

The Central Coast

A BETTER BUSINESS ENVIRONMENT

2020/21
INVESTMENT
PROSPECTUS



AUSTRALIA

NEWCASTLE



CENTRAL
COAST

1 HOUR FROM
SYDNEY

● WYONG

GOSFORD ●

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SYDNEY

Sydney's Central Coast is a region just over an hour north of Sydney CBD with a population of approximately 350,000* people which is forecast to grow to over 414,000* by 2036 (* Estimated 2020).

The working population in 2016 was 139,597 of which approximately 30% commute into Sydney each day for work. Most of these commuters are highly skilled but would prefer to work locally.

Gosford is the Capital City of the Central Coast which over the past five years has seen unprecedented investment. The NSW Government has made a commitment to the growth of the region and is investing almost a billion dollars in support of that growth while at the same time private investors have invested a similar amount with plans to spend more.

Central Coast Council administers the Central Coast Local Government Area which covers 168,042 hectares. While most people live along the coastal fringe and around the waterways the western area of the region which comprises some 70% supports a strong agricultural industry and extensive national parks.

Best known for its relaxed lifestyle the Central Coast is embarking on a new era that will see a resurgence of investment as property developers and businesses looking to escape the congestion of Sydney create exciting new opportunities for those wishing to live and work within the region.

In 2016 the NSW State Government introduced the Central Coast Regional Plan, a 20 year strategy that will see the population grow by more than 75,500 people, create another 24,674 jobs and build 41,500 more dwellings.

TOP REASONS TO INVEST OR RELOCATE TO THE CENTRAL COAST

A fast growing region with population of 350,000 in June 2020 to grow to over 400,000 by 2036
Almost 40,000 commuters
Low business costs in respect of land, occupancy, labour costs and productivity,
A large, adaptable and enthusiastic skilled workforce,
Fast access to Australia's major markets and export ports,
Well-developed infrastructure including connection to the National Broadband Network throughout the whole region,
An ideal family lifestyle with excellent school and health facilities in a pristine environment unattainable in the city or comparable areas.
90 minutes to Sydney CBD – 80 minutes to Sydney International Airport

Central Coast regional profile NIEIR 2018 (National Institute of Economic and Industry Research)



KEY SECTORS

Manufacturing and food processing

The manufacturing sector accounts for a diverse range of products from small, medium and large companies operating throughout the region and employs around 8,500 people. Over fifty food manufacturing and processing companies, including well known international brands, are located in the region.

Construction

The construction sector and the trade and professional services that it supports is a major contributor to the regional economy.

Numerous building companies from large to small are engaged in residential home building in the region and beyond.

Commercial and industrial builders are based in the region and undertake work locally and elsewhere.

Distribution, Transport and Logistics

The Central Coast is an excellent location for logistics operations being close to Port Botany and Sydney

International Airport as well as being centrally located within about two hours driving time, north and south, of a population of around 5.1 million people.

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 taking advantage of being connected throughout by the national broadband network.

Contact Centres

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

Aged Care and Retirement Living

A preferred retirement destination for seniors has created a growing demand for retirement accommodation and, in particular, for resident-funded, self-care retirement villages.

CORPORATE NEIGHBOURS

While the region is home to many small and medium businesses major national and international corporations that are located on the Central Coast include:

MANUFACTURERS	Alfa Laval Aalborg*, Baltimore Aircoil Australia*, Borg Manufacturing, Cheminova, Chamberlain Australia*, CSR Hebel, Donaldson Australia*, Joy Global (Division of Komatsu*), Pacific Labels*, Parbury Technologies, Thermit Australia
FOOD MANUFACTURING	Agrana Fruit Australia*, The Cordina Food Co., Inghams Enterprises, Life Health Foods Australia, McCain Foods*, Mars Food Australia*, Sanitarium Health and Wellbeing, Tip Top Bakeries
LOGISTICS	Belkin Australia*, Carter Hold Harvey*, Hachette Australia*, Pure Fishing, Scholastic*, Woolworths Distribution Centre,
INFORMATION TECHNOLOGY	Blinkmobile, Mirait Technologies Australia*, Servers Australia, Sterland Computing
CONTACT CENTRES	APIA, Centrelink, ING Direct*, Long Service Leave Corporation, NRMA, Police Assistance Line, Qantas

*Global corporations

RECORD INVESTMENT

Record private investment activity in the region over the past five years continues to be strong particularly in the area of residential and commercial construction with substantial government investment in infrastructure. See full details Page 9.

Commercial and industrial investment

Gibbens Group

Local property developer, Gibbens Group, have over the past 10 years invested in the Central Coast some \$100 million.

Presently they are developing a \$26 million 4-storey office building at Wyong Business Park for a ING Direct Call Centre. Construction commenced in August 2020.

Also, Gibbens are developing the Lisarow Enterprise Centre comprising 50 industrial units, service station and retail tyre outlet.

