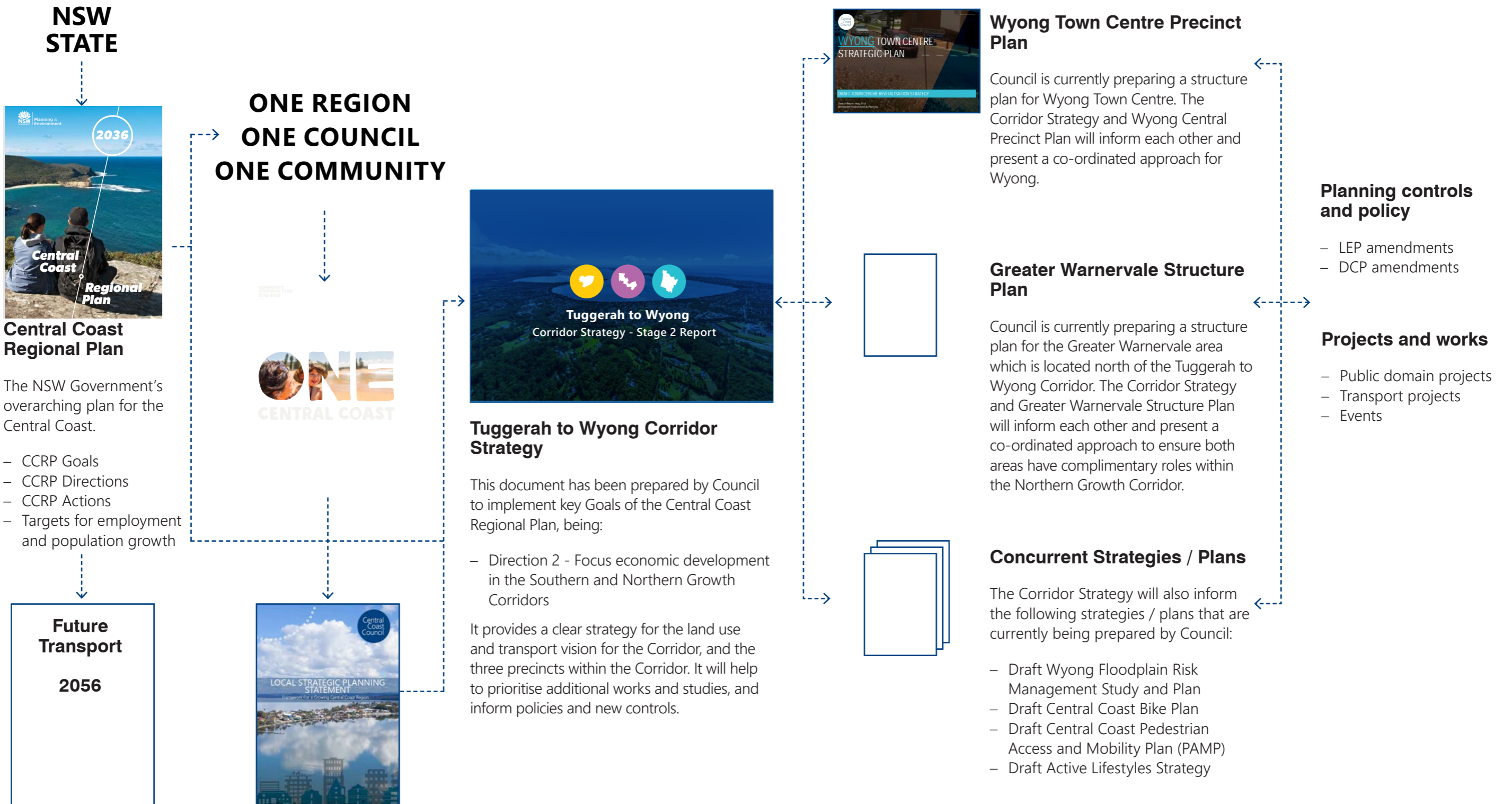


# Relationship with other plans

## Relationship between the Corridor Strategy, the Central Coast Regional Plan and other studies



*This Corridor Strategy has been developed to implement State Government planning initiatives for the Central Coast.*

## Central Coast Regional Plan 2036

The Tuggerah to Wyong Economic Corridor is uniquely placed with great access to rural and coastal communities of the Central Coast. It also benefits from excellent regional connectivity with rail and road access to Sydney, Newcastle and Hunter regions.

