



02 HOUSING

KEY INITIATIVES

There is continued demand for residential development within the Region, catering for both people moving from Sydney and also new households being formed from within the existing population of the Central Coast. There are also differences in the supply of residential property within the Region which will also have a major influence in structuring different population and household futures over the next five to ten years. In Woongarah, Wadalba and Warnervale, and Hamlyn Terrace there has been significant new housing development. Between 2016 and 2036, Woongarah is forecast to have the greatest increase in the development of new dwellings in the Central Coast area.

Meanwhile, Gosford has significant potential to develop more intensively as a regional centre, with higher density residential dwellings likely to develop over the forecast period, with a consequent increase in rental stock. Growth in dwellings is also expected in the strategic centres and town centres, generally in the form of medium and high-rise development. These areas also have many retirement villages, which are likely to continue to develop or expand, providing housing for empty-nester and retiree households. Elsewhere, there are constraints to future development, with limited availability of land suitable for development.

The development trends for infill medium to high density residential developments are being encouraged. These housing types support future population growth rates, to accommodate the changing population trends and to protect the quality of our communities and environment. Appropriate form and scale of all housing types will be further explored, to ensure the aspirations of the community are met.

Encouraging an increase in density within our Centres through exploration for higher density models will bring the critical mass to areas required to support employment, new forms of transport and service sectors.

The desired spatial pattern of growth can be achieved through an active commitment to ensure that residential rezoning applications will be maintained in the existing urban footprints. Decision-making will align to achieve maximum yield from multi-unit dwellings and supported by investigations into residential growth areas in Centres.

We will create appealing living environments in our centres that are accessible to all ages and abilities. Access to local services and employment, linkages across the region and a vibrant environment will support young and old and ensuring diversity in housing types and affordability.

PLANNING PRIORITIES

01

Provide well designed housing within our strategic centres;

02

Meet diverse housing needs of the community; and

03

Plan for future urban release areas

BY 2036, we will have a

diversity and choice of dwelling types and housing sizes to accommodate the growing community. Housing areas that are well connected to local jobs and social infrastructure will become desirable and competitive, pushing up housing densities to accommodate the market. Take up will be focused in the Centres with existing zoning capacity, helping them to become more vibrant and better serving to the surrounding communities. Our housing growth will have occurred in an equitable manner that ensures all communities remain connected to transport, services and employment.