Henry Kendall Group

The Henry Kendall Group are developing the Golflinks Commercial Campus which comprises 14 hectares of land on the Pacific Highway opposite the Wyong Golf Course and adjacent to the North Wyong Industrial area.

Nexus - The centerpiece of this Campus is Nexus, a next generation work space combines 2,500 sqm of the best of serviced offices and co-working facilities.

Works are currently underway to create an additional 500 square metres over two levels.

Macarthur Projects

Sydney developer, Macarthur Projects have signed contracts with Macquarie Construction Group that will see construction commence in mid-December on one of the most anticipated development projects in the Gosford CBD in recent years – The Archibald.

The \$400 million plus 37 level twin-tower development will include; 167 room 4-5 star hotel with roof-top bar, restaurants, conference facilities and 260 1, 2 and 3 bedroom apartments ranging, 800 car spaces and over 3,000sqm of commercial and retail space. Construction is estimated to take up to 30 months.

Health Care Australia

Australia's third largest private hospital operator completed a \$11 million redevelopment of Brisbane Waters Private Hospital in 2018 and completed construction of a new \$31 million Tuggerah Lakes Private Hospital at Wyong in early 2019.

Construction of extensions to Gosford Private Hospital commenced in early 2020, a \$32 million project.

Central Coast Grammar School

The region's premier independent school is investing over \$20M in a new Kindergarten to Year 6 Junior School and associated works include a grandstand and sporting facilities that will open in January 2021.

CSR Hebel

CSR Hebel manufacturer of autoclaved aerated concrete (AAC) products completed a \$75 million expansion of their Somersby operation in 2019.

St Hilliers –

Completed a \$50 million six-storey commercial office building in Gosford CBD in early 2019 for Property NSW.

Doma Group

Canberra developer, completed a \$24 million office building in Gosford for the Australian Taxation Office in early 2018.

Residential investment

Central Real

Central Real, the property development arm of businessman Tony Denny, has invested around \$1 billion in residential property developments in Gosford and Terrigal over the past four years.

In 2019 three developments comprising a total of 140 residential units were completed followed by another two with 93 units in 2020, all in Gosford while Elysium at Terrigal with 64 units were also completed in early 2020.

John Singleton Group

John Singleton Group's property investment division, Bonython Property & Investments, completed Bonython Tower a \$35 million, 13-storey development in Gosford CBD in 2019.

Bonython is presently developing Ravello Residences on the waterfront at Gosford with 40 luxury apartments.

Pinnacle Construction Group,

Pinnacle Constructions are a well-known Sydney builder and developer. They completed construction of Merindah Apartments a 15 level, 140 unit residential project in Gosford CBD in early 2020.

Government investment

NSW Department of Health

Gosford Hospital. A \$368 million redevelopment was opened in mid-2018.

Wyong Hospital. The NSW Government has committed \$200 million to the redevelopment of Wyong Hospital. Stage 1 a 500-space car park will be completed in 2020.

Central Coast Medical School and Research Institute

Construction of this \$72.5 million project financed jointly by the NSW and Federal Governments and University of Newcastle adjacent to the Gosford Hospital precinct was completed in mid-2020 and will open in June 2021.

Central Coast NSW - A Snapshot

Transport NSW

A new replacement Intercity Train Fleet to service the South Coast, Newcastle, Central Coast and Blue Mountains will come into service in 2021. In 2020 Transport NSW completed construction of a purpose-built \$300 million Train Maintenance Facility at Kangy Angy to service the new trains.

NSW Government

The Minister for Planning and Environment in early 2018 announced that the government would invest \$42 million in water, sewerage and drainage infrastructure in the Gosford CBD and an additional \$10 million in improving the streetscape and parks in Gosford CBD.

Road upgrades

NSW Roads and Maritime Services is spending \$70 million upgrading the M1 Pacific Motorway and \$70 million upgrading various sections of the Pacific Highway improving connectivity through the region.

North Connex

A \$3 billion project connecting the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at Pennant Hills, a distance of nine kilometres, was opened in late October 2020 providing fast access to Western Sydney from the Central Coast.



Kangy Angy Rail Maintenance Facility – an investment of \$300 million by Transport NSW - completed in late 2020 will employ around 200 people

Lifestyle – A better choice of living

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 and secure 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. Opportunities for tertiary learning are extensive. The University of Newcastle has a Campus on the Central Coast as does TAFE NSW. In addition universities in the Sydney city areas are easily accessed.
- 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.

LOCATION

The Central Coast is an hour north of Sydney CBD and is located halfway between Sydney and Newcastle (the largest regional city in NSW) putting it at the centre of a population of around six million people.

AREA

The Central Coast encompasses a total area of 1,680 square kilometres including more than 80 kilometres of coastline. Around 70% of this area comprises national parks, state forest, bushland, agricultural land and waterways.

GOVERNMENT

The region is governed by the Central Coast Council which was established in 2016 following the amalgamation of Gosford and Wyong Councils. In October 2020 the Minister for Local Government appointed an Administrator to review the Council's affairs and brought the region under the Greater Sydney Commission.

