

An aerial photograph of a coastal town. In the foreground, a wide river flows from the bottom left towards the right. Several boats are visible in the water. Along the riverbank, there is a paved area with palm trees and a road. In the middle ground, a large stadium with tiered seating is visible, surrounded by greenery and palm trees. Behind the stadium, there are residential houses and a large building under construction. The background is filled with dense green trees and hills. The sky is clear and blue. A decorative line of white circles starts from the top left and curves down towards the stadium.

## PART C

# STRATEGIC FRAMEWORK











# DIRECTION FOR GROWTH

The strategic planning direction of growing within our existing and future planned infrastructure and services capacity will support the Region's population growth over the long term.



## PILLARS OF PLANNING



The Four Pillars of Place, Environment, Lifestyle and Infrastructure set the foundation of the Framework. The Pillars guide the priorities of growth to drive the creation of liveable communities, investment in infrastructure and economic sustainability, protection of the environment and a celebration of the lifestyle that is the reason people love living on the Coast.



## GROWTH STRATEGIES

- Revitalise Our Centres
- Renew the Urban Form
- Refine the Urban Edge
- Resilience Planning



## THE KEY INITIATIVES

- Centres and Corridors
- Housing
- Economics
- Environment
- Agricultural & Rural Land
- Open Space
- Community & Culture
- Heritage
- Transport
- Water and Sewer



## CSP OUTCOMES

The Outcomes are tangible goals that can be achieved through our active commitment, and by delivering on the proposed actions and projects. Things will change along the way, but our desired Outcomes will keep us headed in the right direction.

- Belonging
- Smart
- Green
- Responsible
- Liveable



## THE LOCAL STRATEGIC PLANNING STATEMENT





# ONE DIRECTION FOR GROWTH

The Central Coast is facing a new period of growth. A long term strategic direction for growth is required to meet the challenges of a growing population and deliver the Community Vision.

## Growth Pressures

With its stunning natural environment and lifestyle oriented communities, all within 80kms of Sydney and Newcastle, the Central Coast is an appealing place to live and visit. It is currently home to over 342,047 residents, who enjoy the quality of life the Central Coast offers.

The Central Coast's proximity to Sydney has always been a strong driver for residential and employment growth. The critical need for more housing and employment opportunities outside of Metropolitan Sydney is putting increasing pressure on this area to accommodate population growth.

In fact, the whole Central Coast Region has been identified as the centre of the State's fastest growing corridor, from the northern edge of Sydney to Newcastle. The projected population along this corridor is estimated to be 1.1 million by 2036.

This means that the Central Coast is estimated to grow to a population of 415,050 by 2036, with as many as 75,500 new residents living in the Region. This population growth represents some natural growth within the community, but largely will come from people outside the region.

## Strategic Vision

Future urban growth will be guided by the new strategic planning direction. The direction recognises a balance between the future urban growth areas and the surrounding natural assets and ecological systems must be considered as essential to the future success of the region.

The Framework sets a new strategic direction for growth focusing our spatial planning on Centres, Growth Corridors and Planned Precincts to ensure development is focused within the existing urban footprint and is able to accommodate the projected population growth.

Our direction for growth promotes Gosford Regional City as the central connection point of the many coastal and hinterland centres, with a networked transport system that connects communities to the services they need. It addresses the growing challenges for housing, transport, economics and more.

It is through robust growth centres and corridors that we will be able to accommodate growth, using it to create and support liveable communities, invest in infrastructure and economic growth and best protect the environment and celebrate the lifestyle that we enjoy.





# GUIDING PLANNING PILLARS

The planning pillars of Place, Environment, Lifestyle and Infrastructure will be the vehicle through which we will align the communities goals and aspirations outlined in the Community Strategic Plan with our long term strategic planning vision.

The Community Strategic Plan (CSP) aims to enhance the day to day lives and opportunities of the Central Coast community through effective decision-making, planning and service delivery across all government and non-government agencies.

The product of an extensive CSP community consultation process, has been built around five key community themes that reflect the needs and values of the people who live in our region.



