, and also attract many visitors. We live in a place unlike any other, with beautiful beaches, amazing national parks and unrivalled open space for everyone to enjoy. Plus, this is all only a stone's throw away from Sydney.

Gosford's era of growth and opportunity well and truly arrived during 2014/15.

We received an unprecedented \$750 million worth of development applications for Gosford's city centre, and almost \$350 million worth of development was approved for the city centre by Council and the Hunter and Central Coast Joint Regional Planning Panel.

The record number of development approvals in the city centre is backing our push to embrace new opportunities for economic stimulus and growth so that Gosford can take advantage of its location and strengthen its position as the Central Coast's capital.

We've placed a real focus on being a great organisation to do business with, and our city and community are starting to reap the benefits.

I think it's safe to say that the cranes are coming to the skies over Gosford, along with the world-class city the Central Coast deserves.

Those who live in Gosford City love it, and we're always striving to create more opportunities for people to work and play here in our region.

## Wyong Council



**CR DOUG EATON**  
OAM  
MAYOR, WYONG SHIRE COUNCIL



Welcome to Wyong Shire, the key growth area for New South Wales, on the northern fringe of Sydney just one hour from the CBD.

Wyong Shire is growing rapidly with 45 percent population growth predicted by 2031 to over 200,000.

There are enormous opportunities right now for new residential, business, educational and visitor facilities in this region to support that growth, with over \$5b in the investment pipeline.

If you are engaged in residential, aged care, industrial, business or commercial projects, we would like to hear from you. We will work with you to find the right site and explore viable solutions that provide solid returns while being in line with community expectations.

Council is also providing attractive incentives such as deferred contributions for developers who meet certain conditions and one of the fastest DA turnaround times in the State.

We have the greenfield sites primed and ready for development and are one of the best value areas in the greater Sydney basin with low establishment costs and strong demand.

Our industrial land sits adjacent to major transport infrastructure that is the spine of our Shire, which is logistically halfway between Sydney and Newcastle, and equidistant to Melbourne and Brisbane.

Council itself is spending \$105 million on infrastructure in the next year and the NSW Government has allocated major funds to upgrade our key transport corridors.

It is time to take a fresh look at the momentum in Wyong Shire. We are committed to creating jobs in the Shire and will do everything we can to help you get your project off the ground and welcome you into our growing community.



WADALBA  
RESIDENTIAL AREA

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## Connecting business with opportunities.

If your company is looking to invest, relocate or expand on the Central Coast, the Corporation is here to support you. We provide investors and business with the information and connections you need to make the right decision.

**We're here to help.**

For more information visit [ccrdc.gov.au](http://ccrdc.gov.au),  
call **1300 304 676** or email [info@ccrdc.nsw.gov.au](mailto:info@ccrdc.nsw.gov.au)



Central Coast  
Regional Development  
Corporation

**One region | Countless opportunities**



## Our competitive advantage

### **A decision to locate, relocate or invest on the Central Coast will provide a positive long-term competitive advantage.**

When compared with a city-based operation, immediate cost savings can be achieved on virtually every parameter, with the potential for increased productivity through improved employee morale.

With plenty of room to grow, a motivated workforce, an established network of essential services and close proximity to two

major cities, the Central Coast offers a sound business environment.

With the introduction of superfast broadband services the region is now setting out to become a Gigabit Region, quick, nimble and innovative.

In addition, the Central Coast offers a superbly relaxed family lifestyle in a magnificent, natural, pollution-free environment, quality health care and schooling while the benefits of city living are not far away.

## Message from the Chairman - Regional Development Australia Central Coast

The estimated resident population of the Central Coast is in the order of 328,000 with an additional 59,000 people predicted to live in our region by 2031. This substantial growth will require over 30,000 new jobs to be created over the next 16 years.

To respond to this demand, Regional Development Australia Central Coast has coordinated the development of the *Central Coast Infrastructure Priorities List*, which provides an agreed list of the key-enabling infrastructure needed on the Central Coast to create local jobs, drive further investment and to assist in unlocking the full economic potential of the region.

The *Central Coast Region infrastructure Priorities List* has been prepared and informed by unprecedented collaboration between members of the *Regional Economic Development and Employment Strategy (REDES) Strategy Implementation Group*, which includes:

Regional Development Australia Central Coast, Department of Premier and Cabinet, Department of Planning and Infrastructure, Department of Trade and Investment, Gosford City Council, Wyong Shire Council, Central Coast Regional Development Corporation, Roads and Maritime Services, NSW Business Chamber, Central Coast Tourism.

The following criteria were utilised by members of the group to form the 2014 / 2015 infrastructure priority list.

1. The project can be delivered within four years (of funding approval).
2. The project is achievable, i.e. scope defined, cost established, planning approval in place or process defined.
3. Project funding has not already been committed.
4. Timing of infrastructure aligns with funding opportunities.
5. The infrastructure must enable the delivery of additional and new regional benefit, i.e. one investment delivers multiple outcomes.
6. The request for funding must be at a realistic and achievable level.

The projects contained on the Infrastructure Priority List are expected to create in excess of 16,000 new local jobs over the next 10 years and will lay a strong foundation for further growth and investment over the following decades.

**Phil Walker**  
Chairman



**PHIL WALKER**  
CHAIR – REGIONAL  
DEVELOPMENT  
AUSTRALIA  
CENTRAL COAST





# Regional Development *Australia*

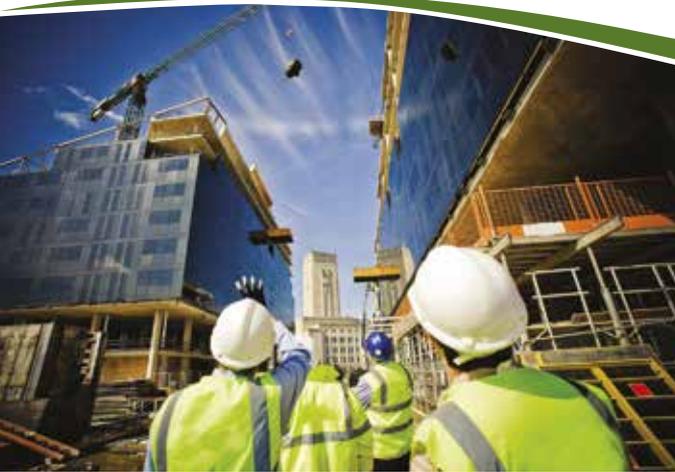
CENTRAL COAST NSW

Regional Development Australia Central Coast primary responsibility is to develop regional growth plans and strategies, which support economic development, the creation of new jobs, skills development and business investment and is a joint initiative of the Australian Government and the New South Wales State Government.

We aim to bring together all levels of government, business and the community to collaboratively work towards the growth and economic development of the Central Coast Region.

## The key functions of the national RDA network are:

- Consult and Engage with the community
- Inform Regional Planning
- Engage in Whole of Government Activities
- Promoting whole of government programs policies and initiatives
- Community and Economic Development



### RDA Central Coast Office

North Loop Road, Central Coast Campus  
10 Chittaway Road, Ourimbah NSW 2258

Ph: 02 4349 4949 | Fax: 02 4349 4956

Email: [mail@rdacc.org.au](mailto:mail@rdacc.org.au)



An Australian Government Initiative



A NSW Government Initiative

## Investment opportunities

The Central Coast is fortunate in that it is governed locally by two progressive councils. Both Gosford City Council and Wyong Shire Council are taking a visionary and progressive attitude with a view to improving the regional economy and will roll out the red carpet to genuine long term investors.

## Investors seeing value in the region

As a consequence of these local government changes investors are looking seriously at the region.

LB Group Limited is expected to commence construction of Vogue Apartments, a 28-storey twin tower development in the Gosford CBD along with a 5-star 134-room hotel in early 2016 following the granting of all development approvals in early 2015.

Australian Chinese Theme Park Pty Ltd is proposing a \$500 million theme park on land it owns at Warnervale and as a first step lodged a Development Application with Wyong Council in July 2015 for a

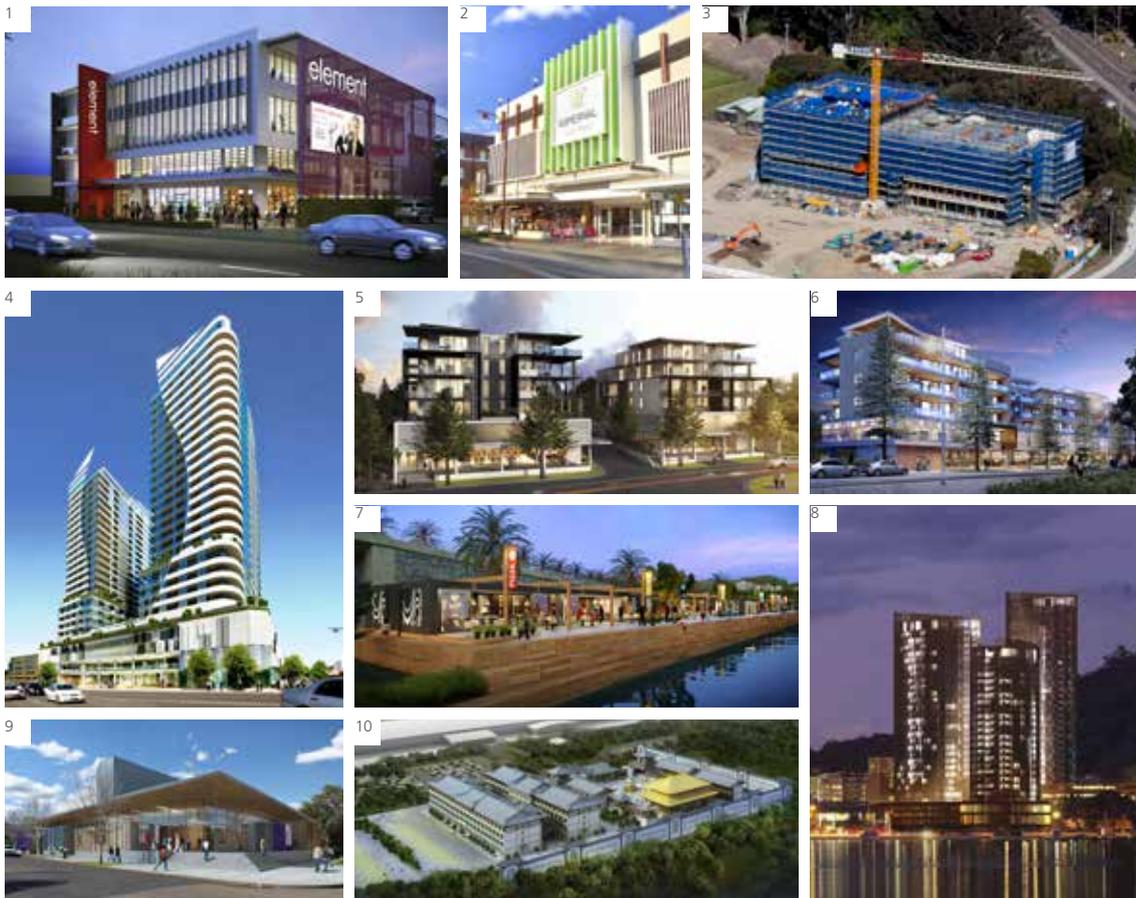
Buddhist Temple and ancillary buildings with a project cost of \$83.5 million.

Rich Sea International Pty Ltd which owns the Magenta Shores Residential Golfing Community and Accor Hotels Pullman brand resort is currently expanding the residential component of their development.

Harman Global Holdings purchased Kooindah Waters Golf and Residential Resort at Wyong in 2014 for a reported \$33 million and announced that they will invest further in the resort and residential subdivision.

In mid August 2015 a European based investor paid \$9.6 million for a motel property of 10,059 sqm overlooking Terrigal Beach with the intention of executing a development approval for 60 exclusive residential apartments. The sale was reported as the area's highest value residential development site sale in over 15 years.

Meanwhile real estate agents are reporting strong interest across the region from foreign investors who see opportunities particularly in residential development.



1: ELEMENT ERINA – COMPLETION EARLY 2016 2: IMPERIAL CENTRE 3: CENTRAL COAST MARINERS CENTRE OF EXCELLENCE  
 4: IMAGE OF VOGUE TOWERS GOSFORD - CONSTRUCTION TO START EARLY 2016 5: IMAGE OF OCEAN EDGE TERRIGAL –  
 CONSTRUCTION TO START LATE 2015 6: PINETREE APARTMENTS - CONSTRUCTION COMMENCES SEPTEMBER 2015 7: MARINA  
 COVE RESTAURANTS GOSFORD TO OPEN MARCH 2016 8: WATERMARK GOSFORD – FINAL APPROVAL EXPECTED SEPTEMBER 2105.  
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 THEME PARK WARNERVALE

## GOSFORD



### Revitalising Gosford CBD

Over the past two years Gosford Council has concentrated on revitalising the Gosford CBD on the basis that it is the heart of the LGA and the commercial hub as well as being identified by the NSW Department of Planning and Environment as the Capital of the Central Coast region.