The Tuggerah to Wyong Economic Corridor is part of the Northern Growth Corridor identified within the NSW Government's Central Coast Regional Plan. The CCRP is the over-arching regional plan that sets the strategic planning framework for the Central Coast for the next 20 years and aims to:

- Increase job containment in the region
- Leverage major infrastructure investments such as Wyong Hospital redevelopment and road and rail projects
- Focus economic development in the Southern and Northern Growth Corridors
- Revitalise Wyong as a mixed use centre
- Create a diverse, connected and vibrant Tuggerah Centre
- Establish the growth corridors as locations for investment in health, education, research, knowledge-based industries, professional services, sport and leisure, agribusiness, food manufacturing, high-tech manufacturing and clean technologies.

Key precincts beyond the study area, but within the Northern Growth Corridor include:

- Warnervale Town Centre – new mixed use strategic centre to service new communities includes a new transport interchange.
- Wyong Employment Zone (WEZ) – future industrial precinct strategically located adjacent to the M1.
- Wyong Hospital Precinct – expanding health services precinct with local concentration of aged care/seniors.
- Warnervale Urban Release Area – residential release area that leverages proximity to future Warnervale Town Centre.
- Wadalba Urban Release Area – residential release area that leverages the redeveloped Wadalba local centre.

Understanding the proposed development and strategic objectives of the broader Growth Corridor is critical in determining the complementary role of the Tuggerah to Wyong Economic Corridor.

The Tuggerah to Wyong Economic Corridor Strategy has been developed to implement CCRP Direction 2 - Focus economic development in the Southern and Northern Growth Corridors.

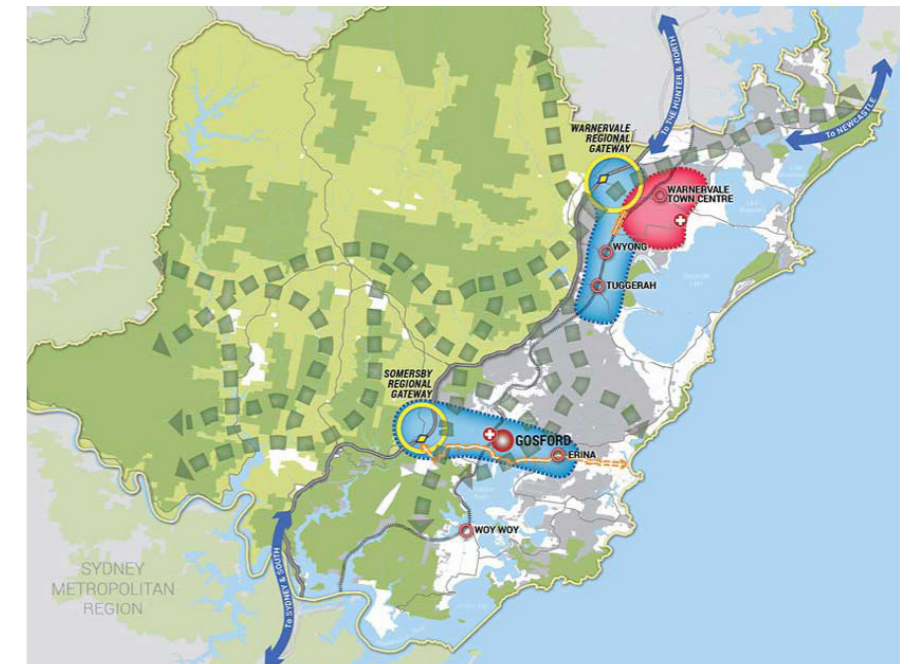


Figure 1 Northern Growth Corridor in context of the Southern Growth Corridor (both indicated in blue)  
Source: Central Coast Regional Plan (DP&E, 2016)