Gosford City is the capital of the region and is seeing unprecedented growth and investment from government and the private sector.

POPULATION

With an estimated population in June 2020 of 350,505 the Central Coast is one of the fastest growing regions in NSW.

About 30% of the working population commute to work in Sydney each day. Of those who live and work within the region the largest employing sector is Health Care

and Assistance followed by Education and Training, Retail, Construction and Manufacturing.

ECONOMY

In 2018/19 the region generated Output of \$25.9 billion resulting in Headline Gross Regional Product of \$14.33 billion which represented 2.5% of New South Wales. There were 24,188 registered local businesses based in the region in 2019.

THE FUTURE

In 2016 the NSW Government introduced the Central Coast Regional Plan 2036 that will see the population grow by 75,500 more people in 20 years, create 24,674 jobs and see 41,500 more dwellings.

LIVEABILITY

The Central Coast is known for its quality of life that starts with lower residential living costs than in Sydney, the opportunity to live close to the beach, in a rural setting or in suburbia, highly regarded education facilities, exceptional health care services and the opportunity to participate in almost any recreational or sporting activity.

INVESTORS

The Central Coast is undergoing a resurgence of investment as property developers and businesses take advantage of the opportunities led by strong government infrastructure development.



The M1 Pacific Motorway links the Central Coast to Sydney and Newcastle as well as Melbourne and Brisbane



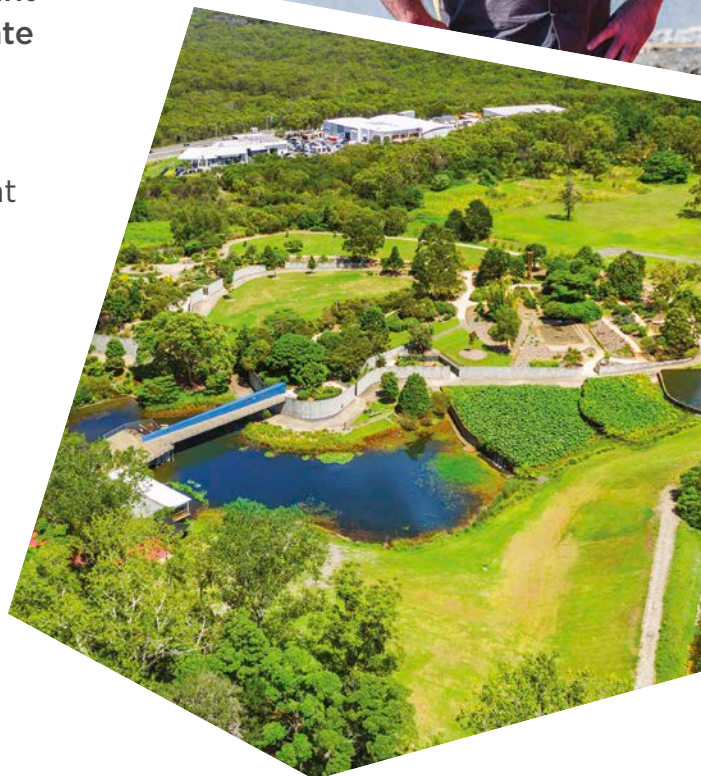
We are the Hunter and Central Coast Development Corporation.

On the Central Coast, we are delivering significant projects that will stimulate the economy, generate employment and create vibrant public spaces.

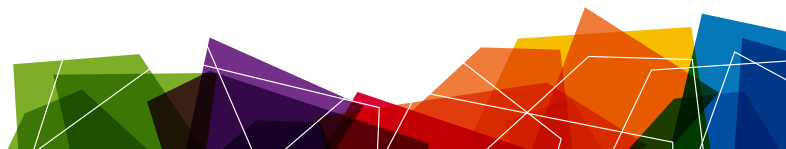
We are investing in the major transformation of Gosford's Leagues Club Field, as well in important infrastructure works at Mount Penang Parklands.

By working with the community and local stakeholders, we're helping to create a thriving, prosperous Central Coast.

Find out more at
hccdc.nsw.gov.au



**Hunter & Central Coast
Development
Corporation**



Growing thriving communities

The Hunter and Central Coast Development Corporation (HCCDC) is a NSW Government agency tasked with promoting, securing and managing orderly economic development in the Hunter and Central Coast regions.

Formed with the coming together of the Hunter Development Corporation and the Central Coast Regional Development Corporation in 2018, HCCDC continues to lead lasting change in both regions.

HCCDC is committed to supporting the Central Coast economy and community by creating great public spaces, unlocking employment opportunity, fostering innovation and attracting investment.

Investment in Mount Penang

Key to HCCDC's investment in the Central Coast community and economy is creating opportunity at Mount Penang Parklands, Kariong.