This incentive has seen Council receive development applications totalling in excess of \$500 million for residential and commercial developments in and around the CBD over the twelve months to August 2015.

In addition Council is investigating opportunities to develop or redevelop their own properties in the CBD.

As part of its Smart City focus Council, in mid 2015 opened a Smart Work Hub with forty-five workspaces plus meeting rooms and other facilities.

### Health fund opens 100-seat contact centre in Gosford CBD

nib Health Funds (nib) announced in July that it is expanding its customer service capability and will open a new 100-seat contact centre in the former Commonwealth Bank building in Gosford.

The new contact centre is expected to be operational in November and will complement nib's primary contact centre located in Newcastle, which currently services more than 1.5 million customer interactions annually.

nib's decision to locate in Gosford was influenced by its close proximity to Newcastle as well as

infrastructure, NBN broadband access and interconnectivity.

Commenting on nib coming to Gosford, Gosford real estate agent, Rob Willcox, said, "This is a tangible sign that Gosford is again becoming a point of destination for business and Gosford having NBN was an important factor.

### Lederer Group completes \$15m shopping centre refurbishment



In anticipation of a wave of new investment in the Gosford CBD the Lederer Group, owners of the Imperial Centre Gosford, completed an extensive refurbishment of their property in October 2015 at a cost of around \$15 million.

This refurbishment saw a new double height glazed entry at the Erina Street entrance, an expanded food court and a new external facade across the three street frontages.

### Major redevelopment to Gosford Hospital

The NSW Government is investing \$368 million over five years in the redevelopment of Gosford Hospital.

The project will deliver a next-generation health service for the people of the Central Coast. It will enhance many existing services and also enable new and updated models of care.

Planning and early works have already begun and main works construction is due to start in early 2016. The project is scheduled for completion in late 2019.

In a collaboration between the University of Newcastle and Central Coast Health a world class Medical Research institute co-located with a Central Coast Medical School, as part of the redevelopment of the Gosford Hospital, has gained support from both state and federal governments

### \$190 million residential, hotel and retail development for Gosford CBD



Final approval for the development of a 28-storey twin tower development on the corner of Mann and Donnison Streets, Gosford to be known as Vogue Apartments was granted in May 2015.

To be developed by Sydney based LB Group Limited the project, with an estimated value of \$190 million, it will comprise two residential towers above a podium containing a 134 room premium quality hotel with function rooms, gym and pool deck and associated restaurants, bar etc., along with street level retail spaces and parking.

Construction is planned to commence in 2016.

### Residential retail and commercial development planned for Gosford CBD



New Hong Kong Macau Australian Pty Ltd has received approval from Gosford Council for a major development in Gosford CBD. The development that will overlook the Brisbane Water will comprise 500 residential units in 3 Towers: Mann Street Tower 33 floors, Baker Street Tower 31 floors and Georgiana Tower 25 floors. In addition it will comprise an 80-room hotel, 9,300 sqm of commercial, retail and food premises. A heritage listed building on site will be refurbished for use as a cinema / performance space. 47% of the site will be open space for public access with a pedestrian link from Mann Street to Baker Street and the Waterfront.

The project will be considered for final approval by the Hunter/Central Coast Joint Regional Planning Panel in late September 2015. The developer has said that it will commence demolition works and then construction as soon as approval is received

### Marina Cove Food Precinct

The Marina Cove Food Precinct on the Gosford Harbour foreshore will open in March 2016 and will comprise ten eateries each seating 40–50 patrons offering a range of cuisines.

It has been designed to activate the waterfront by making it a casual dining and social gathering place.





**Gosford. The Capital of the NSW Central Coast.** We are committed to pursuing developments that maintain our standing as one of the best regional cities in the world. **Gosford. Getting on with Business.** We are committed to maintaining our operational strength and providing the calibre of the facilities and services that help to make Gosford City an incredible place to live. **Gosford. A Platform for Productivity.** Committed to implementing innovations that help us to create a fertile business environment.

Council has a renewed focus on investment and development. There have been several major announcements for the region, infrastructure achievements, the introduction of new technologies and new solutions to old problems.

**With close proximity to Sydney, about an hour's drive south to the CBD, Gosford City is home to a pristine environment in which to work and live.**

Now is a time of great change, challenge and success.

**Gosford. A World Class Regional City.**

For more information contact the Property & Economic Development team at Gosford City Council  
(+61) 24325 8222 • [gosford.nsw.gov.au](http://gosford.nsw.gov.au)



## TERRIGAL



- PTL Land Pty Limited commenced construction of their Pine Tree Apartments project in Pine Tree Lane, Terrigal in September 2015.
- This development will comprise 50 architecturally designed 1, 2 and 3 bedroom apartments including three penthouses on the top level optimising its premium location close to the beach, shops and services in Terrigal. Street front retail spaces, with extensive outdoor areas, are aimed at attracting cafes, restaurants, wine bars and associated specialty shops.
- Local property developer Mistlake Investments Pty Ltd has commenced construction of Rockpool with 6 x 3-bedroom apartments and ground floor restaurant on the corner of Pine Tree Lane and Ash Street, Terrigal.
- Ocean Edge, a 39 unit development in Campbell Crescent is currently selling 'off the plan'.
- In mid-August a European based investor paid \$9.6 million for a motel property of 10,059 sqm overlooking Terrigal Beach with the intention of executing a development approval for 60 exclusive residential apartments. The sale was reported as the area's highest value residential development site sale in over fifteen years.

## WEST GOSFORD

### West Gosford commercial and retail precinct

The past four years has seen a transformation around West Gosford as the Riverside Park development nears completion. A new \$40 million Bunnings Warehouse was completed and opened in early 2014 and work on the \$170 million West Gosford Intersection will be completed in 2015.

Completed during 2015 was the Riverside Park development by the Gibbens Group. This development, on a 100,000 sqm site on Manns Road includes a 4-level, 6,300 sqm Office Tower, Masters Home Improvement store, Storage King self storage facility and Homemakers Centre.

## WYONG

### Wyong Council Growth Strategy

The Wyong Shire Economic Development Strategy 2014-2039 is a framework for the sustainable economic growth of the Wyong Shire for the next 25 years.

Among other things it identifies a number of key catalyst projects that it sees as 'game-changers':

- Delivering a Link Road between Warnervale and Wyong to provide a vital road link to the Warnervale Town Centre, the Wyong Education and Business Precinct and the M1 Motorway,
- Establishing the Warnervale Town Centre and associated residential land release including a new Warnervale Railway Station,
- Driving the development of 'Iconic' development sites throughout the region.

### Central Coast Mariners' Centre of Excellence at Tuggerah



Construction of a 5-level commercial building on the Central Coast Mariners' site at Tuggerah will be completed by early 2016.

With approx. 10,000 sqm of premium grade office space this development will become the administrative headquarters for the Mariners. It will also comprise a Medical Centre and commercial space.

This project forms part of a Centre of Excellence providing extensive sporting, educational, medical and social benefits to the region.

Construction of Stage 1 of the Central Coast Mariners Sporting Campus and Centre of Excellence at Tuggerah was completed in early 2012. This stage comprised a YMCA swim centre, plus one full size training field and one technical training area for the Central Coast Mariners, eight five-a-side courts and two seven-a-side courts run by Soccer5s, Café, change rooms, Soccer5s head office and Central Coast Mariners Football department HQ, including training facility, gym, offices and change rooms. Extensive parking is already available and will be complemented with more parking as the centre is completed.

CENTRAL COAST  
MARINERS CENTRE  
OF EXCELLENCE  
– UNDER  
CONSTRUCTION



Wyong  
Shire  
Council

# TAKE YOUR BUSINESS TO A NEW PLACE

*Feeling the squeeze in metro Sydney?  
Looking for your next development?  
Expanding your business?*

Wyong Shire is the key growth centre one hour north of Sydney and 45 minutes south of Newcastle. We have affordable established and greenfield sites, close to the M1 Motorway, and fast approval turnaround times.

Fast  
growth:  
**\$723M**  
in DAs  
lodged in 2014-15

*Pictured: Central Coast Mariners'  
Centre of Excellence new office tower in Tuggerah*

**LET US HELP YOU FIND THE RIGHT SITE FOR YOUR PROJECT!**

Call Economic Development on 02 4350 5555, e-mail [ecdev@wyong.nsw.gov.au](mailto:ecdev@wyong.nsw.gov.au) or visit [www.wyong.nsw.gov.au/forbusiness](http://www.wyong.nsw.gov.au/forbusiness) to read more.

**wyong**  
SHIRE

## Golf Links Commercial Campus - Nexus Smart Work Hub

The Golf Links Commercial Campus comprises 14 hectares of land located on the Pacific Highway at North Wyong. The Campus has faster than NBN fibre internet connectivity and provides an integrated ecosystem for a range of small businesses on the Central Coast. The GLCC has a range of onsite services including childcare, food outlets, car wash, service station, storage and premium office space. Through leveraging this combination of onsite assets the GLCC is a unique Business Park offering for the Central Coast region.

Flanked by natural bushland on one side and the fairways of the Wyong Golf Club on the other the campus is landscaped, has easy parking and provides a very pleasant work environment.



## Warnervale Town Centre project

The Development Control Plan (DCP) for the new Warnervale Town Centre received approval from the NSW Department of Planning and Infrastructure in September 2012. Since then Wyong Shire Council has approved construction of a GP

Super Clinic Medical Centre (completed in November 2012) and approved a \$154 million Woolworths Shopping Centre now under construction along with a number of residential subdivisions. Council has also invested substantially, with funding assistance from State and Federal Governments, in infrastructure including roads, water and sewerage works to enable the project to proceed.

## Performing arts centre for Wyong



Wyong Council will complete construction of The Arthouse Performing Arts and Conference Centre costing \$12.7 million in December 2015.

This important cultural facility will comprise a 500-seat auditorium, 130-seat studio space, meeting rooms, foyer and exhibition area and front and back of house facilities and will revitalise culture and the arts in Wyong Shire.

## DA for first stage of \$500 million Chinese Theme Park at Warnervale before Council



The owners of the proposed Chinese Cultural Theme Park at Warnervale have unveiled their plans for the development of a Chinese Theme Park.

The ambitious \$500 million project by Australia-China Theme Park Pty Ltd will see a 15 hectare site adjacent to Warnervale Airport developed in stages.

In July 2015 the owners lodged a development application for the Chinese Temple component of the project.

The application is for a Buddhist temple and ancillary buildings.

Estimated to cost \$83.5million the proposal includes Buddhist ceremonial and meditation halls, a 244 unit and four storey pilgrim lodge, basement car parking area, internal roads, landscaping and associated infrastructure.

## Residential development on the rise

Residential development is on the rise across the northern areas of Wyong LGA with developers taking advantage of rezonings on greenfield sites.

Areas such as Precinct 7a at Wadalba and Warnervale are seeing a resurgence of residential construction.

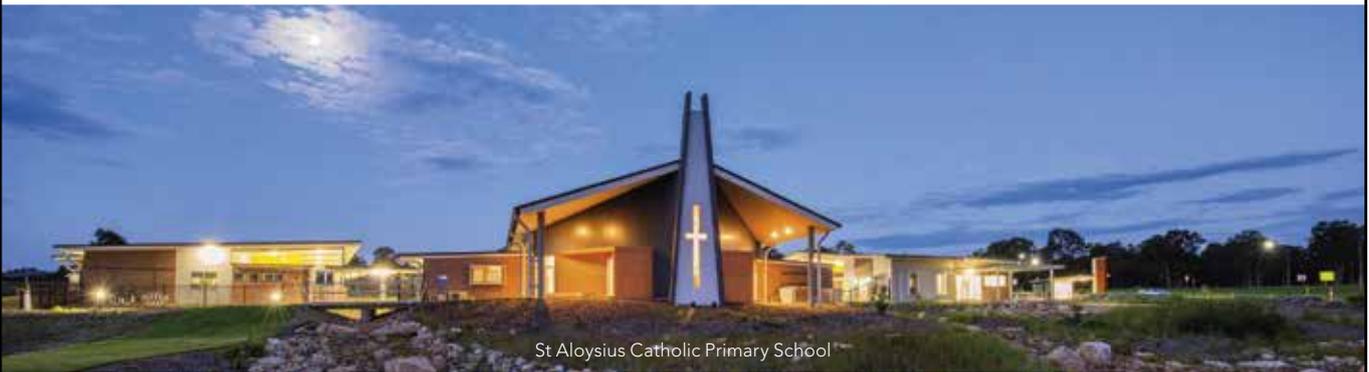
St Philip's Christian College Waratah



Fletcher Community Centre



Centre Coast Mariners Centre of Excellence



St Aloysius Catholic Primary School

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**CONTACT 02 4321 0503**

The administrative centres for Gosford and Wyong Local Government Areas, which comprise the Central Coast region, are the CBD's of Gosford and Wyong.