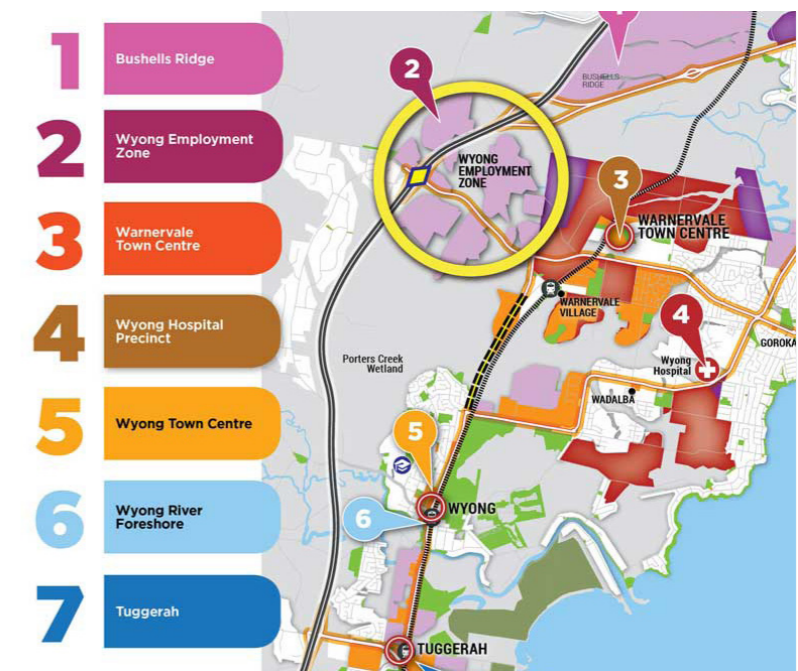


Figure 2 Northern Growth Corridor, including the precincts of the Tuggerah to Wyong Corridor and other key precincts  
Source: Central Coast Regional Plan (DP&E, 2016)



# Relationship with other plans



Community Strategic Plan (CSP) 'One' Central Coast

## Community Vision

We are ONE Central Coast  
A smart, green and liveable region with a shared sense of belonging and responsibility



CSP Themes, Focus Areas & Objectives	Corridor Strategy – how it implements the CSP	CSP Themes, Focus Areas & Objectives	Corridor Strategy – how it implements the CSP
<p><b>BELONGING</b></p> <p><b>OUR COMMUNITY SPIRIT IS OUR STRENGTH</b> A4 - Enhance community safety within neighbourhoods, public spaces and places</p> <p><b>CREATIVITY, CONNECTION AND LOCAL IDENTITY</b> B2 - Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year</p> <p>B4 - Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors</p>	<p>The Tuggerah to Wyong Corridor Strategy once implemented will enable enhanced community safety in our open public and community spaces. In creating vibrant and active centres there will be improved passive surveillance and safety in our shared places. Coupled with programmed events this strategy aims to create safe and active spaces both during the day and at night.</p> <p>The Corridor Strategy provides directions and actions to achieve these CSP objectives, including:</p> <p><b>Direction 1</b> – Capitalise on the unique role and function of each centre  <b>Direction 5</b> - Build on the Corridor’s potential as a great destination for culture, recreation and tourism  <b>Direction 9</b> - Reinforce the fine urban grain of Wyong  <b>Direction 10</b> - Connect to East Wyong  <b>Direction 13</b> - Sustainable renewal in Tuggerah Town Centre</p>	<p>C3 - Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents</p> <p>C4 - Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly</p>	<p><b>Direction 1</b> – Capitalise on the unique role and function of each centre  <b>Direction 2</b> - Ensure sufficient zoned land to accommodate projected population and employment increases  <b>Direction 5</b> - Build on the Corridor’s potential as a great destination for culture, recreation and tourism  <b>Direction 6</b> Maintain and encourage employment uses in North Wyong  <b>Direction 11</b> - Maintain and encourage employment uses in Tuggerah  <b>Direction 13</b> - Sustainable renewal in Tuggerah Town Centre</p>
<p><b>SMART</b></p> <p><b>A GROWING AND COMPETITIVE REGION</b> C1 - Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast</p>	<p>The Tuggerah to Wyong Corridor Strategy supports and enables job growth by attracting economic development within the Corridor supported by improved transport connections, public domain and transit orientated development providing incentives to stimulate growing industries on the Coast.</p> <p>The Corridor Strategy provides directions and actions to achieve these CSP objectives, including;</p>	<p><b>GREEN</b></p> <p><b>CHERISHED AND PROTECTED NATURAL BEAUTY</b></p> <p>F1 - Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species</p> <p>F2 - Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)</p>	<p>The Tuggerah to Wyong Corridor Strategy puts forward directions and actions to ensure we protect our rich environmental heritage and values as well as promoting greening of the Corridor by protecting and enhancing our natural assets between our centres .</p> <p>The Corridor Strategy provides directions and actions to achieve these CSP objectives, including:</p> <p><b>Direction 4</b> – Maintain and improve the areas strong relationship with green open space and the environment  <b>Direction 5</b> - Build on the Corridor’s potential as a great destination for culture, recreation and tourism  <b>Direction 8</b> - Celebrate Wyong’s natural scenery and heritage character  <b>Direction 12</b> - Utilisation of flood prone areas in Tuggerah</p>



