





Tuggerah

2036 Target:



1,850 additional people



2,100 additional jobs



750 additional dwellings

Tuggerah will continue to provide employment, destination retail and transport opportunities.

The precinct will maintain and improve its employment lands and continue to offer an attractive place for business to locate close to regional road and rail transport.

Improved public domain connections to the train station will maximise the benefits of this important piece of public infrastructure whilst opportunities for future transport oriented development will be encouraged.



Understanding Tuggerah



Aerial view of Tuggerah



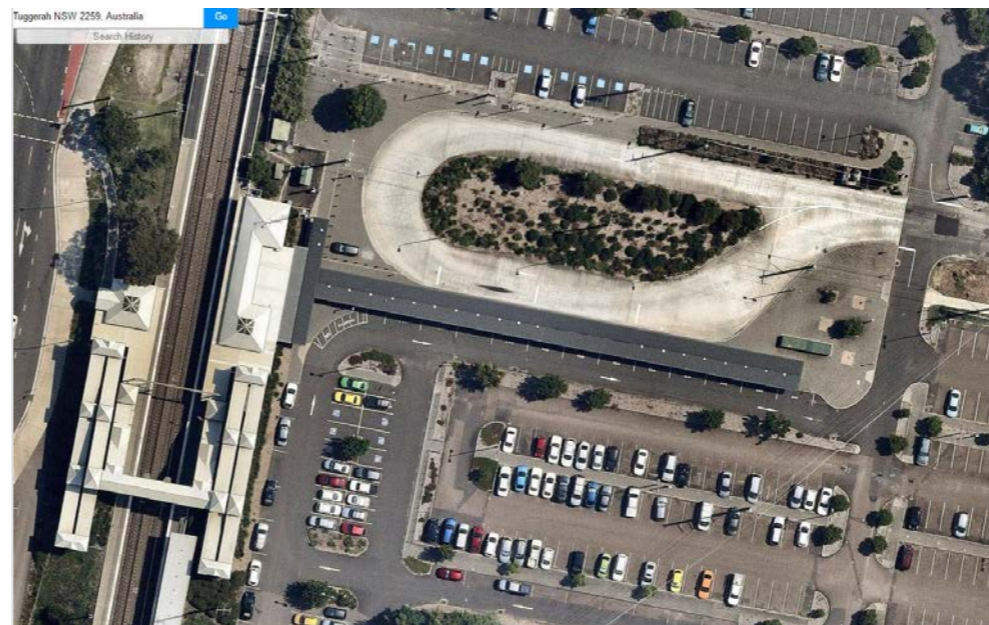
Tuggerah Regional Sporting Complex (image: Central Coast Council)

Major employment, retail and entertainment hub

Tuggerah is the major business hub and shopping area for the region. Tuggerah is ideally located on the main northern railway line providing excellent public transport links to Sydney and Newcastle with a bus interchange providing connections within the Central Coast. However, the public domain around the transport hub is poor. Increased development around the station and improved public domain will increase activity and create a safer and pedestrian spaces to encourage public transport use.



Tuggerah Regional Sporting Complex
 A high quality sporting facility for the Central Coast region and beyond. Opportunities for associated development such as short-term accommodation, training and education facilities.



Tuggerah Station east side (image: NEARMAP)

Commuter parking
 The commuter parking on the eastern side of Tuggerah Station dominates the precinct creating a poor pedestrian environment.



Tuggerah Station west side (image: NSWRail.net)

Tuggerah Station
 The Pacific Highway and nearby roundabout create a traffic dominated environment and barrier to pedestrian access and movement.



Tuggerah Westfield (image: Visit NSW)

Westfield Shopping Centre
 Is the major retail centre for the region. While car access is good, pedestrian links to the station are poor.



Wyong Business Park (image: Central Coast Business Investment)

Wyong Business Park
 A successful employment area nearing capacity



Pioneer Dairy Wetlands (image: Central Coast Community News)

Pioneer Dairy Wetlands
 A place of historic interest. There is opportunity for improved links to the dairy, through the wetlands and the lakefront. Increased employment opportunities such as eco-tourism.



Precinct strategy: Tuggerah

→ Direction 11

Maintain and encourage employment uses in Tuggerah

Action 11.1 Preserve existing employment zones

Employment lands in Tuggerah Straight, Tuggerah Business Park and bulky goods centre are to be preserved and enhanced to support future growth and development.

Council are to maintain employment land zones as part of the Central Coast Council LEP.

Action 11.2 Investigate food innovation hub

Council are to work with relevant stakeholders to investigate an appropriate site to suit the needs of the proposed centre for food science, testing, research and development. The site will require easy access to Pacific Highway and M1 to access food producers and manufacturers. Council to consider sites large enough to accommodate future expansion of the facilities and allied development.