Town Centres are located throughout the region servicing the commercial and retail needs of their surrounding residential and business areas with some taking on a more significant and wider role. They include:

### Gosford Local Government Area

- Gosford CBD,
- Erina,
- West Gosford,
- The Peninsula – Woy Woy, Umina Beach and Ettalong Beach,
- Terrigal

### Wyong Local Government Area

- Wyong CBD,
- Tuggerah,
- The Entrance,
- Toukley,
- Lake Haven,
- Tumbi Umbi,
- Ourimbah

These suburban centres, or town centres, and their commercial characteristics are detailed below to provide a snapshot of the region.



## Gosford Local Government Area

### GOSFORD CBD - The Smart City

Situated on the shores of Brisbane Water, Gosford CBD is a major public transport hub with rail and bus interchange and direct road links to Sydney and all other areas within the region.

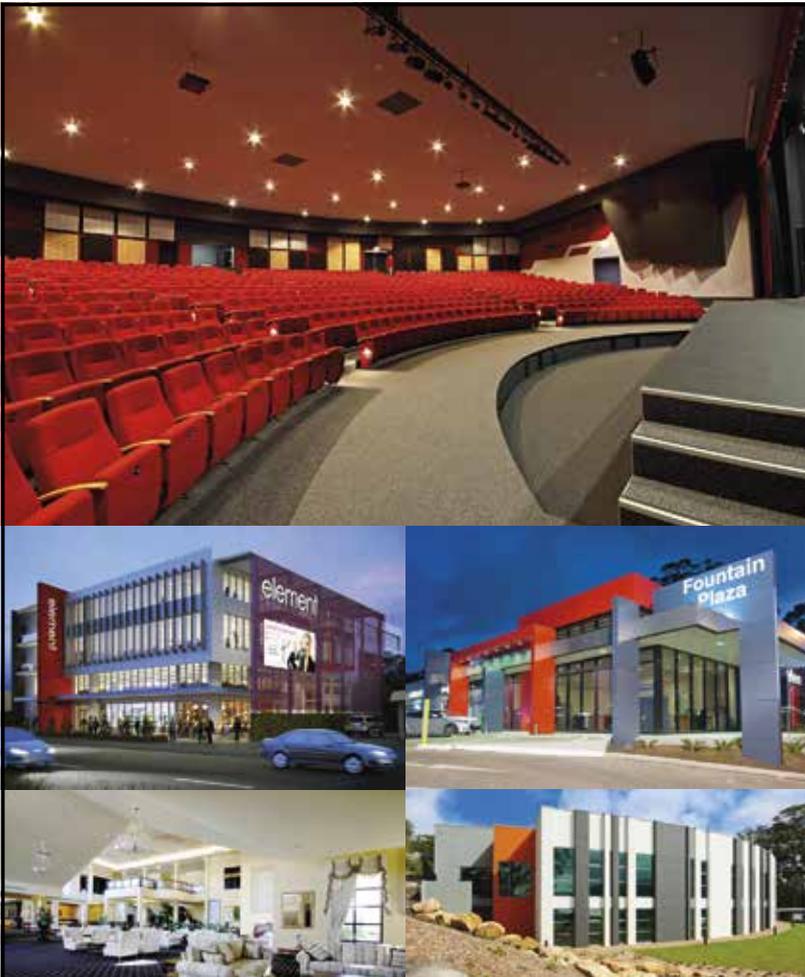
Population of the CBD area at the 2011 Census was 3,392. Gosford CBD has many of the attributes of a Smart City:

- **Telecommunications** - Gosford CBD is connected to the National Broadband Network providing all businesses and residences with access to Gigabit internet services via NBN approved providers. Free Wi-fi is available throughout the CBD.

- **Commercial Services** - A range of commercial services can be found within the CBD including all major trading banks as well as building societies, credit unions and mortgage brokers. Other commercial services include lawyers, accountants, insurance brokers, real estate agents, property valuers, investment advisers and financial planners.
- **Retail** - Gosford's retail precinct comprises the Imperial Shopping Centre and other retail stores servicing those working in the CBD as well as residents and the many thousands who visit daily to access medical and social services.
- **Dining** - The number of sophisticated dining venues is growing in and around the CBD.

| GOSFORD CBD

- **Health** - Gosford is a major centre for health services in the region based around Gosford Hospital, with a wide range of medical services including specialist medical centres. Gosford Private Hospital owned and operated by Healthcare Australia Pty Ltd and adjacent specialist medical centre rounds out a comprehensive medical and health care offering.
- **Education** – Schools within the CBD area include Gosford High School which is an academically selective high school, Gosford Primary School and Gosford TAFE.
- **Government Services** - A number of state government departments and agencies have offices in Gosford including Department of Premier and Cabinet, Department of Fair Trading, Gosford Court House, NSW Trustee and Guardian, National Parks and Wildlife Service. The head office of NSW WorkCover Authority and the Long Service Leave Corporation are also based in the CBD. The Police Department's Brisbane Water Local Area Command is headquartered in the CBD. Federally, the Department of Human Services operates a Centrelink facility in the CBD.
- **Creative Businesses** – Creative businesses operating in the CBD include: Lovatts Publishing Pty Ltd, BlinkMobile Interactive, Organise Internet, Pitney Bowes Software.
- **Sport** - Completed in 2000, the 20,000-seat Central Coast Stadium, overlooking Brisbane Water, is regarded as one of the finest stadiums in Australia and is a popular venue for rugby league, rugby union and football. It is also the home ground of the Central Coast Mariners, 2013 Hyundai A-League Champions.
- **Residential** – High rise residential construction, within and adjacent to the CBD, is about to experience a substantial increase in the population as a result of development approvals over the past two years by Gosford Council.
- **Crime** – Crime rates in the CBD and across the LGA have declined in recent years by as much as 30% under innovative policing strategies introduced by the Local Area Command of the police that involves active community participation through their Facebook page.



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ERINA BUSINESS DISTRICT

## ERINA

Erina is situated on the Central Coast Highway, the main arterial road to the Region's beaches, and is 5.5 kilometres from Gosford. Its population at the 2011 Census was 4,633.

Within the Erina business area is the regional shopping centre Erina Fair, commercial and retail developments and a light industrial area. Surrounding the business area is a number of retirement villages along with a residential area that has developed over the past twenty years.

- **Retail** - Erina Fair Shopping Centre is the fourteenth largest shopping centre in Australia. Major tenants include: Myer, Target, Big W, Kmart, Best & Less, Coles, Woolworths, Aldi and Hoyts Cinemas plus 291 specialty stores. Discount retailer, Harvey Norman, is located at Erina along with some twenty other national brand name furniture and electrical retailers. All offer a wide variety and range of homewares. A number of home renovation retailers and interior design consultants also have premises in Erina all located within a one kilometre radius. This grouping of homeware retailers provides an unusual critical mass making Erina a magnet for home buyers and renovators.
- **Commercial** - Most developments in Erina are a mix of retail and commercial with Fountain Plaza and adjacent Platinum and Fountain Corporate being regarded as the leading commercial complexes. ANZ, National Australia Bank and Westpac banks have located their regional business banking offices at Fountain Plaza. Branches of the Commonwealth Bank and Bank of Queensland also operate from Fountain Plaza. Telstra Country Wide's regional office is based in the Fountain Corporate complex along with

radio station, StarFM 104.5's studios and regional newspaper Central Coast Express-Advocate.

- **Commercial services** in Erina and Erina Fair include banking and financial services, lawyers, accountants, finance brokers and insurance brokers
- **Medical** - Due to its convenient location Erina has attracted a large number of medical services that include family medical centres, medical specialists, radiography, physiotherapy and optical services. Presmed Australia operates a specialist ophthalmology day surgery centre in Erina. The Central Coast Medicare Local headquarters is located at Erina.
- **Creative Business** – Creative businesses located in Erina include: Planet55 Studios, Sterland Computing, Graphic by Design and managed and cloud hosting company UltraServe Internet.
- **Retirement Living** – A number of retirement villages that cater for high and mid level retirees are well established in Erina. They include: Tarragal Glen and Wood Glen retirement villages operated by RetireAustralia, Pine Needles Lifestyle Estate and Green Life Estate.

PLATINUM PLAZA ERINA





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## WEST GOSFORD

Located on the Central Coast Highway at the entrance to the Central Coast and bordering Gosford CBD, West Gosford was originally an industrial area that is now being transformed into a composite retail, bulky goods retail and commercial suburb as well as retaining a light industrial area.

West Gosford Shopping Centre caters for residents in surrounding residential areas. This centre is owned by Coles Properties and is slated for redevelopment in the near future.

Bulky Goods retailers include: Officeworks, Domain, Spotlight, Nick Scali, Forty Winks and John Cootes

Hardware retailers Bunnings and Masters have opened new stores in the past year.

Riverside Park has been developed by the Gibbens Group and features a 6,300 sqm 4-level office tower with GP Super Clinic and commercial offices, Masters Home Improvement store, 2-storey Moneywise Building with commercial offices and ground floor retail, Dan Murphy's Liquor store, Caltex Service Station and KFC Takeaway store.

Riverside Park Homemaker Centre was completed in early 2015 to accommodate furniture, whitegoods, electrical and related retailers.

Gosford RSL Club is an entertainment venue servicing the area and in addition operates the Galaxy Motel, a 4-star 50-unit complex as well as the Ashwood Motel with 43 units both located on the Central Coast Highway.

Gosford Race Club is presently investing \$4.5 million in refurbishing its facilities that will see it become an entertainment venue for major events and functions.

The NSW Government is presently constructing a \$170 million interchange and major road upgrade of the Central Coast Highway and intersection of Brisbane Water Drive and Manns Road at West Gosford which is due for completion in 2016.

## TERRIGAL

A well known beachside suburb and tourist destination, Terrigal is best known for its wide range of restaurants and bars, Crowne Plaza hotel and Star of the Sea apartments, along with a number of motels and bed and breakfasts attracting high-yield visitors.

In recent years in-fill prestige residential apartment developments have seen an influx of wealthy Sydney and overseas buyers moving into the market.

## THE PENINSULA

Woy Woy, Ettalong Beach and Umina Beach make up the area known as The Peninsula – a unique residential and holiday area in the south of the region. It appears isolated from the rest of the region due to the large expanse of Brisbane Water which surrounds and separates it from other town centres, however, this is regarded as its greatest asset.

The population of The Peninsula as at the 2011 Census was 30,754.

### Woy Woy

Woy Woy is situated on the shores of Brisbane Water and is a retail and commercial centre servicing The Peninsula. It is also The Peninsula's public transport hub with rail, bus and ferry services converging to service the area.

Two shopping centres are located at Woy Woy: Deepwater Plaza Shopping Centre and a smaller centre, Peninsula Plaza.

Commercial services at Woy Woy include all major trading banks, lawyers and accountants.

Brisbane Waters Private Hospital services the whole Central Coast region.

### Ettalong Beach

Ettalong Beach, situated at the entrance to Brisbane Water, is traditionally a tourism area, although for many years it has seen a permanent residential population take hold. Since the opening of the Mantra Ettalong Beach Resort in 2005, a growing tourist market is emerging.

The Ettalong Beach Club is a major employer in the area.

A scheduled passenger ferry service operates between Ettalong Beach and Palm Beach.

### Umina Beach

In recent years Umina Beach Town Centre has been transformed into a strong destination retail precinct with major retailers; Woolworths, Coles, Aldi and Bunnings being located in the main shopping strip.

The retail offer at Umina Beach is now such that it attracts customers from a much wider area that includes Kariong and Empire Bay.

With the NRMA owned Ocean Beach Caravan Park and other holiday accommodation in the area, Umina Beach attracts a strong seasonal tourist population.



| THE PENINSULA



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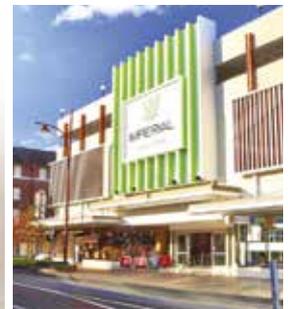


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## Wyong Local Government Area

### TUGGERAH-WYONG

Under the NSW Government’s Central Coast Regional Plan, the Tuggerah–Wyong area will be developed as a Major Centre and will perform vital economic, employment, civic, residential, social, cultural, entertainment and recreation roles for the north of the Central Coast.

### WYONG TOWN CENTRE

As well as being the administrative centre for the LGA, Wyong is a transport hub for rail and feeder-bus services from outlying northern Central Coast areas including Warnervale, Toukley and Budgewoi.

Wyong Town Centre’s surrounding population at the 2011 Census was 3,630.

The town centre’s main retail offering is Wyong Village Shopping Centre.

Banking and commercial services in Wyong include Bendigo Bank branch as well as lawyers and accountants.

Mercure Koindah Waters Residential Golf & Spa Resort is located a few kilometers from the Town Centre and comprises an 18-hole championship golf course, golf club and 100-room luxury resort surrounded by a home residential development.

Wyong Race Club and race course is adjacent to the Town Centre and is regarded as one of the state’s most successful provincial clubs and a leading training centre.