## PLACE

Ensures that the Central Coast will grow in a manner that recognises and reinforces the best of Central Coast living. Our places will remain community-focused and supported by accessible public spaces and active urban centres where families, businesses and neighbourhoods will thrive.



## ENVIRONMENT

Ensures that the Central Coast will be a smart, green city that celebrates our natural heritage and healthy environment. Our built environment will be planned and managed to protect our natural assets and respond to environmental pressures.



## LIFESTYLE

Ensures that the Central Coast will provide an equitable living, working and playing environment, offering opportunities to pursue diverse interests and ambitions. Our lifestyle will be enriched through greater access to jobs, improved health and well-being and more time for leisure, family and community life.



## INFRASTRUCTURE

Ensures that the Central Coast will better connect its infrastructure systems within the region to support appropriate growth. Our infrastructure will pro-actively respond to growth upgrading and innovating for future lifestyle changes.





# ONE CENTRAL COAST

## PLANNING PILLARS

## CSP FOCUS AREAS

"ONE - CENTRAL COAST" is the Community Strategic Plan (CSP). The CSP defines the community's vision and is our road map for the future. It brings together extensive community feedback to set key directions and priorities

The people of the Central Coast identified what they love about their suburb and the Central Coast. The themes and focus areas of 'One-Central Coast' respond to these ideas and values. This Plan aligns with these Focus Areas under the planning pillars of Place, Environment, Lifestyle, and Infrastructure.



### PLACE



### ENVIRONMENT



OUR COMMUNITY SPIRIT  
OUR STRENGTH



ENVIRONMENTAL RESOURCES  
FOR THE FUTURE



CREATIVITY CONNECTION  
AND LOCAL IDENTITY



CHERISHED AND PROTECTED  
NATURAL BEAUTY



BALANCED AND  
SUSTAINABLE DEVELOPMENT





## LIFESTYLE



## INFRASTRUCTURE



A GROWING AND  
COMPETITIVE REGION



GOOD GOVERNANCE AND  
GREAT PARTNERSHIPS



A PLACE OF OPPORTUNITY  
FOR PEOPLE



DELIVERING ESSENTIAL  
INFRASTRUCTURE



OUT AND ABOUT IN  
THE FRESH AIR



RELIABLE PUBLIC TRANSPORT  
AND CONNECTIONS



LIFESTYLE OPTIONS FOR A  
GROWING COMMUNITY





## 4 GROWTH STRATEGIES

The Growth Strategies build a more complex picture of the interventions and solutions that will facilitate and direct desirable growth. Together, they inform the creation of future places, infrastructure and the protection and enhancement of the environment for the Central Coast Region.

### 01 Revitalise our Centres



### 02 Renew the Urban Form



### 03 Define the Urban Edge



### 04 Create a Sustainable Region







### Revitalise Our Centres:

Seeks to bring activity and life into our existing centres.

It is an important process to both stimulate growth and to create and maintain a sense of place as our Centres evolve. As a strategy, Revitalise our Centres involves a broad spectrum of urban interventions that create vibrant, people friendly spaces and places. It is the sustainable, smart, innovative and resilient, tactical urbanism approach to growth that will involve ideas and action from the whole community.

### Renew the Urban Form:

Will improve the living environment for new and existing communities.

As a growth strategy, it is about building the planning tools that create new housing types, an upgraded public realm and better movement networks. Urban renewal involves strong built form interventions which will only come to fruition once and hence need clear direction and a strong dialogue with the existing community. Successful Urban Renewal will work in concert with Centre Revitalisation approaches to identify the community's priorities, determine spaces for renewal and find appropriate design solutions.

### Define the Urban Edge:

Will define where urban growth should stop and environmental protection starts.

As our community grows, it is important that we do not compromise the quality of life and character of place that we highly value. Defining the Urban Edge will provide critical steps to ensure that growth is largely fulfilled by in-fill residential development and renewal and that our important environmental lands are protected into the future. It will provide greater clarity around the environmental living opportunities at the urban-environment interface and look at new spaces of tourism innovation.

### Create a sustainable Region:

A Sustainable Planning perspective embraces and thrives with change.