→ Direction 12

Utilisation of flood prone areas in Tuggerah

Action 12.1 Explore recreational uses in flood prone areas












The large area of flood plain/wetlands between the railway line and Tuggerah Lake, south of Wyong River is mostly undevelopable due to flooding constraints.

It remains highly likely that this land will remain as open space it provides the perfect opportunity for a range of passive recreational uses with access to the lakefront, riverfront and Pioneer Dairy Wetlands, while conserving, enhancing and celebrating the sensitive ecology and farming history.







Council are to investigate walking and cycle tracks (linking to Council's regional active travel network), eco-accommodation, education and tourist trails that could include and expand on the existing Pioneer Dairy Wetlands. Eco-tourism is to be encouraged as a visitor attraction and an additional form of employment growth.

Land Use








Retain existing zonings except changes to be investigated below:

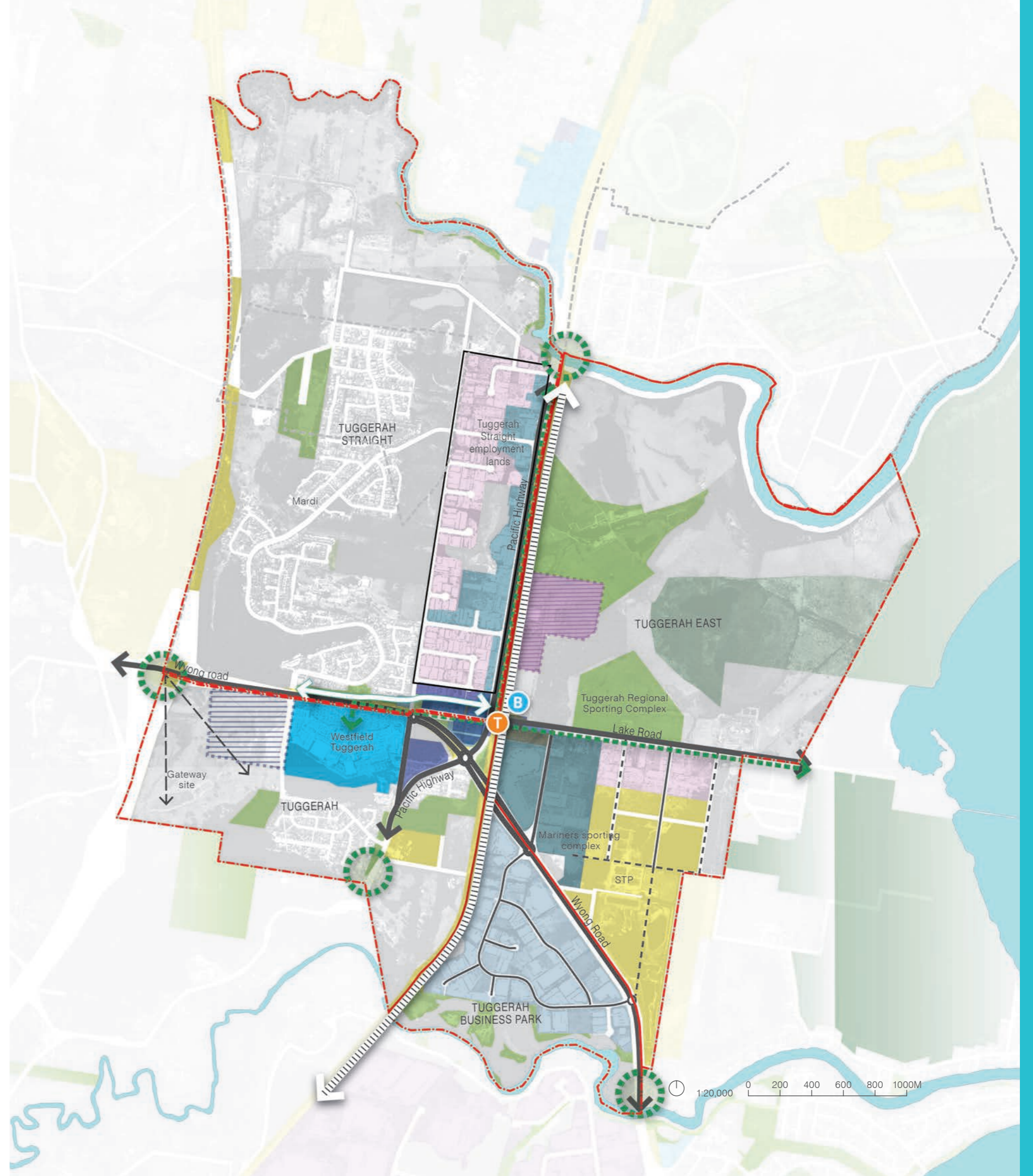
-  Precinct boundary
-  Consider how design controls can ensure development protects this scenic gateway
-  Investigate mixed use planning controls to encourage development around Tuggerah Station
-  Investigate development of food innovation hub in existing IN1 zone
-  IN2 Light Industrial Zone
-  B6 Enterprise Corridor Zone
-  IN1 General Industrial Zone
-  B3 Commercial Core Zone
-  B5 Business Development Zone
-  SP2 Sewerage System or Educational establishment
-  B7 Business Park Zone