TUGGERAH  
HOMEMAKER  
CENTRE  
(BACKGROUND  
TUGGERAH  
BUSINESS PARK)

### TUGGERAH

Only a few kilometres south of Wyong Town Centre, Tuggerah is located at the convergence of the Pacific Highway, the Sydney/Newcastle Freeway and Wyong Road (which leads to the coastal suburbs) and the main northern rail line. It is therefore a major public transport hub.

Population of Tuggerah and the immediate surrounding area of Mardi at the 2011 Census was 4,458. However, it draws on a substantially larger area that includes the rural areas to the west along with Chittaway and Berkeley Vale.

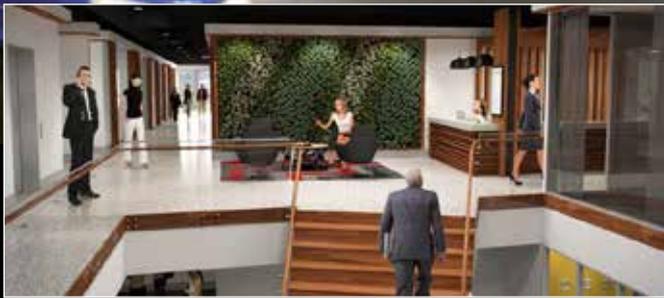
Comprised within the Tuggerah precinct is the major regional shopping centre, Westfield Tuggerah and

Tuggerah Business Park (for further information about Tuggerah Business Park, see Industrial Areas), Woodbury Park Estate residential area, St Peter’s College and the Tuggerah industrial area.

Westfield Tuggerah shopping attracts around 10.4 million people per year. Being a regional shopping centre, this centre attracts shoppers from across the entire region.

Wesfarmers subsidiary Bunnings is investing \$5.6 million in a reconfiguration and expansion of their Tuggerah Warehouse.

Banking and commercial services at Tuggerah include all major banks, building societies and credit unions as well as accountants, lawyers, insurance brokers, property valuers, surveyors and consulting engineers.



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## THE ENTRANCE

Situated at the entrance to Tuggerah Lakes, The Entrance is traditionally the Central Coast's leading holiday area. The Entrance is well known for its many restaurants and cafés overlooking the foreshore and entrance to Tuggerah Lake.

Numerous tourist/residential apartment developments have been built in recent years.

Accor Group owns and operates a 59-room 5-star Resort Hotel and Conference Centre at Magenta Shores at North Entrance which they recently rebranded as Pullman Magenta Shores. The resort which is undergoing a major refurbishment by Accor, includes an 18-hole championship golf course which has been rated in Australia's top ten leading golf courses, and is surrounded by luxury residential villas and homes.

Business and commercial services include major trading banks and building societies, lawyers and accountants.

## TOUKLEY

The Toukley Town Centre is 14 kilometres north of Wyong and is situated between Tuggerah Lake and Budgewoi Lake. Population of the immediate Toukley area that includes East Toukley, Norah Head, Noraville and Canton Beach was 9,000 at the 2011 Census.

Toukley services a residential area that extends to Norah Head. It is on the main road leading from the Sydney/Newcastle Expressway through to the Central Coast. The main arterial coastal road (Central Coast Highway and Wilfred Barrett Drive) links Gosford and The Entrance to Toukley.

Toukley's retail offering consists of strip shops that include a Coles Supermarket and Aldi supermarket at East Toukley.

In recent years Toukley has become a centre for a wide range of medical services.

The Toukley RSL Club is the largest business in the town. Business and commercial services in Toukley include Commonwealth and ANZ banks, building societies, credit unions, lawyers and accountants.

## LAKE HAVEN

Lake Haven is 11 kilometres north of Wyong and includes shopping centres, Gorokan High School and the adjacent Charmhaven Industrial Area. The surrounding residential areas of Gorokan, Kanwal, Hamlyn Terrace, Woongarra, Charmhaven, Blue Haven and San Remo have a population of around 40,000 people.

While Lake Haven has village status, it is the Lake Haven Shopping Centre, Lake Haven Home Megacentre (major tenants Harvey Norman and Bunnings Warehouse) and surrounding bulky goods offering that attracts over eight million people each year.

## TUMBI UMBI

Tumbi Umbi has been described as a 'distributed community' being surrounded by residential and semi rural areas. It is located about midway between the coast and Tuggerah on Wyong Road.

Central to its being is the largest licensed club in the region, Mingara Recreation Club and adjacent Glengara Retirement Village and a growing number of fast food outlets along with a small industrial area.

## OURIMBAH

Ourimbah is located near the junction of the Sydney – Newcastle Freeway and is serviced by a scheduled train service between Sydney and Newcastle.

Ourimbah might best be described as a 'university town' with the University of Newcastle's Central Campus located here along with Hunter Central Coast TAFE Campus and the Central Coast Community College.

A small retail village services the surrounding residential area and the Campus.

Electricity utility, Ausgrid opened a new \$20 million Regional Support Facility employing about 300 staff on the corner of Ourimbah Creek Road and Pacific Highway in 2014.

| THE ENTRANCE

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[www.industry.nsw.gov.au](http://www.industry.nsw.gov.au)



**Department  
of Industry**

## Central Coast Regional Strategy for employment lands

The Department of Planning's Central Coast Regional Strategy for employment lands has identified fourteen areas as strategic employment areas. They include: Somersby (300 ha), West Gosford (125 ha), Lisarow (50 ha), North Gosford (25 ha) and Erina (10 ha) in the Gosford local government area (LGA) with the proposed Mount Penang (130 ha). In the Wyong LGA the strategic employment areas are: Tuggerah Business Park and Berkeley Vale (200 ha), North Wyong (125 ha), Tuggerah (60 ha) and Charmhaven (35 ha) with the proposed Wyong Employment Zone (360 ha) of which Warnervale Industrial Park is already being developed.

Adjacent to the Wyong Employment Zone is a much larger area, Bushells Ridge (630 ha), which has been identified for development, however, it is heavily constrained by threatened species issues.

With no new land proposed to be zoned for employment purposes in the Gosford LGA it will be seen that the northern industrial areas and proposed industrial areas of the region, all adjacent to the Sydney – Newcastle Freeway (F3), offer the most opportunities for future growth.



## Central Coast Employment Lands and Precincts



The Department of Planning's Central Coast Regional Strategy for employment lands has identified fourteen areas as strategic employment areas.

They include:

#### **Gosford local government area (LGA)**

- Somersby (300 ha),
- West Gosford (125 ha),
- Lisarow (50 ha),
- North Gosford (25 ha),
- Erina (10 ha),
- Proposed Mount Penang Business Park (130 ha).

#### **Wyong local government area (LGA)**

- Tuggerah Business Park and Berkeley Vale (200 ha),
- North Wyong (125 ha),
- Tuggerah (60 ha),

- Charmhaven (35 ha),
- Proposed Wyong Employment Zone (360 ha) of which Warnervale Industrial Park is already being developed. (Wyong Employment Zone (WEZ) includes Warnervale Airport.)

Adjacent to the Wyong Employment Zone is a much larger area, Bushells Ridge (630 ha), which has been identified for development. This area comprises land owned by the Wallarah No 2 Coal Joint Venture and the Darkinjung Aboriginal Land Council.

With no new land proposed to be zoned for employment purposes in the Gosford LGA it will be seen that the northern industrial areas and proposed industrial areas of the region, all adjacent to the Sydney – Newcastle Freeway (M1), offer the most opportunities for future growth.

These areas are described in more detail on the following pages.

### **Wyong Local Government Area**

**TUGGERAH BUSINESS PARK** is regarded as the region's premier business location.

Covering 75 hectares, it provides the ideal environment for light manufacturing, warehousing and distribution, and office operations.

Tuggerah Business Park is strategically positioned to take full advantage of nearby Tuggerah Railway Station, the Sydney-Newcastle Freeway and Westfield Shopping Centre and is central to all areas of the region.

Fully serviced with all utilities, Tuggerah Business Park is already home to:

- Publishers, Hachette Australia and Murdoch Book's national distribution centre
- NSW Police Assistance Line Call Centre,
- ING Direct Call Centre,
- Centrelink Call Centre,
- Star Track Express freight terminal ,
- Belkin Australia head office and national distribution facility,
- Pure Fishing Australia head office and national distribution centre,
- Husqvarna head office and distribution centre

More than 200 businesses operate within this Park and include manufacturers, distribution centres and warehouses, construction companies and other professional and commercial services.

**WARNERVALE BUSINESS PARK** covers 47.6 hectares and is strategically located at the Sydney-Newcastle Freeway and Sparks Road interchange and adjoins Warnervale Airport. The main northern railway line and Warnervale Railway Station border the Park's eastern boundary.

Major investors in the Park are:

- Primo Smallgoods Distribution Centre,
- Woolworths Distribution Centre,
- Coastal Transport Services operates a distribution service for industry in the region and provides trucking and logistics services including weighbridge and heavy truck washing facilities.

**BERKELEY VALE INDUSTRIAL AREA** is situated 8 kilometres east from the Sydney-Newcastle Freeway, approximately halfway between Gosford and Wyong.

The headquarters of two of Australia's major food companies – Mars Food Australia and Sanitarium Health Foods – are located here along with TE Connectivity, a world leader in design and manufacture of telecommunications equipment.

Many medium-sized companies are also located in the area including: Halley & Mellowes, Linfox Food Services Distribution Centre, SICO South Pacific, TNT, Trend Laboratories – TrendPak, Tyco Electronics and Life Health Foods Australia.

**NOTRH WYONG INDUSTRIAL ESTATE** is situated on the Pacific Highway just 3 kilometres north of Wyong and extends over 114 hectares with fully serviced lot sizes varying from 1 to 15 hectares.

Companies operating within this Estate include: Aalborg Industries, Cheminova, Ciba Specialty Chemicals, Donaldson Australasia, Partech and Pacific Labels.

Many smaller manufacturers and service industries are also located within this Estate.

The Henry Kendall Group owns 14 hectares on land at North Wyong known as The Golf Links Commercial Campus with faster than NBN fibre internet connectivity and provides an integrated a range of onsite services

including childcare, food outlets, car wash, service station, storage and premium office space.

Nexus Smart Work Hub is a state of the art, OHS compliant office facility designed for teleworkers and small business operators. The Hub provides meeting rooms, offices, work stations, breakout spaces and boasts the fastest internet speeds on the Central Coast. Nexus has received funding and support from the NSW State Government and has been chosen as one of five pilot Smart Work Hubs within NSW providing telework facilities for commuters.

**PACIFIC INDUSTRIAL ESTATE** – is situated on the Pacific Highway at North Wyong adjacent to North Wyong Industrial Estate and is being developed by GWH Build.

Cordina Farms, a major poultry processing company, opened a multi-million dollar plant in this Estate in August 2014 to produce fresh and frozen, ready-to-eat gourmet products.

This will be the first facility of its kind in Australia and it represents a level of innovation never seen before in the Australian chicken and meat manufacturing industries.

**TUGGERAH INDUSTRIAL AREA** is located between Westfield Tuggerah Shopping Centre and Wyong

Town Centre and is only a few kilometres from the Sydney-Newcastle Freeway. It is bounded by the Pacific Highway (also known as Tuggerah Straight) and Gavenlock Road which runs parallel to the Highway.

Businesses on the Pacific Highway include car dealers and bulky goods outlets while most of the businesses on Gavenlock Road service the building and automotive industries.

**TUMBI UMBI INDUSTRIAL AREA** is located on Wyong Road approximately halfway between Wyong and the coastal areas of Long Jetty with the Mingara Recreation Club nearby.

Most businesses in this area service the building and automotive industries.

**CHARMHAVEN INDUSTRIAL AREA** is situated on the Pacific Highway about 12 kilometres north of Wyong. This is one of the fastest growing industrial areas on the Central Coast. Factory, warehouse and showroom style units built in recent years, and currently under construction, cater for the small business aiming to service the northern areas of the region. Some bulky goods retail businesses are also located in this area.

In close proximity to this industrial area is Lake Haven Shopping Centre.



TUGGERAH  
BUSINESS PARK

## Gosford Local Government Area

**SOMERSBY INDUSTRIAL ESTATE** is adjacent to the Gosford exit of the Sydney-Newcastle Freeway and covers almost 400 hectares, offering sites ranging from 0.4 hectares to 10 hectares.

A number of international and national companies are located in this estate. They include:

Manufacturing - *3S Lighting, Alushapes, Andale Beverage Systems, Australian Conveyer Engineering, Baltimore Aircoil, Becker Underwood, Borg Manufacturing, CSR-Hebel, Continental Conveyor & Equipment, Delta Laboratories, Ellton Group, Hardy Bros., N J Phillips, Pall Corporation, Protective Fencing, Rimex, Taylor Manufacturing Solutions, Sapphire Aluminium Industries, Sulo, Remondis Australia, Thermit, Vet's Best and Weir.*

Warehousing and distribution - *Garden City Products, Bidvest*

**WEST GOSFORD INDUSTRIAL AREA** is located at the entrance to Gosford, three kilometres from the Sydney-Newcastle Freeway.

This area comprises a mix of light industrial and bulky goods retail. Most of the businesses operating in this area are small to medium in size and cover a wide range of service industries, builders' supplies, auto services, distributors and manufacturers.