Sustainable Planning involves transforming our neighbourhoods to be inclusive, adaptable, resilient and smart hubs of growth and thriving liveable urban areas. Integrating resilience as the guiding principles for urban planning requires adopting a systematic and holistic approach for visioning, innovating and developing appropriate instruments and tools that provide the strategic direction for gradual change. Planned growth offers an opportunity to innovate and upgrade existing urban systems to minimise resource use, reduce waste, maximise health and well-being and better respond to hazards.



# GROWTH STRATEGY

## 01 Revitalise Our Centres

Revitalise Our Centres seeks to bring activity and life into our existing centres.



**Place-making** is a multi-faceted approach to the planning, design and management of public spaces. As a design principle, it seeks to ensure that the built environment will be considered from the streetscape first, prioritising the pedestrian experience, human scale density, high-quality and accessible public spaces that promote people's health, happiness, and wellbeing.

**Partnerships** will occur as part of a collaborative governance approach that encourages integrated service delivery with community, businesses and interest groups working with governments towards the same goals.



**Place-making** initiatives will include asset-based community development projects that will empower the community to participate in shaping public spaces. These initiatives will enhance the built environment and strengthen our communities.

### Connectivity

Connecting our centres and communities to 'place' by encouraging walkability and improved accessibility is vital to the success of creating vibrant and active centres.



### Retirement Living

will be well designed and located in relation to community facilities, services and transport

**New Spaces** will be created in existing Centres to support creative industries and new business. We will work with strategic partners to explore and develop interim use and pop-up project policies that facilitate experimentation and foster new talent.

### Activity/Social Hubs

are vibrant places where people shop, work, relax and often live. This will include co-location of community use and will create a range of opportunities for people to visit our Centres and linger, as opposed to visiting for a single purpose then leaving. We will enhance our existing activity hubs and ensure that they are created at the heart of all our Centres.



**Tactical Urbanism** comprises small interventions that make us think differently about public space. We will use tactical urbanism projects to grow the personality and identity of our Centres and to trial public space interventions to ensure we get the best outcomes.

**Ensure Protection** of Affordable Housing and investigate opportunities to provide additional affordable housing options in our Centres.

**An Evening Economy** will change the expectations of use and activity of our major Centres. Building an evening economy is about capturing the spend of a local market on entertainment, culture and food and creating a vibrant living environment.

**Place Marketing** will work to build a new story around the role, function and identity of our Centres.



# GROWTH STRATEGY

## 02 Renew the Urban Form

Renew the Urban Form will improve the living environment for new and existing communities.



**Compact Centre Design** with higher densities which will encourage a series of distinctive mixed density urban centres that support activity hubs, new housing forms and a coherent transition from suburban areas to urban Centres. This will be supported by strategies and masterplans.

**Housing Diversity** is essential to meet the needs of a growing and ageing community. Existing and future urban areas, will provide a range of housing types that will suit a new market, whilst remaining accessible to the existing community. This will incorporate any findings of an LGA wide Housing Strategy



**Transit-Oriented Development** will be supported by increasing densities at strategic transport locations. Structure Planning will determine the optimal location for these densities to support an enhanced public transport system and to encourage a car-free living environment.

**Movement Networks** will better connect existing and future living areas with local Centres and ensure connections and movement through Centres will be legible and accessible. Movement will be clearly articulated through streetscape design, way finding measures and definable precincts as well as transport improvements.



### Building Excellence

will encourage the development of building typologies that meet market needs but also produce a high community value. Building design will contribute to the function, attractiveness and activation of our Centres.

### Public Realm Improvements

will enhance the quality of our urban environments. They will be driven by a coherent set of planning tools that will provide consistency across the Region.

### Community Facilities

Planning will provide for a network of multi-purpose facilities, such as libraries, community halls and education centres to encourage community pride, and sense of space.

**Open Space** will encourage an integrated movement and open space network that will support walking and cycling to and within Centres. It will retain the important lifestyle quality of the Central Coast and make better connections between the natural and built environment. Open space will provide a balance of destination play spaces to cater to a wide range of community needs and mobility types.