Public domain and recreation

-  'Green' gateway - create an attractive landscaped entries to Tuggerah
-  Retain and enhance areas of public recreation
-  Retain national parks
-  Improve access to water bodies
-  Investigate upgrade of creekline with improved pedestrian link
-  Significant view corridor from M1 interchange

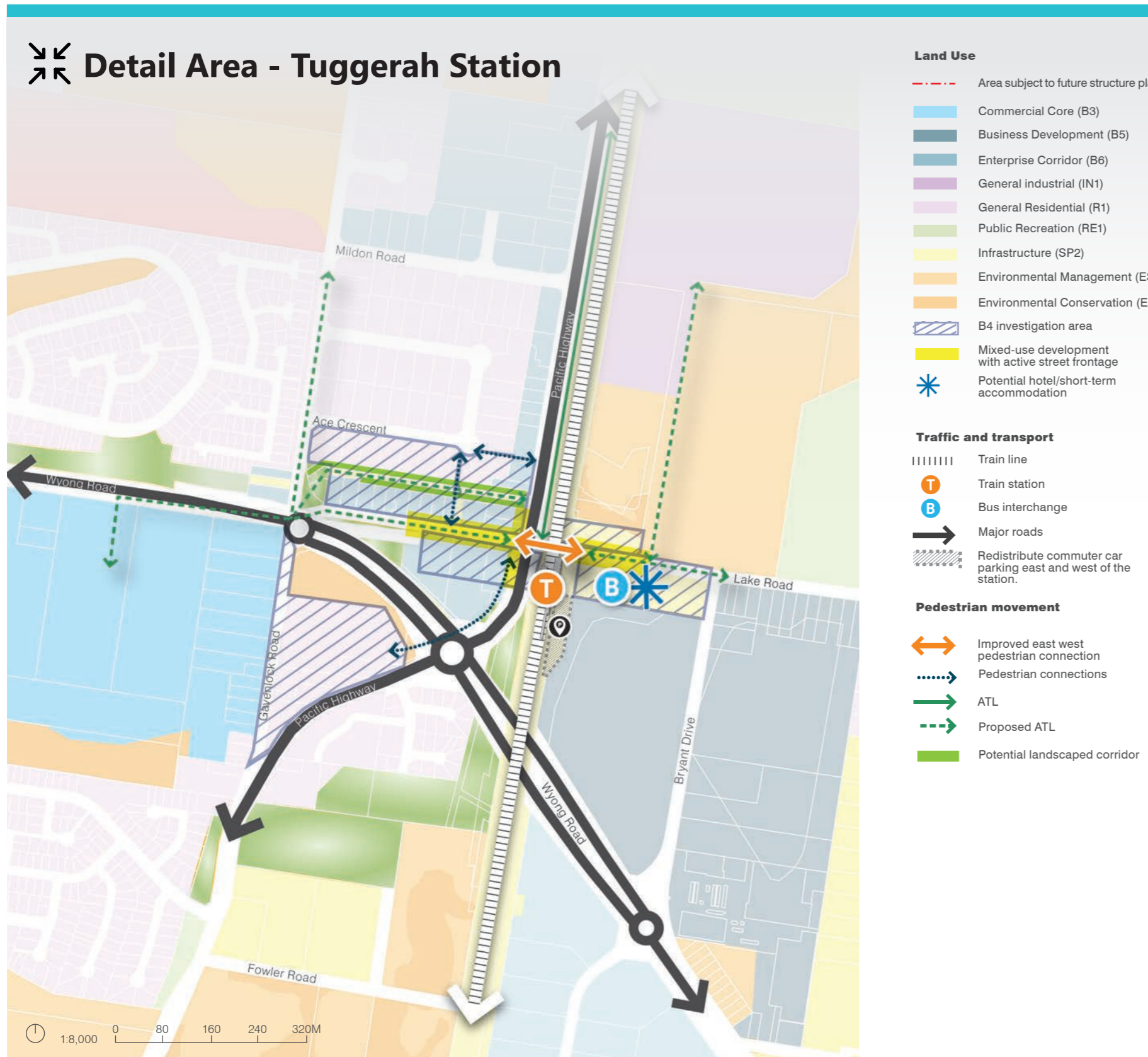
Traffic and transport

-  Train line
-  Train station
-  Bus interchange
-  Major roads
-  Existing local roads
-  Proposed roads - investigate an additional road link from Wyong Road into existing industrial area. Develop street network to improve access and circulation.
-  Proposed ATL - Provide safe pedestrian and cycle paths to areas of employment and recreation.