**LISAROW INDUSTRIAL AREA** is situated five kilometres north of Gosford and is intersected by the Pacific Highway and Main Northern Rail Line.

Most of the companies in this area are medium to large in size. They include: *Gibbens Industries, Central Coast Shopfronts, CCTS, Scholastic Australia, Sara Lee Bakeries, Accent Office Interiors, Sylvania Lighting.*

**KINCUMBER INDUSTRIAL AREA** is located between Erina and Avoca and with access to Brisbane Water, caters for small businesses providing services including building supplies and auto services.

The Central Coast has a population of approximately 330,000 people with a range of qualifications, skills and experience that covers a wide spectrum.

According to Labour Force Survey data the number of Central Coast residents in work at 30 June 2014 was 153,739 while the Unemployment Rate was 7.02%

The Central Coast has a commuting population of approximately 39,000, most of whom would prefer to work in the Region given the opportunity.

The experience of employers in the Region is one of stable industrial relations, low absentee rates and increased productivity.

Employee turnover rates in the Region are well below the average for Sydney and other regions.

The general state of industrial relations on the Central Coast is excellent with most employers and employees taking a mature attitude to employment.

Central Coast employees normally provide their own transport, a fact that is known to contribute towards improved productivity. This mobility and more available free time beyond working hours are critical factors in reducing absenteeism.

Approximately 92% of the Central Coast population speaks English and are, therefore, entirely familiar with the language as well as Australian social and business culture.

The major employing industries in the region by the number of registered businesses are:

Construction - 4,803

Professional, scientific and technical services – 2,638

Retail – 1,527

Healthcare – 1,272

Manufacturing - 976

Accommodation and food – 831

*Paul Claassens, Head of Contact Centres for ING Direct says, "The ING Direct Contact Centre in Tuggerah Business Park opened in 2002. Having a Call Centre on the Central Coast provides us with a number of advantages and one of the most important is the calibre of staff we attract. Whenever we advertise for staff we have always been able to recruit high quality and experienced people. We can choose the best, those who easily fit into our culture and are ready to represent our brand and provide service excellence to our customers.*

*Central Coast employment opportunities provide our staff with a great work/life balance but the business is also rewarded with lower levels of attrition and higher average staff tenure."*



### Central Coast Labour Force

	2012	2002
<b>Local jobs (June 2012)</b>		
Gosford LGA	64,551	57,103
Wyong LGA	51,239	41,343
Central Coast	115,970	98,446
<b>Employed residents (June 2012)</b>		
Gosford	81,065	70,234
Wyong	68,025	52,407
Central Coast	149,090	122,641
<b>Unemployment (Dec Qtr 2013)</b>	2013	2008
Gosford LGA	5.02%	4.04%
Wyong LGA	7.91%	6.77%
Central Coast	6.33%	5.27%
<b>Commuting workforce</b>		
Gosford LGA	16,514	13,131
Wyong LGA	16,786	11,064
Central Coast	33,120	24,195

SOURCE: NATIONAL INSTITUTE OF ECONOMIC AND INDUSTRY RESEARCH (NIEIR)

The Central Coast has a well developed electricity, gas and telecommunications network to all areas of the region, along with a high quality water supply and sewerage system. The region's road and rail network ensures fast and efficient access to major cities throughout the eastern seaboard.

### Telecommunications

The entire region is serviced by Telstra's fixed copper network. Telstra and Optus provide a 4G mobile phone network across the region, while Vodafone provides a 3G network.

### A Connected Region

The NBN Co commenced construction of the rollout of the high speed broadband network on the Central Coast in 2012 and is working towards the whole region being NBN connected by around 2018. As such this region will be the only totally connected region in Australia.

### Electricity

Ausgrid owns and manages the Central Coast's electricity distribution network.

The Central Coast's yearly growth in demand for electricity has exceeded expectations, reaching 4%. In some areas of Wyong Shire the increase is as much as 18% and in Gosford City more than 14%.

In recent years Ausgrid has invested \$613 million in an upgrade, maintenance and renewal program of the Central Coast electricity network.

### Gas

The main natural gas pipeline which passes through the Central Coast is part of the National Grid, and a network of high pressure mains ensures a guaranteed supply to industrial, commercial and residential users throughout the region.

### Water supply

The Central Coast is serviced with its own water supply system which features pristine catchment areas for its three dams – Mardi Dam, Mooney Mooney Dam and the Mangrove Creek Dam. This supply is augmented by a pipeline connection to the Hunter Water supply system and groundwater from seven bore fields spread throughout the region.

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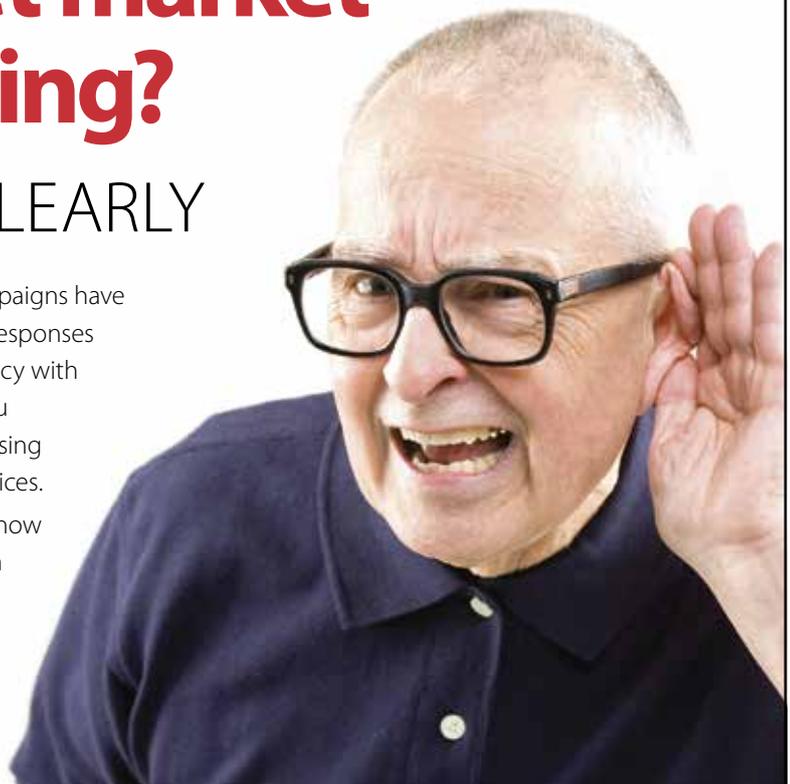
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**Sewage and waste management**

The Central Coast is serviced by a reticulated sewerage system to all non-rural residential, commercial and industrial areas. Gosford and Wyong Councils operate their own independent sewerage systems which are relatively new – having been extensively developed over the past twenty to thirty years.

Both Councils adopt highly responsible policies in respect of sewage and trade waste. Councils license the amount and type of trade waste which may be discharged into the sewerage systems. Trade waste policies are based on the ‘user pays’ principle with charges reflecting the quality and quantity of waste. ‘Landfill’ garbage dumps for approved solid waste are in operation.

**Public transport**

The rail line between Sydney and Newcastle is electrified, providing comfortable, fast, scheduled services throughout the region.

The same rail line links Sydney and the Central Coast to Brisbane, the north coast and north-west New South Wales.

Scheduled bus services operate throughout the region linking all suburbs to the major centres and rail stations.

The Palm Beach Ferry Service operates regular services between Palm Beach (on Sydney’s northern beaches), Ettalong Beach and Wagstaffe and between Woy Woy, Saratoga and Empire Bay.

**Roads**

The six-lane M1 Pacific Motorway from Sydney to Newcastle runs right through the region with exits for Gosford, Ourimbah, Tuggerah/Wyong and Warnervale/Toukley.

The Pacific Highway offers an alternate route through the region via Gosford, Ourimbah, Wyong and Warnervale.

A network of arterial roads link the Motorway exits with the residential, commercial and industrial areas of the Central Coast.

Central Coast Highway is the main arterial road through the region from Kariiong where it joins the M1 to The Entrance. It is one of the busiest roads in the region carrying over 28,000 vehicles per day in some parts.

**BECAUSE YOUR BRAND  
HAS A REMARKABLE  
STORY  
WORTH SHARING**

CONTENT CREATION / MARKETING / PUBLISHING

WE ARE **treehouse**

The Central Coast is one of the very few locations in Australia providing optimum cost benefits in terms of market access and distribution.

Located midway between Sydney and Newcastle, the Central Coast is within two hours truck driving time to 67% of the New South Wales consumer market which includes all of Sydney Metropolitan Area, Newcastle and the Hunter Valley region.

Under normal traffic conditions the Central Coast is:

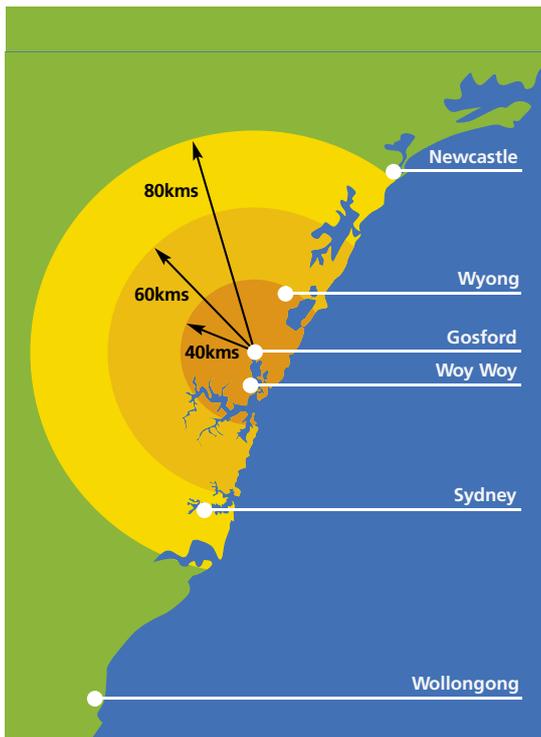
- Less than 90 minutes to a market of around 5 million people
- Within 100 kms of 2 major cities
- Close to two airports
- Major distribution centres
- Freight Terminals of major transport operators

The Central Coast is one of the very few locations in Australia providing optimum cost benefits in terms of market access and distribution due to its proximity to two of the state's largest markets – Sydney and Newcastle.

Located midway between Sydney and Newcastle, the Central Coast also has the added advantage of being centrally located within about two hours of a population of around 5.1 million people.

Many companies, both global and national, are seeing the logistics advantages of locating their warehousing and distribution facilities in the region.

The Sydney CBD is 75 to 100 minutes driving time away while Sydney International Airport is just 100 kms. Newcastle is 60 minutes away. Both cities provide a springboard to all Australian state capitals and the international market.



## Central Coast Distance Table

Central Coast (Tuggerah) to*	
Sydney – CBD	90 km
Sydney – Port Botany	100 km
Sydney – Kingsford Smith Airport	100 km
Sydney – Balgowlah	90 km
Newcastle – CBD	80 km
Newcastle Airport	90 km
Parramatta	85 km
Melbourne (Hume Highway)	960 km
Brisbane (New England Highway)	940 km

\*NOTE: ALL DISTANCES ARE APPROXIMATE

## Logistics and transport

National and global companies that have based their distribution operations on the Central Coast include:

- Scholastic Australia's head office and warehouse complex at Lisarow
- Hachette Australia operate their national book distribution centre at Tuggerah Business Park.
- Belkin Australia, global manufacturer of IT peripherals, has its national distribution centre at Tuggerah Business Park,
- Pure Fishing Australia – Tuggerah Business Park,
- Woolworths Limited operate a \$100 million Distribution Centre at Warnervale,
- Garden City Products Distribution Centre – Somersby,
- Husqvarna Australia Head office and distribution centre is at Tuggerah Business Park.

Transport companies based in the region are

- Linfox Food Distribution Centre - Berkeley Vale and Warnervale
- TNT Central Coast Terminal – Berkeley Vale,
- Star Track Express Central Coast Terminal - Tuggerah Business Park,
- Coastal Transport Services operate a heavy vehicle public weighbridge, warehousing, container unloading and truck washing facilities at Warnervale,
- Hoyhaul Central Coast - Hoyhaul specialises in temperature controlled distribution of refrigerated goods and fresh produce offering local supply chain solutions for Sydney, Wollongong and the Hunter Region – Warnervale.

HACHETTE LIVRE  
DISTRIBUTION  
CENTRE TUGGERAH





THE UNIVERSITY OF  
NEWCASTLE  
AUSTRALIA

# Your local university



The UON Central Coast is a world-class institution with a strong commitment to excellence in teaching and research on the Central Coast for more than 25 years. We are ranked in the top 3% of universities in the world\* and offer 18 programs in the areas of science and IT, business and commerce, health and medicine, education, arts and social science.

UON Central Coast works collaboratively with industry, business and government in our region. We offer research partners access to world-class resources and research expertise, to deliver innovative solutions to real-world problems.

By partnering with the UON Central Coast, you can help grow your business and the Central Coast.