This is already underway, with sections of land along Kangaroo Road and Central Coast Highway being sold for commercial and light industrial developments. These will align with existing regional planning for the Central Coast, which identifies Kariong and Somersby as key sites for economic and employment growth.

The combined developments are anticipated to create over 3000 new jobs, leverage the existing infrastructure and support local industry. Long-term, this means more jobs for those who want to live and work in the region.

HCCDC is delivering important infrastructure works at Mount Penang, with approximately \$5 million being invested in improvements to road, water and sewer across the site. This is an important part of realising the site's future development capability and these initial works are expected to be complete by the end of 2020.

In addition to this, HCCDC owns and manages Mount Penang Gardens, eight hectares of picturesque garden 'rooms', sandstone sculptures and picnic spaces. Through park maintenance and ongoing infrastructure improvements, HCCDC is investing in this popular destination to help it reach its potential as a key component of the Coast's tourism and recreation landscape.

A new state of play in Gosford

HCCDC is also investing in Gosford, with its \$10-million Leagues Club Field development opening to the community in coming months.

This regionally significant play space will feature inclusive and accessible amenity, shady picnic areas, nature-inspired play equipment for all ages and abilities, a jogging track and open space for recreational use, exercise equipment and much more.

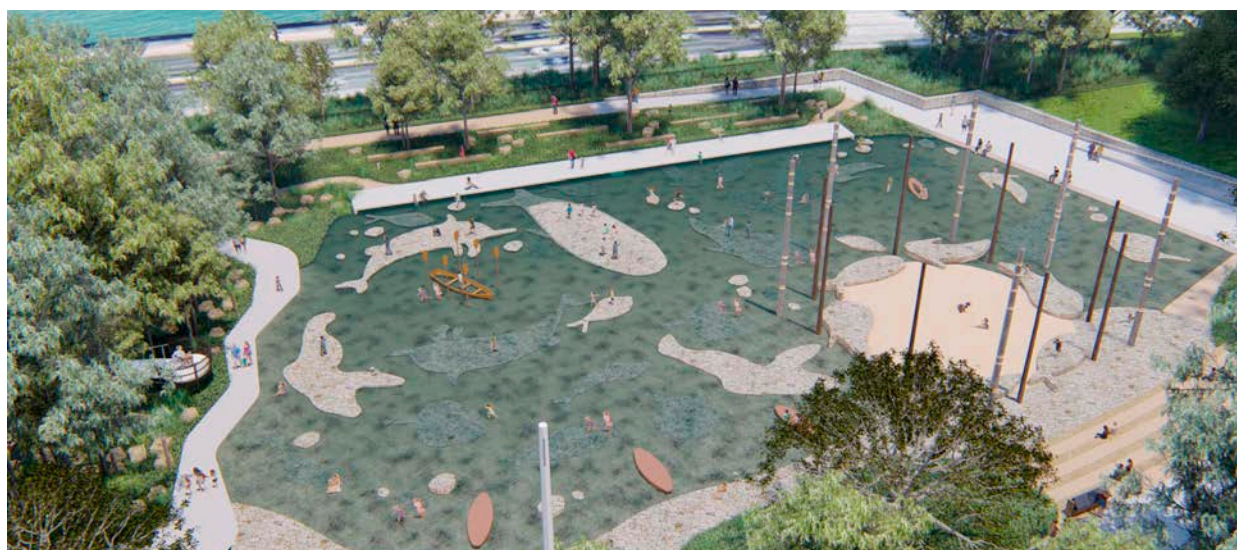
A key feature of the 2.4-hectare park is the tidal terrace, a unique water-play zone that connects to Brisbane Water to rise and fall with the tide. This dynamic play space will help set Leagues Club Field apart from other local offerings by encouraging explorative, unstructured play with no two visits the same.

HCCDC worked with the Darkinjung Local Aboriginal Land Council to create a space that is not only inclusive, fun and functional, but shares the stories of the region's first people. Art poles adorned with designs by a local Aboriginal artist form a community meeting place and sandstone animal shapes take inspiration from the nearby Bulgandry rock carvings.

As well as creating a landmark space for the community to relax, play and learn, the park will bring visitors into the city and give locals a reason to spend time and money in the CBD.