**Public-Private Partnerships** will drive the delivery of many physical changes.



# GROWTH STRATEGY

## 03 Define the Urban Edge

An Urban Edge Boundary will better define where urban growth stops and where environmental protection starts.



**Land Suitability Analysis** of fringe-lands is the first step in assessing multi-functional landscapes to allocate the most appropriate planning zone. Some lands will meet the criteria for environmental conservation and some are strategically located to meet the criteria for urban development. The purpose is to protect the environmental health and create viable communities. Future Urban Areas need to consider existing and proposed resource lands, that supports our local economy.

**Contain Urban Sprawl** to reduce the over-extension of communities that have insufficient access to infrastructure, social services, community amenities and employment opportunities. This will build viable communities that have the economies of scale to support community services and facilities.



**Retaining Open and Green Space** will avoid land fragmentation and ensure the careful stewardship of the environment by limiting the encroachment of development on other environmental values. For example, protecting habitats for Wildlife Corridors which enable the movement and connectivity of animals in the landscape will help maintain biodiversity.

**Planned Infrastructure** will inwardly focus key growth infrastructure to better connect future and existing urban areas. This will include review of the North Wyong Shire Structure Plan and associated time frames, and integrate transport, technology, water and sewer. This will deliver more cost-effective infrastructure that allows for the orderly development of communities. Rationalising investment in infrastructure will also reduce the cost of servicing properties at a distance to urban Centres and reduce the ecological footprint.



**Employment Lands** will be adequately serviced for employment generated industries to support local jobs.

**Environmental Protection** of high ecological value land for conservation will preserve important qualities of land as a green lung surrounding urban areas. The inter-dependencies of ecosystem services requires careful land use planning and environmental management to ensure our waterways and wetlands, native vegetation, soil health, air quality and animal species are protected.

**Agricultural land** will be protected in order to support and sustain local food production and agricultural related use from encroaching development.

**Tourism and Economic Innovation** to be promoted in peri-urban areas to build-in flexibility for non-urban land uses. The multi-functionality of the landscape should be recognised to generate innovation in the landscape. Opportunities exist for recreation, cultural, tourism, agriculture, and economic productivity given our local natural assets and resources.

**Environmental Living** is an important attractor and identity on the Central Coast. Maintaining rural residential and environmental living is an important lifestyle choice. The character of these landscapes will ensure an appropriate transition of development outwards from our existing urban Centres into the surrounding landscape.



# GROWTH STRATEGY

## 04 Create a Sustainable Region

Building a Sustainable,  
Resilient and Smart region



### Urban Sustainability

Taking a whole of urban ecosystem approach, Council will use locally specific spatial, statistical and survey data to identify priority actions for improving sustainability across the region. Council will address environmental, social and economic sustainability, and relate to all parts of Council, from operations and maintenance to land use planning.



**Biodiversity**, ecosystem function and urban forestry conservation is an important factor in our growing region. Council will continue to prioritise protection of environmentally sensitive areas, and conservation of the natural terrestrial, riparian and aquatic ecosystems. To continue and build connection to our environment, Council will facilitate and support opportunities to visit and recreate in nature.



### Sustainable Housing and Built Form

Consideration of environmental sustainability, social infrastructure and community needs at the planning and design phase will improve outcomes for existing and new residents

Council will continue to influence land use, development and building to improve energy and water efficiency of buildings, and to ensure buildings result in minimal negative impacts to surrounding waterways and ecosystems.

A smart region will utilise technological innovation and data to facilitate smart decision making to improve the liveability, productivity and functionality of the region. Council will set the strategic pathway for project prioritisation to promote a sustainable and vibrant Central Coast region.

### Sustainable Economic Growth

will be supported throughout the region. Initiatives will include support of environmental job sector creation, local farm to plate food networks, and promotion of local eco-tourism activities. Council will work with industry and business to improve the sustainability of their operations.

### A prepared and resilient region

Council is actively adapting to climate change through infrastructure, construction, rehabilitation and land use planning. Council will provide a framework for an ongoing and holistic approach to emergency management across Council. Council will help to build the capacity of the community to prepare, respond and recover from the extreme weather events, and adapt to a changing climate.