For more information visit [newcastle.edu.au/centralcoast](http://newcastle.edu.au/centralcoast) or call 4348 4014

**25 years** on the coast | **50 years** in the region... [newcastle.edu.au](http://newcastle.edu.au)

# UON

CENTRAL COAST

2015/10241B | CRICOS Provider Code 00109J

\*Times Higher Education World University Ranking 2014

## HUNTER TAFE DELIVERING AWARD WINNING EDUCATION ON THE CENTRAL COAST

Hunter TAFE is proud to continue providing highly competent, work ready graduates to our regions industry.

If you are looking for award winning results for your team, Hunter TAFE has the program for you!

Phillip James  
*Apprentice of the Year Central Coast Region*



Google Hunter TAFE Call 131 225

Higher education and skills training in the region is provided through the University of Newcastle Central Coast Campus, TAFE NSW Central Coast Campuses and the Central Coast Community College, all of which work closely with the business community to develop customised courses to satisfy specific workplace needs.

The Central Coast Campus at Ourimbah is the region's education hub. It is a multi-sector campus shared by the University of Newcastle, TAFE NSW – Hunter Institute and the Central Coast Community College. The multi-sector nature of the Central Coast campus enables it to provide a suite of education and training products to meet industry needs by working closely with industry, employers and the community. Traineeships are offered across a range of disciplines.



UNIVERSITY OF  
NEWCASTLE  
CENTRAL COAST  
CAMPUS

## The University of Newcastle

The University of Newcastle (UON) Central Coast has delivered educational excellence to thousands of students in the region for 25 years. Ranked in the top three per cent of universities in the world by QS World University Rankings 2013, and Times Higher Education World University Rankings 2013, UON is a world class institution with a strong commitment to excellence in teaching and research.

UON Central Coast supports an active and internationally acclaimed research community, with research strengths in the areas of allied health, pancreatic cancer, marine science and coastal ecosystem management, business and innovation, food manufacturing, literature, and education.

UON actively encourages the formation of research and innovation clusters and hubs in the region. The Joint UON and Central Coast Food Innovation Cluster brings together researchers from across multiple disciplines within UON as well as experts from within the Central Coast Food and Beverage sector and government members. Through the development of a framework for collaboration, the Cluster aims to create an environment where new opportunities for innovative solutions and research breakthroughs can be generated and translated into practice for the benefit of the Food and Beverage sector.

Located at Ourimbah, the UON Central Coast campus offers 16 single undergraduate degrees and two combined degrees in a range of disciplines with unique programs and majors including exercise and sport science, marine science, podiatry, oral health and food science and human nutrition. Programs in health, education and the arts, science and information technology, and business are also offered at the

campus, creating a robust academic framework to support the region's growth.

A new presence in Gosford CBD will provide increased access to UON through a 'research and innovation hub' where our academic and postgraduate researchers can connect with local business to share ideas and foster new knowledge.

By choosing to partner with UON Central Coast business has access to quality teachers, modern learning facilities and world-class researchers, all without leaving the Central Coast.

For more information visit [www.newcastle.edu.au](http://www.newcastle.edu.au)

## TAFE Central Coast Campuses

TAFE Campuses are at Gosford, Wyong and Ourimbah and enrol approximately 14,000 students. At Ourimbah the TAFE Campus is shared with The University of Newcastle.

TAFE Central Coast Campuses are embracing the dynamic and ever changing workforce demands of business in the region through tailored training that is customised to reflect the needs of each individual business and the current demands of local industry, including the integration of 'green' solutions. TAFE's entire range of educational initiatives, reflects their commitment to developing educational outcomes and flexible training tailored to the needs of the client base.

TAFE is committed to building workforce development capability through programmes developed in close consultation with business and industry. Effective industry relationships allow the delivery of training that is relevant, respected, practical and continuously updated. One such partnership is with Evergreen Life Care to improve Aged Care services in the region.

### Manufacturing

The manufacturing sector 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.

According to the 2011 Census 11,473 persons were employed in these industries or 8.75% of the regional workforce.

Many of the region's manufacturers successfully compete in global markets highlighting their manufacturing competence and commitment to development of leading edge manufacturing technologies. These companies have gained a reputation for product innovation and quality using world's best practice.



The following companies all have a significant presence on the Central Coast

- Aalborg Industries,
- TE Connectivity,
- Baltimore Aircoil (Australia)
- Continental Crushing and Conveying (A Joy Global Inc. Company)
- Donaldson Australasia
- Pacific Labels
- Paul Australia
- Cheminova
- FLSmidth and Weir

### Food manufacturing and processing

The Central Coast is home to some fifty food manufacturing and processing companies from large to small.

In addition the region's hinterland is well known for its agricultural and horticultural products, particularly poultry, fruit and vegetables. In 2010/11 the value of poultry production was \$107.3 million.

Major food companies include: Mars Food Australia, Sanitarium Health Foods, McCain, Ingham Australia's Chickadee brand further processed chicken facility, Agrana Fruit Australia.

Cordina Farms opened a further processed chicken facility at North Wyong in August 2014 adding to the region's food processing capabilities.

Life Health Foods Australia opened a new facility at Berkeley Vale in May 2015 to manufacture a range of fresh and innovative plant-based meal products.

May 2015 saw the University of Newcastle announce that it will host the Australian Research Council (ARC) Food & Beverage Supply Chain Optimisation Industrial Transformation Training Centre (ITTC), based at the Central Coast Campus, that will train the next generation of multi-disciplinary researchers capable of designing and managing safe, sustainable, and cost-effective food supply chains.

The ITTC received \$2.1 million in ARC funding through the Industrial Transformation Research Program, which will employ three postdoctoral researchers and support 10 PhD students and will bring together a diverse set of research organisations and industrial partners to ensure the research carried out, and training provided, are both at the cutting-edge and industrially relevant.

Central Coast Innovation Food group was formed in July 2013 to be the conduit to Food Innovation Australia for activities in the Region. The group is made up of local industry representatives, CCMC, University of Newcastle, Enterprise Connect and state government representatives.

Central Coast Manufacturing Connect (CCMC), an umbrella group that supports the manufacturing industry, actively represents and promotes manufacturing industries in the region.

*"Cordina selected the Central Coast as the location to build our state-of-the-art food facility, to produce the highest level of innovation in the preparation of ready-to-eat products.*



*Logistically, the Central Coast provides the benefit of easy access to Sydney and national distribution routes, better value industrial land, a broad availability of skills and workforce and an agility of execution that couldn't have been achieved within the Sydney metropolitan area.*

*We're pleased to be able to bring a large number of sustainable jobs to the region and we'll certainly be continuing to grow our infrastructure in the area, as a strategically important location for our business."*

*Louise Cordina, CEO, Cordina Group*





NRMA CONTACT CENTRE GOSFORD

### Contact Centres

The Central Coast offers an ideal environment for Call Centres with occupancy costs much lower than in capital cities and an extensive skilled workforce where staff turnover is among the lowest in NSW.

NBN Broadband availability across the region is an added benefit and is one reason why nib Health Funds (nib) announced in July that it is expanding its customer service capability and will open a new 100-seat contact centre in Gosford in November.

Contact centres operating on the Central Coast include: ING DIRECT, nib Health Funds, Department of Human Services – CentreLink, NSW WorkCover Authority, Police Assistance Line, APIA, NRMA Membership Services and NRMA Roadside Service, nib, NSW Long Service Leave Corporation and Optus.

Paul Claassens, Head of Contact Centres for ING Direct says, *“The ING Direct Contact Centre in Tuggerah Business Park opened in 2002. Having a Call Centre on the Central Coast provides us with a number of advantages and one of the most important is the calibre of staff we attract.*



*Whenever we advertise for staff we have always been able to recruit high quality and experienced people. We can choose the best, those who easily fit into our culture and are ready to represent our brand and provide service excellence to our customers.*

*Central Coast employment opportunities provide our staff with a great work/life balance but the business is also rewarded with lower levels of attrition and higher average staff tenure.”*



### Information and Communications Technology

A growing number of ICT companies are establishing in the region with the result that an ICT Cluster is being seen as the genesis for a new industry.

Some of these companies are successful ‘start-ups’ that are proving to be high value examples of the opportunities the region offers this sector.

Anecdotally it is noted that a large number of highly skilled information technology workers commute to Sydney daily for work.

The Australian Computer Society has an established Chapter in the region supporting ICT professionals and developing ICT skills in the community. In addition there are a number of support groups functioning in the region.

To further enhance the opportunities for growth, the rollout of the National Broadband Network throughout the region is seen as a catalyst that will further encourage established companies as well as start-ups who seek to leverage off the opportunities the NBN will provide.

Three areas within the region are seen as hubs or precincts that will attract new business:

- Gosford CBD which is promoting itself as a Smart City
- Central Coast Campus of the University of Newcastle
- Golf Links Commercial Campus - Nexus Smart Work Hub

An example of the diverse range of businesses that presently operate in the ICT sector are:

Pitney Bowes Software	Gosford	Software developers
BlinkMobile Interactive	Gosford	Interactive mobile platforms
Busivid.com	Gosford	Video marketing systems
Organise Internet	Gosford	Web designers
Ultra Serve Computing	Erina	Cloud and managed hosting services
Sterland Computing	Erina	Software developers for building and plumbing industries
Planet 55 Studios	Erina	Animation house
Tibco Software Inc	Woy Woy	Global Support Centre – Asia Pacific area
Infraserve	North Wyong	HP POD Data Centre
Henry Kendall Group	North Wyong	Nexus Smart Work Hub

### Tourism

The Central Coast is a popular holiday destination just an hour away from Sydney. The region has opportunities for all-year-round tourism experiences and is well established in the short break and conference markets.

Terrigal, The Entrance and Umina / Ettalong Beach are considered the major tourist areas in the region.

The Accor Group operate a number of resorts and hotels in the region including a 5-star Pullman Magenta Shores Resort near The Entrance and Mercure Kooindah Waters Golf and Spa Resort at Wyong.

Other leading accommodation properties within the region are Crowne Plaza and Star of the Sea Resort Terrigal and Mantra Ettalong Beach.

The region's attractions include:

- Australia's largest horse riding and outdoor adventure centre, Glenworth Valley Outdoor Adventures,
- The Australian Reptile Park and Wildlife Sanctuary,

- Australia Walkabout Wildlife Park,
- A diverse range of National Parks and nature reserves from the coast to the hinterland,
- Ex-HMAS Adelaide dive site at Terrigal,
- Central Coast Interactive War Exhibit
- A growing number of art galleries, some well established, are spread throughout the region,
- Cycleways

Central Coast Food Network - Popular celebrity MasterChef, Julie Goodwin has established the Central Coast Food Network aimed at selling the Central Coast as a 'world-class' food destination based on the region's produce that includes fruit and vegetables and seafood to award winning cheese, micro-breweries and chocolates all sourced either directly or through a number of award winning restaurants and bars throughout the region.

Central Coast Tourism is a member based tourist organisation representing operators in the region and in addition provides a visitor information service with Visitor Information Centres at Kariong, The Entrance and Gosford.

### Distribution, Transport and Logistics

The Central Coast is an excellent location for logistics operations. It is one of the very few locations in Australia providing optimum cost benefits in terms of market access and distribution due to its proximity to two of the state's largest markets – Sydney and Newcastle. The region also has the added advantage of being centrally located within about 2 hours driving time of a population of around 5.1 million people.

In addition, the Central Coast is half way between Brisbane and Melbourne, around 950 kms which is approximately 10 to 11 hours truck driving time putting it within the legal driving limit of twelve hours.

National and global companies that have based their distribution operations on the Central Coast include: Alliance Distribution Services - a Division of Hatchette Australia, Belkin Australia, Husqvarna Australia, Pure Fishing Australia, Scholastic Australia, Woolworths Distribution Centre.

Transport companies based in the region are: Linfox Food Distribution Centre, TNT Central Coast Terminal, Star Track Express Central Coast Terminal and Toll IPEC.

### Aged Care and Retirement Living

The Central Coast is seen as a preferred retirement destination for seniors. This, as well as the

Region's own ageing demographic, has created a growing demand for retirement accommodation and, in particular, for resident-funded, self-care retirement villages.

There are around fifty government, church funded and privately funded retirement villages from small basic developments to large quality villages.