Find out more

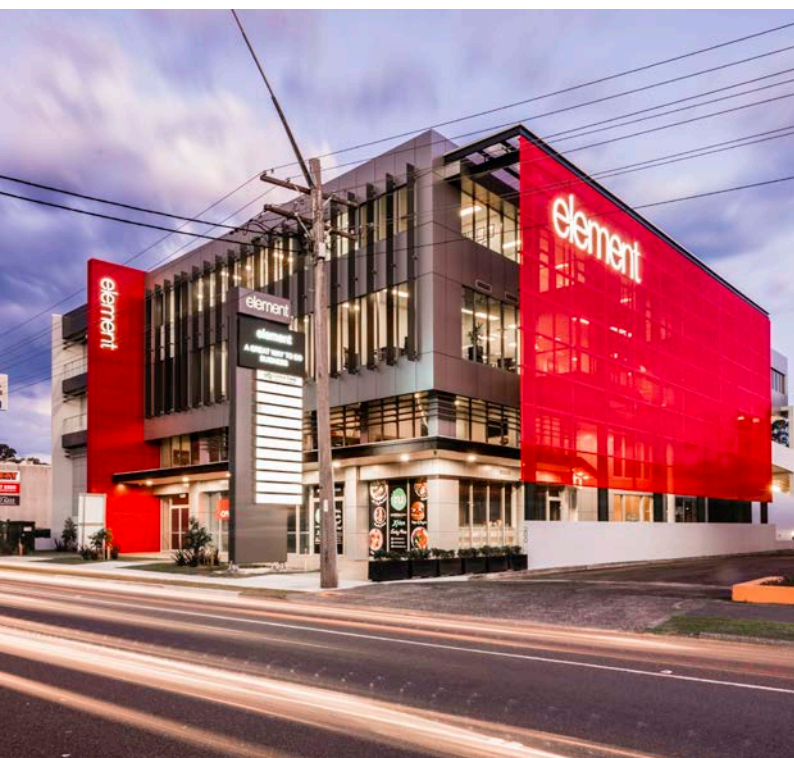
HCCDC is working to create vibrant places for thriving communities on the Central Coast. To learn more about its projects, visit hccdc.nsw.gov.au



A \$10 million project by the Hunter Central Coast Development Corporation, Leagues Club Field is a new play space on the Gosford waterfront with completion due late 2020



INVESTING IN THE FUTURE OF THE CENTRAL COAST



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e: tim@commercialhq.com.au

Office: 02 4365 4566
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Who is investing in the region?

The Central Coast and in particular Gosford City is experiencing an unprecedented investment boom as investors, property developers and businesses looking to relocate from Sydney see the benefits that the region has to offer in terms of growth and security. At the same time the NSW Government is spending over a billion dollars on infrastructure projects in the region.

Commercial and Industrial investments

CSR Hebel



CSR Hebel's new production facility at Somersby

CSR Hebel is Australia's leading manufacturer of autoclaved aerated concrete (AAC) and is located in the Somersby Industrial Estate having established the first AAC production facility in Australia in 1990.

Owned by CSR Limited, CSR Hebel completed a \$75 million expansion of their Somersby operation with a new 10,000 sqm factory building and installation of the world's most advanced and highly automated leading edge equipment in mid-2019.

This landmark project provides new capacity to meet the growing demand from the Australian and New Zealand construction market for Hebel's innovative and quality autoclaved aerated concrete (AAC) products. The plant showcases the best practices in automation and environmental and waste management.

Borg Manufacturing Pty Ltd



Artist's drawing of new Borg Manufacturing facility at Somersby

Borg Manufacturing is a leading Australian manufacturer of melamine panels and components for all joinery applications.

A Central Coast family owned company Borg was established at Charmhaven in 1991. In 2000 it opened its first facility at Somersby and has since expanded into a multi-million investment on multiple sites. The company employs over 2,000 staff nationally and 850 on the Central Coast.

In a further move to expand their manufacturing and related business activities, Borg have acquired a 10.7 hectare site at Somersby adjacent to their national head office for an additional \$20 million facility.

Healthe Care Australia

Healthe Care Australia is the third largest private hospital operator in Australia. Healthe Care operates Gosford Private Hospital, Brisbane Waters Private Hospital and Tuggerah Lakes Private hospital.

In 2018 the company completed a \$10 million expansion and refurbishment of their Brisbane Waters Private Hospital at Woy Woy. In 2018 invested \$23 million in a new hospital, Tuggerah Lakes Private Hospital at Kanwal and is currently investing \$32 million in a significant expansion of Gosford Private Hospital.

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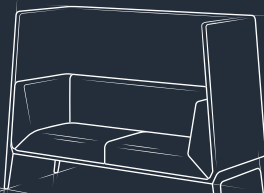
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CREATING
CHANGE



Henry Kendall Group



Nexus Smart Hub (photo by Lookpro Photography)

The Henry Kendall Group have over 60 years' experience in property development and are developing the Golflinks Commercial Campus which comprises 14 hectares of land on the Pacific Highway opposite the Wyong Golf Course adjacent to the industrial area.

Nexus - The centrepiece of this Campus is Nexus, a next generation work space combining 2,500 sqm of the best of serviced offices and co-working facilities.

Works are currently underway to create an additional 500 square metres over two levels. The new space will incorporate a mix of workstations, meeting rooms and serviced offices. The expansion will also incorporate a café that will be co-located within Nexus.

As part of the expansion Nexus will also upgrade the internet connection from the 1 gigabyte that is currently available to 10 gigabytes.

Gibbens Group



Architectural image of new ING Building at Wyong

Central Coast property developer Gibbens Group are developing a 4-storey office building at 4 Dulmison Avenue, Wyong (on the edge of the North Wyong Industrial Estate).