Community Strategic Plan (CSP) 'One' Central Coast

# Community Vision

We are ONE Central Coast  
A smart, green and liveable region with a shared sense of belonging and responsibility



CSP Themes, Focus Areas & Objectives

Corridor Strategy – how it implements the CSP

CSP Themes, Focus Areas & Objectives

Corridor Strategy – how it implements the CSP

## RESPONSIBLE

**DELIVERING ESSENTIAL INFRASTRUCTURE**  
H1 - Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region

H2 - Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities

H4 - Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water

### BALANCED AND SUSTAINABLE DEVELOPMENT

I1 - Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1

The Tuggerah to Wyong Corridor Strategy sets the framework to delivering essential infrastructure and balanced and sustainable development by ensuring we have adequate capacity to service our growing population.

The Corridor Strategy provides directions and actions to achieve these CSP objectives, including:

- Direction 1** – Capitalise on the unique role and function of each centre
- Direction 3** - Maximise connectivity between activity nodes and centres to support renewal opportunities
- Direction 7** - Rationalise access and circulation
- Direction 8** - Celebrate Wyong’s natural scenery and heritage character
- Direction 9** - Reinforce the fine urban grain of Wyong
- Direction 10** - Connect to East Wyong
- Direction 13** - Sustainable renewal in Tuggerah Town Centre

## LIVEABLE

**RELIABLE PUBLIC TRANSPORT AND CONNECTIONS**  
J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport

J4 Design long-term, innovative and sustainable transport management options for population growth and expansion

**OUT AND ABOUT IN THE FRESH AIR**  
K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities

K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access, inclusion and mobility to meet the needs of all community members

**HEALTHY LIFESTYLES FOR A GROWING COMMUNITY**  
L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated

The Tuggerah to Wyong Corridor Strategy identifies the need to prioritise better transport and connections within and between our centres. Many of the actions identified under Direction 3 aim to strengthen the existing cycle network, reinforce key pedestrian links and investigate opportunities to strengthen the local street network in line with Council’s Pedestrian Access Mobility Plan (PAMP) and Bike Plan. Direction 3 also creates the action for Council to advocate to the NSW Government for the construction of the Pacific Highway upgrade through Wyong Town Centre and the Link Road connecting North Wyong to Warnervale.

- Direction 3** – Maximise connectivity between activity nodes and centres to support renewal opportunities
- Direction 4** - Maintain and improve the areas strong relationship with green open space and the environment
- Direction 5** - Build on the Corridor’s potential as a great destination for culture, recreation and tourism
- Direction 7** - Rationalise access and circulation
- Direction 12** - Utilisation of flood prone areas in Tuggerah
- Direction 13** - Sustainable renewal in Tuggerah Town Centre

# Relationship with other plans

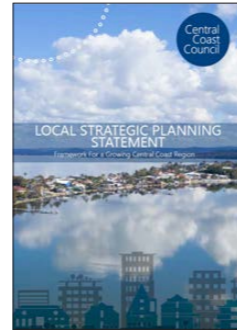
*The Corridor Strategy captures the best ideas from previous strategic plans and studies*

## Regional and Local Strategies

Along with the key direction and actions of the CCRP, the Tuggerah to Wyong Corridor Strategy has been informed by an array of regional and local strategies/studies that have been developed over the last decade.

It is important that this Corridor Strategy picks up on the key recommendations and prioritises them in the context of the broad directions for the Tuggerah to Wyong corridor.

The objectives, goals, actions and recommendations of the following strategies/studies have played a key role in the development of this strategy.