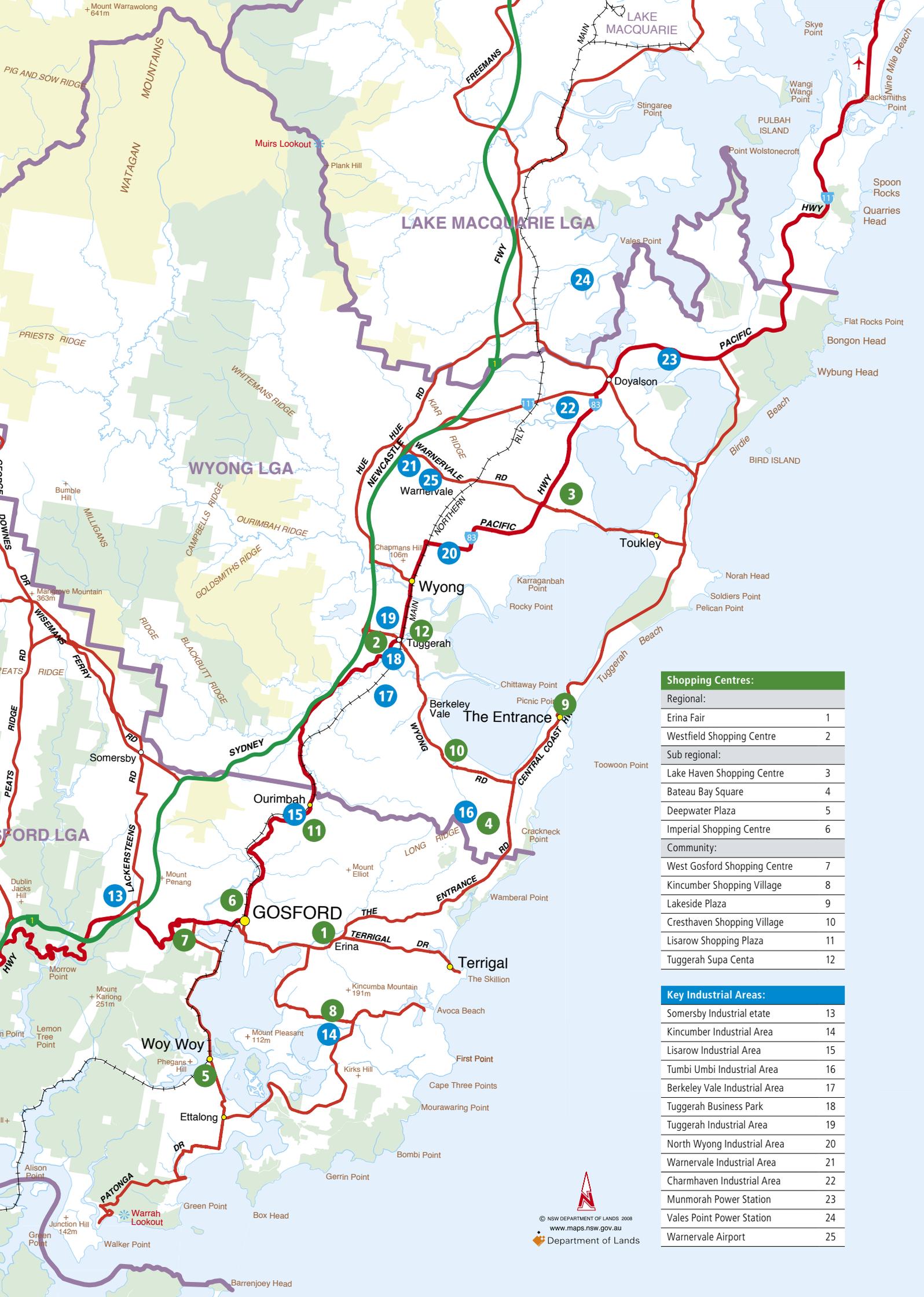
RetireAustralia, Living Choice, Aurrum and Lend Lease are the leading operators of retirement villages in the region.

### Building and construction

Traditionally, residential 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.

At the time of the 2011 Census 12,585 persons were employed in the industry which is 9.6% of the workforce.

The region's leading commercial and industrial building companies include: North Constructions, Red Eye Constructions and Stevens Construction. These companies have expanded beyond the boundaries of the region and work throughout New South Wales and Australia.



**Shopping Centres:**

<b>Regional:</b>	
Erina Fair	1
Westfield Shopping Centre	2
<b>Sub regional:</b>	
Lake Haven Shopping Centre	3
Bateau Bay Square	4
Deepwater Plaza	5
Imperial Shopping Centre	6
<b>Community:</b>	
West Gosford Shopping Centre	7
Kincumber Shopping Village	8
Lakeside Plaza	9
Cresthaven Shopping Village	10
Lisarow Shopping Plaza	11
Tuggerah Supa Centa	12

**Key Industrial Areas:**

Somersby Industrial etate	13
Kincumber Industrial Area	14
Lisarow Industrial Area	15
Tumbi Umbi Industrial Area	16
Berkeley Vale Industrial Area	17
Tuggerah Business Park	18
Tuggerah Industrial Area	19
North Wyong Industrial Area	20
Warnervale Industrial Area	21
Charmhaven Industrial Area	22
Munmorah Power Station	23
Vales Point Power Station	24
Warnervale Airport	25

### Population

The population at the time of the 2011 Census was 322,657 people of which 168,323 were in the Gosford LGA and 154,334 in the Wyong LGA.

Of the total population 160,703 were males and 161,482 were females.

According to the NSW Department of Planning and Infrastructure's Central Coast Regional Strategy 2006-2031 the regional population is expected to increase to 386,900 by 2031.

### Age profile

0-19 years	26%
20-34 years	16%
35-64 years	39%
65 years +	19%
TOTAL	100%

SOURCE: ABS CENSUS 2011

### Personal and household income

	Central Coast	NSW
Personal	\$502 per week	\$561 per week
Household	\$1,003 per week	\$1,233 per week

SOURCE: ABS CENSUS 2011

### Workforce qualifications - 2011

Bachelor or Higher Degree	16,492
Advanced Diploma or Diploma	9,172
Certificate IV Level	16,867
Certificate III Level	4,039
Certificate I and II Level	1,678
Certificate Level nfd	2,263
No qualification	38,202
Not stated	1,377
Total persons	90,090

SOURCE: ECONOMY.ID.COM.AU/CENTRAL-COAST-NSW/WORKERS LEVEL OF QUALIFICATIONS AND CENSUS OF POPULATION AND HOUSING 2011

### Registered businesses by industry - 2013

Industry	Number
Agriculture, Forestry and Fishing	534
Mining	29
Manufacturing	926
Electricity, Gas, Water and Waste Services	89
Construction	4,605
Wholesale Trade	683
Retail Trade	1,489
Accommodation and Food Services	796
Transport, Postal and Warehousing	1,038
Information Media and Telecommunications	179
Financial and Insurance Services	1,452
Rental, Hiring and Real Estate Services	2,095
Professional, Scientific and Technical Services	2,520
Administrative and Support Services	868
Public Administration and Safety	78
Education and Training	322

Health Care and Social Assistance	1,266
Arts and Recreation Services	342
Other Services	1,070
Industry not classified	645
Total businesses	21,026

SOURCE: ABS, COUNTS OF AUSTRALIAN BUSINESSES, INCLUDING ENTRIES AND EXITS

NOTE: DATA ON THIS PAGE HAS BEEN SOURCED FROM ECONOMY.ID.COM.AU

### Industry sector analysis

Number of persons employed by sector 2006/07 and 2012/13

Industry sector	2012/13	2012/13	2006/07	2006/07
	Number	%	Number	%
Agriculture, Forestry & Fishing	1,113	1.0	998	0.9
Mining	767	0.7	399	0.4
Manufacturing	8,407	8.0	9,941	9.3
Electricity, Gas, Water and Waste Services	1,094	0.9	1,063	1.0
Construction	10,858	9.4	11,352	10.7
Wholesale Trade	2,855	2.5	3,150	3.0
Retail Trade	17,399	15.1	16,982	16.1
Accommodation and Food Services	12,116	10.5	10,104	9.6
Transport, Postal and Warehousing	3,657	3.2	3,542	3.4
Information Media and Telecommunications	1,165	1.0	1,500	1.4
Financial and Insurance Services	2,287	2.0	2,318	2.2
Rental, Hiring and Real Estate Services	1,607	1.4	1,838	1.7
Professional, Scientific and Technical Services	4,183	3.6	4,516	4.3
Administrative and Support Services	4,312	3.7	3,338	3.2
Public Administrative and Safety	6,164	5.3	5,871	5.6
Education and Training	8,336	7.2	6,492	6.1
Health Care and Social Assistance	20,295	17.6	15,467	14.6
Arts and Recreation Services	2,203	1.9	1,433	1.4
Other Services	6,631	5.7	5,533	5.2
Total Industries	115,449	100.0	105,735	100.0

SOURCE: ECONOMY.ID.COM.AU/CENTRAL-COAST-NSW/EMPLOYMENT BY INDUSTRY + NIEIR

## Gosford City Council

49 Mann Street, Gosford NSW 2250  
 PO Box 21, Gosford NSW 2250  
 Phone: 02 4325 8222  
 Email: [investgosford@gosford.nsw.gov.au](mailto:investgosford@gosford.nsw.gov.au)  
 Web: [www.gosford.nsw.gov.au](http://www.gosford.nsw.gov.au)  
 Mayor\*: Clr Lawrie McKinna  
 Deputy Mayor: Clr Jim Macfadyen  
 CEO: Paul Anderson

## Wyang Shire Council

2 Hely Street, Wyong NSW 2259  
 PO Box 20, Wyong NSW 2259  
 Phone: 02 4350 5555  
 Email: [wsc@wyong.nsw.gov.au](mailto:wsc@wyong.nsw.gov.au)  
 Web: [www.wyong.nsw.gov.au](http://www.wyong.nsw.gov.au)  
 Mayor\*: Clr Doug Eaton  
 Deputy Mayor: Clr Lynne Webster  
 Acting CEO: Rob Noble

\*NOTE: MAYORAL ELECTIONS ARE HELD TOWARDS THE END OF SEPTEMBER EACH YEAR.

## Central Coast Regional Development Corporation

16 The Avenue, Mt Penang Parklands, Kariong NSW 2250  
 Phone: 02 4340 1002  
 Email: [info@ccrdc.nsw.gov.au](mailto:info@ccrdc.nsw.gov.au)  
 Web: [www.ccrdc.nsw.gov.au](http://www.ccrdc.nsw.gov.au)  
 Chairman: Graeme Inchley  
 General Manager: Greg South

## NSW Department of industry - Central Coast Regional Business Office

North Loop Road, Central Coast Campus, Ourimbah NSW 2258  
 PO Box 260, Ourimbah NSW 258  
 Phone: 02 4340 8700  
 Email: [jan.atkinson@industry.nsw.gov.au](mailto:jan.atkinson@industry.nsw.gov.au)  
 Web: [www.industry.nsw.gov.au/centralcoast](http://www.industry.nsw.gov.au/centralcoast)  
 Regional Director: Tony Sansom OAM  
 Central Coast Business Development Manager: Peter Brown

## Regional Development Australia Central Coast

10 Chittaway Road, Ourimbah NSW 2258  
 Phone: 02 4349 4949  
 Email: [mail@rdacc.org.au](mailto:mail@rdacc.org.au)  
 Web: [www.rdacc.org.au](http://www.rdacc.org.au)  
 Chairman: Phil Walker  
 CEO: John Moulard

## Members of Parliament - State

Gosford Electorate  
 Ms Kathy Smith MP  
 Address: 20 Blackwall Road, Woy Woy NSW 2256  
 Phone: 02 4342 4122  
 Email: [gosford@parliament.nsw.gov.au](mailto:gosford@parliament.nsw.gov.au)

## Terrigal Electorate

Mr Adam Crouch MP  
 Address: Shop 3, Fountain Plaza, 148-158 The Entrance Road, Erina NSW 2250  
 Phone: 02 4365 1906  
 Email: [terrigal@parliament.nsw.gov.au](mailto:terrigal@parliament.nsw.gov.au)

## The Entrance Electorate

Mr David Mehan MP  
 Address: 24 The Entrance Road, The Entrance NSW 2261  
 Phone: 02 4334 1012  
 Email: [TheEntrance@parliament.nsw.gov.au](mailto:TheEntrance@parliament.nsw.gov.au)

## Wyang Electorate

Mr David Harris MP  
 Address: Shop 4, 142 Pacific Highway, Wyong NSW 2259  
 Phone: 02 4352 2711  
 Email: [wyong@parliament.nsw.gov.au](mailto:wyong@parliament.nsw.gov.au)

## Swansea Electorate

Ms Yasmin Catley MP  
 Address: Shop 1, 204-206 Pacific Highway, Swansea NSW 2281  
 Phone: 02 4972 1133  
 Email: [swansea@parliament.nsw.gov.au](mailto:swansea@parliament.nsw.gov.au)

## Members of Parliament - Federal

### Dobell Electorate

Mrs Karen McNamara  
 Address: Shop E1, Tuggerah Westfield, Tuggerah NSW 2259  
 Phone: 02 4351 0837  
 Email: [Karen.mcnamara.mp@aph.gov.au](mailto:Karen.mcnamara.mp@aph.gov.au)

### Robertson Electorate

Mrs Lucy Wicks MP  
 Address: Riverside Park, Central Coast Highway, West Gosford NSW 2250  
 Phone: 02 4322 2400  
 Email: [lucy.wicks.mp@aph.gov.au](mailto:lucy.wicks.mp@aph.gov.au)

### Shortland Electorate

Ms Jill Hall MP  
 Address: 26 Macquarie Street, Belmont NSW 2280  
 Phone: (02) 4947 9711  
 Email: [jill.hall.mp@aph.gov.au](mailto:jill.hall.mp@aph.gov.au)

## Chambers of Commerce

### East Gosford Chamber of Commerce

President: Ken Howes  
Address: PO Box 4154, East Gosford NSW 2250  
Phone: 02 4323 3677

### Gosford District Chamber of Commerce

President: Ali Vidler  
Address: PO Box 120, Gosford NSW 2250  
Phone: 02 43231725  
Website: [www.gosfordchamber.com.au](http://www.gosfordchamber.com.au)

### The Peninsula Chamber of Commerce

President: Matthew Wales  
Address: PO Box 155, Urmina Beach NSW 2257  
Phone: 02 4343 1141  
Website: [www.peninsulachamber.asn.au](http://www.peninsulachamber.asn.au)

### The Lakes Entrance & District Chamber of Commerce

President: John Millard  
Address: PO Box 94, The Entrance NSW 2261  
Phone: 0404820681  
Website: [www.theentrancechamber.com.au](http://www.theentrancechamber.com.au)

### Northern Lakes Regional Business Chamber

President: Robyn Earley  
Address: PO Box 410, Toukley NSW 2263  
Phone: 02 4397 1457  
Website: [www.northernlakes.net.au](http://www.northernlakes.net.au)

## Wyong Regional Chamber of Commerce

President: Sandra Kerr  
Address: PO Box 99, Wyong 2259  
Phone: 0437605868  
Website: [www.wyongchamber.com.au](http://www.wyongchamber.com.au)

## NSW Business Chamber - Central Coast

President - Regional Advisory Council: Rod Dever  
Regional Manager: Daniel Farmer  
Address: Unit 8.3 Zenith Centre  
6 Reliance Drive, Tuggerah NSW 2259  
Phone: 02 4353 0763  
Website: [www.nswbusinesschamber.com.au/centralcoast](http://www.nswbusinesschamber.com.au/centralcoast)

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# We exist to help businesses succeed

Every day, our people work tirelessly to help make this happen.