The building, to accommodate a ING Bank call centre, with a cost of around \$26 million will comprise a total gross floor area of 5,519 sqm on a 12,268 sqm site and will include a ground floor café and outdoor garden / breakout area. Secure external car parking for 300 vehicles is provided for.

The site on which the ING development is located covers 8.26 Ha and comprises a number of industrial buildings known as Wyong Business Park. The property was acquired by Gibbens Group about four years ago.

Macarthur Projects



Artist's impression The Archibald

Sydney developer, Macarthur Projects have signed contracts with Macquarie Construction Group that will see construction commence in mid-December on one of the most anticipated development projects in the Gosford CBD in recent years – The Archibald.

The \$400 million plus 37 level twin-tower development will include; 167 room 4-5 star hotel with roof-top bar, restaurants, conference facilities and 260 1, 2 and 3 bedroom apartments ranging, 800 car spaces and over 3,000sqm of commercial and retail space. Construction is estimated to take up to 30 months.

Central Coast Grammar School



Building 1 – New Junior School nearing completion

Central Coast Grammar School at Erina Heights, the region's premier school and home to 1315 girls and boys from Kindergarten to Year 12, has invested over \$20M in a new Junior School campus opening in January 2021.

Associated works include a sports grandstand with amenities and landscaped recreation areas.

New senior school facilities will be commissioned early 2021, renovating vacated junior school buildings for senior use.

The new buildings complement extensive investment in teacher professional development and join an award winning performing arts centre and celebrated sports facilities to deliver the next generation teaching and learning at the heart of the school's strategic plan.



ING BUILDING

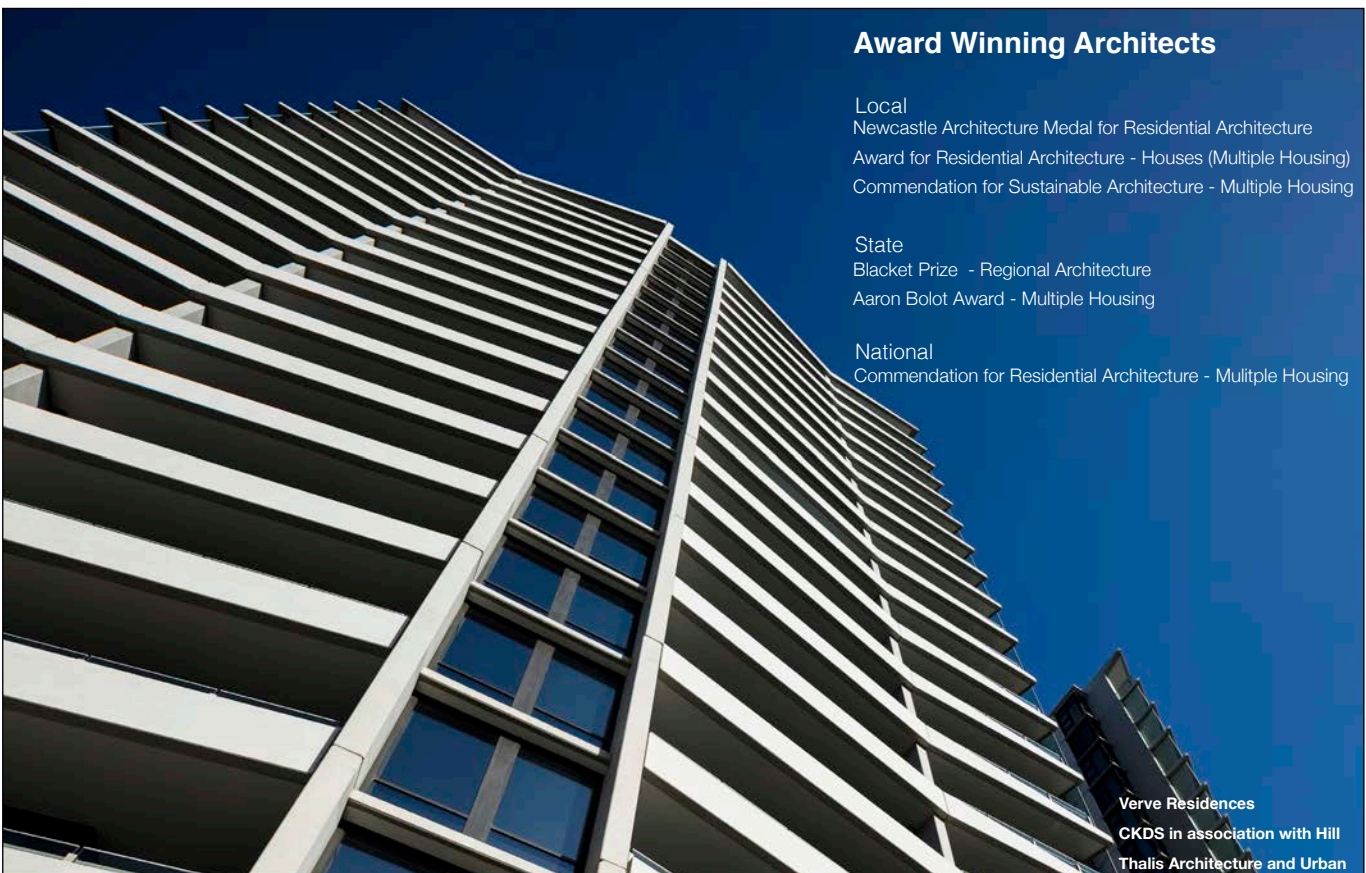
Great buildings start with great foundations