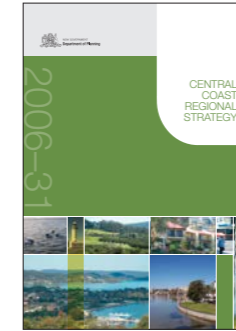
### Local Strategic Planning Statement

In March 2018, amendments to the Environmental Planning and Assessment Act 1979 (EP&A Act) introduced new requirements for Councils to prepare and make Local Strategic Planning Statements (LSPS). The LSPS is a 20-year land use planning vision for the Central Coast Region and is a land use response to Council's Community Strategic Plan (CSP).

It sets the framework for spatially based decision making in the future and outlines the actions needed to achieve the strategic direction for the Central Coast over the next 20 years. It will guide how we use space and manage the competing demands for land use to ensure that the region can achieve a more sustainable, prosperous and equitable future. The LSPS will be finalised by 1 July 2020.

In summary the LSPS aims to:

- Provide a strategic reference for the development of a comprehensive Local Environmental Plan and Development Control Plan;
- Provide strategic guidance and coordination around Council functions related to service provision, advocacy and leadership;
- Incorporate the community goals and aspirations from the Community Strategic Plan, and inform Council's priorities in the Delivery Program
- Take the Central Coast Regional Plan 2036 objectives and outcomes down to a more local strategic level;
- Consolidate the region-wide planning principles within existing Council strategies into one strategic document;
- Communicate to the community the expected future urban development in the Region and how this development will occur up to 2036.



### Central Coast Regional Strategy

The Central Coast Regional Strategy (CCRS) was released by the Department of Planning in 2008 to provide a framework for new LEPs in the region and enable appropriately located land to sustainably accommodate projected housing needs and promote local employment opportunities over the following 25 years. Key objectives and ideas of the CCRS considered in the Corridor Strategy include:

- More units and townhouses in key centres, to provide a better housing mix as larger centres are revitalised and new residential land is released
- A regional city at Gosford and major centre at Tuggerah–Wyong, focused on business activity, housing opportunities and employment generation
- Better connected centres and employment areas, protected rural and resource lands and conservation areas as urban development is directed to existing centres and appropriate release areas in the north of Wyong shire
- A strong economy that maximises investment opportunities for competitive businesses and employment opportunities for the regional workforce

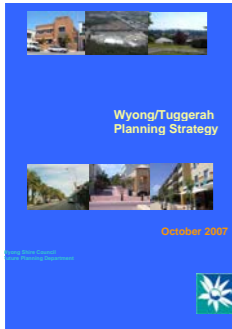


### Regional Economic Development and Employment Strategy

Developed as part of the CCRS in 2009, the Regional Economic Development and Employment Strategy (REDES) sets a the long-term strategy for sustainable economic development and jobs growth for the NSW Central Coast region. The objectives of CCRS that have been considered in the Corridor Strategy include:

- Attracting new business and supporting existing businesses
- Increasing research, knowledge and innovation
- Ensuring appropriate planning processes and land supplies
- Planning for regional economic centres
- Providing new infrastructure
- Marketing the region as an attractive business location





## Wyong/Tuggerah Planning Strategy

The Wyong/Tuggerah Planning Strategy was developed by Wyong Shire Council and published in 2007. The Strategy outlines the way in which the Wyong/Tuggerah area might develop over the next 10-20 years, with attention paid to what height and form development could take. The following principles and actions have been considered in the Corridor Strategy:

- Consolidate Tuggerah as the Regional Retail Centre for the Shire and part of the regional bulky goods clustering (along with Tuggerah Straight).
- Improve pedestrian linkages to consolidate the fragmented areas of Tuggerah (including Westfield, the Supa Centre and Tuggerah Business Park).
- Establish and promote Anzac Road as a town centre focus including a “town square” and as an active link between Westfield and Tuggerah Rail Station.
- Create a more defined entry into the Shire along Wyong Road from the F3 freeway. This may incorporate feature landscaping, an information centre, or a significant building that expresses the cultural identity of the Shire.
- Improve quality of building design, streetscape and landscaping.