Precinct strategy: Tuggerah



Direction 13

Sustainable renewal in Tuggerah Town Centre

Action 13.1 Investigate transit-oriented development at Tuggerah Station

The immediate vision for Tuggerah is to continue to provide for employment growth and to support regional sporting, retail and entertainment facilities. Council to seek funding to investigate the development of mixed-use residential and short-term accommodation around the station. This may include investigations for flood mitigation in the area. In the longer term, renewal around the station may deliver additional local shops to service commuters as well as short-term accommodation to support the existing business park and regional sporting facilities. Intensifying development around the station will increase activity, creating a more vibrant and safer place. It is important that a plan is in place to future-proof land for renewal.

Action 13.2 Establish principles & key development outcomes for infill development on the Westfield Tuggerah Gateway site

The NSW Government has announced that it will be working with the landowners of this site to consider options for its development as an expanded shopping centre and for residential, transport, leisure, health and education uses. Should Council support development on this site, key principles and outcomes sought by Council should include, but not be limited to the following:

- Specific, place-based controls for lot size, deep soil and building design to ensure the precinct is dominated by large trees and landscape, to protect the rural landscape setting at the gateway from M1/Wyong Road interchange.
- A strategy for retention of water in the landscape.
- A strategy for pedestrian connections to the nearby centre and rail station.
- A robust, public street grid that connects to the existing station precinct and shopping centre.
- Minimum targets for non-retail employment uses to ensure a diverse centre which increases opportunities for residents to work near home.
- A minimum open space target of 25% of the site, excluding detention areas.
- A minimum 5% affordable housing target.



Potential low scale mixed use development and landscaping along Anzac Road.



Transit-oriented development

Opportunity for future low-scale mixed-use development around Tuggerah Station.



Padstow commuter car park, NSW (image: AW Edwards)



Tuggerah Station

Tuggerah Station could be improved by consolidating commuter parking into a decked parking station including cycle storage, unlocking land to develop some mixed-use development, short-term accommodation and public open space.



Edmondson Park Train Station, NSW

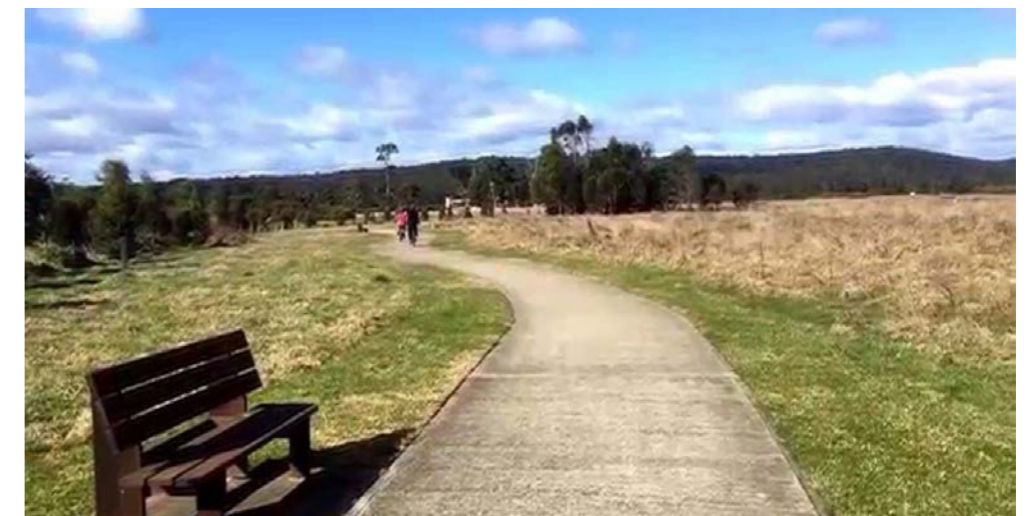


High quality public domain

Opportunity to provide high-quality public domain around Tuggerah Station to improve pedestrian amenity.



Improved signage to increase safety of pedestrian and cyclists in traffic dominated areas.



Cycle path through regenerated wetlands. Photo: Panboola Wetlands and Historic Reserve, Pambula, NSW,

Pedestrian and cycle movement

There is an opportunity to encourage pedestrian and cycle movement throughout Tuggerah by providing safe, attractive and shaded transport links, end-of-trip facilities and improved signage.