Creating masterful buildings requires a masterful process – a process that comes from years of experience and success in the industry. Stevens Construction has built magnificent landmarks on the Coast for over 25 years and won the highest award in excellence as a result. To see your next development soar and reach its potential, start with great foundations – start with Stevens Construction. Call 4365 8149 to take the best step for your next development.

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The Lederer Group

Having invested \$20 million refurbishing the Imperial Shopping Centre in Gosford CBD five years ago the Lederer Group are planning a \$345 million mixed use development comprising five towers above a podium with mixed uses including residential, retail, entertainment, leisure, indoor recreation, cinema and food and beverage to be known as Gosford Alive on a nearby site in Gosford.

The State Significant Development was approved, with significant conditions by the Independent Planning Commission in September 2020. Lederer Group have not indicated when the project will proceed.

St Hilliers

St Hilliers is one of Australia's leading private, integrated property and construction groups. The company acquired the former Gosford Primary School site of 1.13 hectares in 2016.

In late 2018 St Hilliers completed the first stage of the redevelopment of the site now known as Central Coast Quarter with the construction of a 7-level \$50 million commercial building for the NSW Department of Financial Services.

In September 2019 St Hilliers lodged a masterplan DA with the NSW Department of Planning for an integrated mixed-use precinct with a hotel, residential apartments, food, beverage and retail outlets and multiple public thoroughfares to be known as Central Coast Quarter. The development has been designed to revitalise the southern end of Mann Street, Gosford.

The State Significant Development was approved by the Independent Planning Commission in September 2020 with substantial conditions. St Hilliers have given no indication as to whether they will proceed with the project.

Private residential investment

John Singleton Group

Well known adman John Singleton has a substantial investment in the Central Coast.

He has invested in the Gosford CBD the \$35 million Bonython Tower completed in early 2019. This project comprises a 12-level landmark development with commercial office space on levels 2 and 3 while the ground floor features an iconic tavern and restaurant, The Bon Pavilion.

During 2018 Mr Singleton completed the building of a new restaurant on the Pacific Highway at Mt White near Gosford.

Saddles Restaurant and Bakehouse and adjacent wholesale nursery is built on a 10 hectare site and represents an investment of more than \$5 million. He owns Pretty Beach House overlooking the entrance to Brisbane Water regarded by Conde Nast as one of Australia's most exclusive and luxurious accommodation locations.

The John Singleton Group is presently developing Ravello, a 9-level, 45 luxury residential apartment development, on the Gosford Waterfront.

Central Real

Central Real, the property development arm of businessman Tony Denny, has invested around \$1 billion in residential property developments in Gosford and Terrigal over the past four years.

In 2019 three developments comprising a total of 140 residential units were completed followed by another two with 93 units in 2020, all in Gosford while Elysium at Terrigal with 64 units were also completed in early 2020.

Pinnacle Construction Group

Pinnacle Construction Group, a Sydney builder and property developer completed construction of Merindah a 140 apartment development over 15 levels with three levels of basement car parking and featuring a podium garden at 21-23 Mann Street, Gosford in early 2020.

The company has a land bank of development sites around Gosford. One site is on Henry Parry Drive with approval for 97 residential units in 3 x 10 level towers. To be known as Sapphire, construction is planned to commence in the first half of 2021.

Pinnacle Founder and Director, Joe Bechara, said that Gosford offers some of the best water views and lifestyle opportunities in the state and with the State Government now backing its revitalisation the city's future is ensured. "This has given us the confidence to invest and make the Coast our future," he said.

Government investment

Gosford Hospital

A new \$368 million Gosford Hospital was officially opened by the NSW Premier in mid-2018.

A significant investment, this hospital is a next-generation health facility to service the Central Coast region.



Gosford Hospital

Central Coast Clinical School and Health and Central Coast Research Institute

A \$72.5 million project financed jointly by the NSW and Federal Governments and University of Newcastle,

The Central Coast Clinical School and Research Institute is a partnership between the Central Coast Local Health District and University of Newcastle.

Located adjacent to the Gosford Hospital the building to accommodate the School and the Institute was completed in late 2020 and will be opened in early 2021.