## Wyong/Tuggerah Planning Strategy: Urban Design Vision and Master Plan

The Urban Design Vision and Master Plan, prepared by DEM in 2007, details the future land use, connectivity and character of Wyong and Tuggerah

based on the objectives of the Wyong/Tuggerah Planning Strategy. The following directions have been considered:

- Wyong will develop around the existing Town Centre to rejuvenate its core retail and administrative functions and become the cultural and heritage focus of the Shire.
- Tuggerah’s position as the regional retail centre of the Shire is promoted by the Strategy. It investigates opportunities to develop the lands adjoining the Westfields site to significantly improve movement between Tuggerah Railway Station, Anzac Road and Westfields.



## Wyong Civic and Cultural Precinct Master Plan

The Wyong Civic and Cultural Precinct Master Plan, prepared by Moir Landscape Architecture for Wyong Shire Council in 2011, provides a framework for Wyong Town Centre

as a civic and cultural hub for the Central Coast. The Master Plan identifies the Art House as key catalyst project, anchoring exhibitions, performances, rehearsals and performing arts education within the Wyong Town Centre. The key objectives of the Master Plan that the Corridor Strategy has considered are:

- To provide for an integrated land use plan that promotes the precinct as a civic and cultural hub
- An urban design framework to improve the urban fabric of the precinct including public domain improvements
- To improve connectivity including pedestrian movements between the precinct, the town centre and surrounding areas



## Active River Foreshore and Baker Park Master Plan

In 2009, Wyong Shire Council engaged Jackson Teece to prepare a Master Plan concept for the Active River Foreshore and Baker Park Precincts. The key objectives of the Master Plan include:

- Improve connections between Wyong Town Centre with the Wyong River Foreshore Reserve
- Ensure that the physical and economic linkages between Wyong River and Town Centre are developed and maintained
- Create a distinct character for identified zones/nodes that create a sense of place whilst still recognising the foreshore as a part of the greater Wyong region

A preferred concept Master Plan was prepared, incorporating the above objectives for the precinct, with the following key design features considered by the Corridor Strategy:

- Medium / high density residential development of 4-6 storeys along the Wyong River foreshore and east of Wyong railway station
- Ground floor active frontages along Howarth Street and the Wyong River foreshore

# Relationship with other plans



## Wyong Employment Land Study and Industrial Land Audit

An Industrial Land Audit and Employment Lands Study was prepared by SGS Economics in 2013 to investigate employment trends and capacity within the Wyong Shire and promote economic activity and employment growth. The Study identifies strategic themes / actions to address the economic and employment needs identified by the Study. The Corridor Strategy

has considered the following key themes / actions:

- Protect the employment role of centres while also encouraging employment growth in the Shire by allowing new employment land activities
- Create incentives and ensure the area is cost competitive to attract jobs to employment land areas and achieve job targets in the Central Coast Regional Strategy
- Promote and secure the future for some strategic industrial areas, including attracting certain employment sectors into the corridor



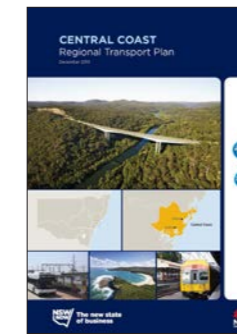
## Central Coast Regional Sport and Active Recreation Plan

Released by the Office of Sport in 2018, the draft Regional Sport and Active Recreation Plan is complementary to the Central Coast Regional Plan 2036 developed by the NSW DPE. The broader CCRP makes reference to the establishment of a sport and active recreation corridor extending from the regional hockey complex at North Wyong, through Baker Park,

Wyong Racecourse and Pioneer Dairy and into the new sporting facility at Tuggerah. The ongoing development and increasing value of this sport and active recreation corridor is explored further in this plan.

The plan takes into account the simplicity of a single Council and the renewal efforts in Gosford and Wyong. It also considers the opportunities provided by the regional gateway of Somersby, connecting via the southern growth corridor to Erina. The northern growth corridors offer opportunities along the Tuggerah to Warnervale route.

This document is considered relevant as it sets out the vision, outcomes and strategies which will ensure the Central Coast region provides increased sport and active recreation opportunities to enhance the lives of its people as members of healthier, more active communities.



## Central Coast Regional Transport Plan

Released in 2013 by the Department of Transport, the Central Coast Regional Transport Plan provides a blueprint for the future and a strategic direction for the delivery of major projects over the next 20 years.