Our specialist areas include:

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“Membership is an obvious choice to us. Rather than wasting our time searching for relevant information, we simply defer to the expertise and specialist knowledge of the Chamber”

David McClelland, Bishop Collins Group



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**Invigorating business**

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.

Families are offered 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.

Areas of particular benefit are:

- Residential property – the Central Coast offers the opportunity to acquire a quality residential property at values substantially lower than in Sydney Metropolitan areas.
- Schooling – public and private schools provide a high standard of primary and secondary education. The University of Newcastle’s Central Coast Campus, TAFE colleges and Central Coast Community College provide for tertiary learning.

- Health – a healthy, pollution-free environment with hospital and medical facilities comparable with those in major cities.
- Shopping – the region is serviced by a large choice of retail shops with modern shopping centres offering goods and services that match any Sydney suburb.
- Leisure – Central Coast residents have the opportunity to participate in a wide variety of leisure activities, all within 15 to 20 minutes of home.
- Sport - the Central Coast could well be described as “A Sporting Mecca”. The choice of sport for all age groups is almost limitless.
- Entertainment – there is always something interesting to do and see, from bars and clubs to live music, movies and restaurants, to seeing a national football game or touring event at the Central Coast stadium.



The Central Coast provides prospective home buyers a wide range of properties across an equally wide and diverse range of areas. This is evidenced by the choice available ranging from beachfront or lakefront, rural lifestyle, suburban estate, hinterland, old or new, live in or invest. The Central Coast has it all covered.

The best part is that choices are available to be as close to, or as far away from the shops, beaches, freeway or bush and stay within your budget.

Like many centres along the eastern seaboard, the Central Coast has experienced significant growth in values over the past several years. Being located next the Sydney Metropolitan Area, the growth has been largely fuelled by those unable to secure property in the Sydney market with the region providing more adequate value for money.

Newer areas of Woongarah, Hamlyn Terrace, Wadalba and Lisarow for example, where modern 4 bed, 2 bath, double garage project style homes are regularly secured for prices starting in the low \$400's. These are good locations to raise a family or invest with gross returns above 5.5%.

Executive style beach, lake and other waterfront properties can be found across the region. Areas like Point Frederick,

Terrigal, Avoca Beach, Forresters Beach, Toowoan Bay and Blue Bay command prices between \$1.5m and \$4m.

Beautiful rural lifestyle properties have been increasing in popularity. Matcham, Holgate areas, Yarramalong and Dooralong valleys, Jilliby, Glenning Valley and Mangrove Mountain good value and even better lifestyles to be had for prices generally starting around \$750,000 and ranging up to \$4m, but the most popular price range is between \$800,000 and \$1.7m.

The unit and apartment market has sprung to life again in the Gosford City Centre with over 700 new units being approved. Price points for new units will vary considerably depending on the size, finish, view and location, but as a guide, established units can be secured from as little as \$270,000 in Gosford. Wyong Town Centre is not expected to see much new unit developments in the foreseeable future, but good value is present with units being secured for as little as \$200,000. Beachside locations are sought after with Terrigal the most popular location with prices starting at \$600,000 and passing the \$2m mark for a beachside apartment with ocean and beach views. Good value can also be found in The Entrance or Avoca Beach unit markets at prices which spend little time on the market.

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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.

For students attending high school on the Central Coast, there are a number of sound 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.

Gosford High School (GHS) is a public co-educational, academically selective high school located in Gosford.

Central Coast Grammar School (CCGS) 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.

CCGS's academic results are among the nation's very best, as confirmed by rankings in the Weekend

Australian Your School feature on Saturday 20 June 2015.

For those seeking a religious based education for their children, the Catholic Church operates primary schools at ten locations throughout the region as well as St Peter's Catholic College at Tuggerah, St Joseph's Catholic College and St Edward's Christian Brothers College at East Gosford and MacKillop Catholic College at Warnervale.

Other religious schools include the Central Coast Adventist School at Erina, Green Point Christian College, Wyong Christian Community School, St Philip's Christian College, Narara. and Lakes Grammar at Warnervale.

At Kariong the International Football School accepts students from year 5 through to year 10 who all take part in an innovative academic programme and at the same time are involved in a full time daily football programme.

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.

*Celebrating*  
**30 YEARS**  
CENTRAL COAST  
GRAMMAR SCHOOL

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LIFE AND KNOWLEDGE

**30 YEARS OF ACHIEVEMENTS. 30 YEARS OF GROWTH. 30 YEARS OF GRATITUDE.**

We'd like to thank the Central Coast community, our past and present students, parents, staff and supporters who have all contributed to our three decades of incredible success. Today we can celebrate one of Australia's most inspirational learning environments, complete with brand new state-of-the-art Performing Arts Centre, upgraded Science Centre, new library with lecture theatre and extensive sports facilities.

We are immensely proud to be ranked 26 in the top Coeducational Schools and 25 in the top Primary Schools in Australia. Proud to be an active member within a global learning environment with international programs in China, Japan, Europe, USA and Canada. Proud to be educating tomorrow's thought leaders, creators and community achievers... today.

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## 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 eight health care centres serve the area.

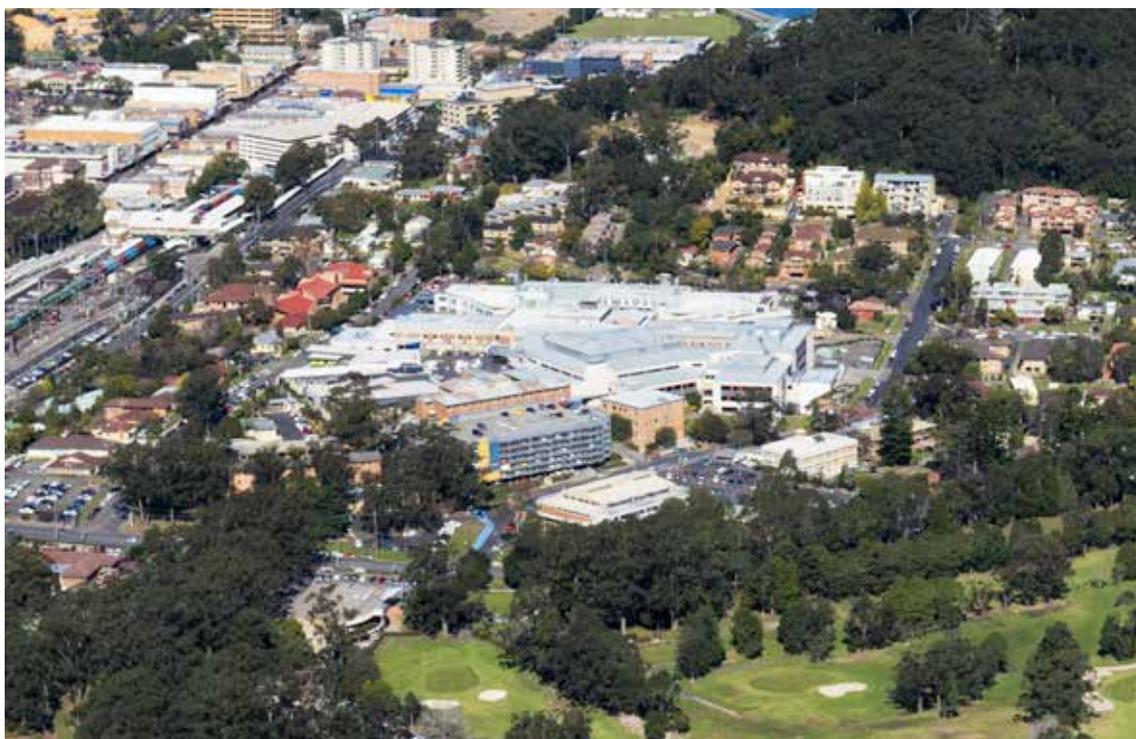
Gosford Hospital contains surgical and medical wards, and has teaching status through affiliation with the Medical Faculty at the University of Newcastle. A new

Cancer Treatment Centre at Gosford Hospital offering radiotherapy treatment for cancer sufferers is co-located on the hospital campus.

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.



GOSFORD  
HOSPITAL

## 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 Events Cinema Theatre Complex.

Erina Fair Shopping Centre has over 330 specialty stores along with major retailers including Myer, Big W, K-Mart and Target and supermarkets including Woolworths, Coles and Aldi. Within the shopping centre precinct, Toys 'R' Us, Rebel Sport and furniture and electrical appliance retailers operate super stores.

Hoyts Cinemas operate 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, Bateau Bay Square at Bateau Bay, Deepwater Plaza at Woy Woy and the Imperial Centre in Gosford.

Village style shopping centres are located at Green Point, Kincumber, Saratoga, West Gosford, Wyoming, Toukley, The Entrance, Killarney Vale, Lisarow and Wadalba.

The beachfront village at Terrigal features open-air cafés and boutique fashion stores which offer a range of quality designer clothing for both men and women.

Most major furniture and electrical discount stores are represented in the region with concentrations of furniture and electrical stores at Erina and Tuggerah and West Gosford.

All retail centres throughout the region are serviced by scheduled bus services and some by rail.

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 pristine 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, cycling, 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 cafés to elegant award-winning fine dining restaurants.

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 Reef (Terrigal) and Barretts Restaurant (Magenta Shores)

At the same time families are well catered for with cafés, 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 Events Cinemas at Westfield Tuggerah and Hoyts at Erina Fair. The art deco Cinema Paradiso at Ettalong Beach, Avoca Beach Theatre and Majestic Cinema at The Entrance all 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 complements the many other galleries in the region, particularly the Ken Duncan Gallery and Neil Joseph Fine Art Gallery. Art societies and special interest groups, such as pottery and writers groups are also active in the region.



CENTRAL COAST  
STADIUM  
GOSFORD

## 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, cycling, darts, fishing, football, golf, hockey, horse racing, horse riding, ice hockey, ice skating, lawn bowls, little athletics, martial arts, netball, rugby league, rugby union, scuba diving, surf life saving, swimming, tennis, tenpin bowling, water skiing and many others.

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

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 and football clubs including State League Division and Super League teams. Other athletics tracks and facilities are located throughout the region.

The Gosford Race Club and Wyong Race Club hold regular meetings with both venues attracting leading horses and jockeys.

## Central Coast Mariners

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

A new Sporting Campus for the Central Coast Mariners is under construction at Tuggerah with Stage 1 already completed.

On completion the Campus will provide vast sporting, educational and social benefits to the region and will feature: a function, event and reception centre, heated aquatic and hydrotherapy centre, gym and fitness centre, facilities for delivering educational learning programs, a sports medicine centre and amenities.

## 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 Regional Athletics Track at Mingara Recreation Club.

Sports currently on offer at the Academy include athletics, basketball, football, golf, netball, rugby union, surfing, surf life saving and tennis. Each sporting programme 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 programmes are delivered to the highest standards.



An aerial photograph of a coastal town and beach. The ocean is a deep blue, with white waves breaking onto a wide, golden sand beach. The town is built on a slight rise, with numerous houses and buildings. A road runs along the coast, and a large green area is visible near the beach. In the distance, a small island or headland is visible in the water.

**Central Coast -  
only one hour from Sydney**





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