The Central Coast Regional Transport Plan outlines specific actions to address the unique challenges of the area and includes the things identified as important during consultation held in 2012. The plan looks at population changes in the Central Coast region, including the expected 21 percent increase in population projected over the next 20 years, and considers the impact of major developments in Warnervale, Tuggerah and Gosford.

The plan puts a priority on improving transport connections within the region and reducing travel times to key employment centres in Sydney and the Hunter by improving train services and investing in the region's road network, including the Pacific Highway, upgrades to interchanges on the M1 Pacific Motorway (F3) and supporting the future development of the F3 to M2 link.

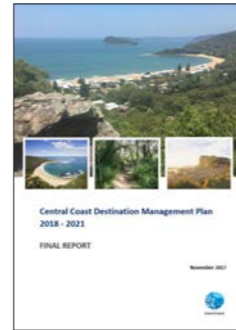
In 2016, the NSW Government released its first annual update on the Central Coast's Regional Transport Plan for the future, highlighting major achievements in delivering key projects and services for the region in 2014-15.



### Disability Inclusion Action Plan

Central Coast Council's Disability Inclusion Action Plan, 2017-2021 (DIAP) is a four year plan that defines the strategies and actions to enable people with disabilities to better access mainstream services, facilities, information and support. The DIAP, which meets legislative requirements under the NSW Disability Inclusion Act (2014), was developed in close consultation with disability service and support organisations

and groups, and with people in our community that have a lived experience of disability. People with disabilities are an integral part of our community and contribute on a daily basis to the social, cultural and economic life of the Central Coast region. In 2016, there were 21,085 people with a need for assistance due to a disability living in the Central Coast Council area. One in five Australians live with a disability and 90% are hidden disabilities.



### Central Coast Destination Management Plan 2018-2021

Central Coast Council's key focus is highlighting and leveraging the appropriate features of the region to see growth in the local tourism industry. Tourism Research Australia data from YE December 2018 indicates that the tourism industry contributed an estimated \$910 million to the Central Coast regional economy (6.7% of Central Coast's gross regional product that

year) and Economy id credits the local tourism industry with directly employing approximately 6,204 people in 2018 (4.9% of Central Coast's employment) contributing 1 in 20 jobs in the Central Coast.

In order to proactively enable tourism in the Central Coast region, Council has endorsed the Central Coast Destination Management Plan 2018-2021. This document is the strategic framework for tourism on the Central Coast. The purpose of the Destination Management Plan is to guide tourism development and destination management for the next five years and to help ensure the long-term viability and sustainability of this vital sector for the Central Coast economy. The Destination Management Plan was endorsed by Council at their meeting on 18 December 2017 after multiple industry workshops and wide community consultation.

The Destination Management Plan Goals at a Glance:

- Growing the value of the visitor economy by \$70M per annum
- Target dispersed growth mid-week, off-peak and across the destination
- Leverage natural and built assets to continue to grow core markets
- Above NSW average growth in the value and visitation of target markets
- Growing community support for the tourism industry.



### Central Coast Tourism Opportunity Plan 2019-2024

The Tourism Opportunity Plan is a direct deliverable from the Central Coast Destination Management Plan 2018-2021. The focus of the Tourism Opportunity Plan (TOP) is on growing the sustainable tourism value of the Central Coast region, rather than growing outright visitor numbers.

The TOP provides strategic direction to guide tourism and the opportunities it creates for the Central Coast. The TOP recognises the strengths of the region and seeks greater efforts to capitalise on these for the sustainability of tourism for the Central Coast economy. The key challenges and opportunities have been identified and consideration given to the current tourism market, consumer research and product review for the Central Coast; alongside global tourism trends, tourism-sector specific research and market behaviours.

It provides activation opportunities which can be instrumental for the Central Coast in achieving its economic, community and environmental ambitions over the next decade. Opportunities for future tourism capital investment and product development are identified.

It provides a framework on which to examine new experience development concepts and analyse these around three guiding principles which can influence successful destination management planning:

- Market demand characteristics inclusive of already available target consumer markets, yield potential and global trends
- Links to current competitive strengths of the region, and/or created advantage build in-progress
- Value add to the local community of residents and businesses and their overall quality of life.