Golf Links

COMMERCIAL CAMPUS

THE GIGABIT BUSINESS PARK

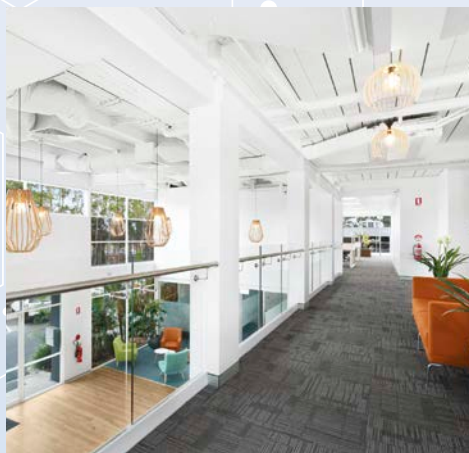


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For further details contact Julie Davies
Henry Kendall Group 02 4355 5111 business hours or 0402 779 186 mobile

Wyong Hospital

The Department of Health is presently constructing a \$200 million, six-storey expansion of Wyong Hospital. Construction is due for completion in 2021 and refurbishment in early 2022.

Leagues Club Field on the Gosford Waterfront

The NSW Government is investing \$10 million in transforming the Leagues Club Field on the Gosford Waterfront to be opened in late 2020.

Inter-city Fleet Maintenance Facility

A new replacement Intercity Train Fleet to service the South Coast, Newcastle, Central Coast and Blue Mountains will come into service in 2021. The new fleet will comprise 55 trains with 554 carriages.

In 2020 Transport NSW completed construction of a purpose-built \$300 million Train Maintenance Facility at Kangy Angy near Ourimbah to service the new trains.

The Facility comprises; train stabling yards and train wash facility, maintenance building for round the clock servicing of the new fleet, wheel lathe building, new high voltage sub station and amenities. Some 200 people will be employed by the Facility.

Roads

The NSW Government has committed over a billion dollars in road upgrades across the region in the last four years. Some of these projects have been completed while others are under construction or in the planning process. A \$70 million upgrade of the M1 Pacific Motorway between Somersby and Ourimbah was completed during 2020. The Pacific Highway upgrade between Lisarow and Ourimbah, a \$178 million project is currently under construction with opening planned for late 2021.

North Connex. A \$3 billion project connecting the M1 Pacific Motorway at Wahrenonga to the Hills M2 Motorway at Pennant Hills, a distance of nine kilometres, was opened in late 2020.

Partnerships driven to exceed expectations throughout the design, construction, and maintenance life-cycle.

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EDUCATION
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At a glance:**Population – 343,968 (Est. June 2019)****Median age – 42 years****Median personal income – \$600 per week****Median household income
– \$1,258 per week****Gross Regional Product (GRP) – \$12.73 bn****Local jobs* – 121,245 (2019)****Largest industries – Health Care and
Social Assistance, Retail, Manufacturing,
Construction****Local businesses(*) – 24,188 (ABS)****Employed residents – 159,280 (2019)****NIEIR 2018 (National Institute of Economic and Industry Research) and .id community***The Central Coast economy**

	Central Coast	Greater Sydney	NSW
Median age	42	36	38
Aboriginal & Torres Strait Islander population	3.8%	1.5%	2.9%
Couples with children	28%	35%	32%
Older couples without children	12%	8%	10%
Lone person households	25%	20%	22%
Medium & high density housing	22%	44%	33%
Median weekly household income	\$1,256	\$1,745	\$1,481
Median weekly mortgage repayment	\$410	\$495	\$456
Median weekly rent	\$352	\$447	\$384
Households renting	26%	33%	30%
Households with a mortgage	33%	32%	30%
Overseas born	15%	37%	28%
Language at home other than English	6%	36%	25%
University attendance	3%	6%	5%
University qualifications	14%	28%	23%
Public transport to work	9%	23%	16%

*Source: .id the population experts, ABS Census 2016***Population**

The Central Coast population at the time of the 2016 Census was 327,736. This compares with 312,186 in 2011 an increase of 5.0% over the 5 years.

More than 95% of the region's population lives between the coastal foreshore and the M1 Pacific Motorway that divides the coastal area from the hinterland.

The region is at the centre of the State's fastest growing corridor from the northern edge of the Sydney Metropolitan area to Newcastle. The projected population along this corridor is estimated to be 1.1 million by 2036.

After a long period of high growth through the 80's to the mid- 90's where growth had been running at around 4.0% per year population growth dropped back to 0.91% per year from 2001 to 2006.

The NSW Government's Central Coast Growth Plan 2036 is aiming at a modest 75,000 over the next 20 years or 3,775 people per year.

POPULATION TABLE

Year	Population	5 year growth
2036	414,615	5.2%
2031	394,019	5.4%
2026	373,925	5.4%
2021	354,915	5.8%
2016	335,309	3.9%
2011	322,657	6.5%
2006	303,051	6.1%
2001	285,508	8.6%
1996	260,839	-

Age structure

The Median Age has risen from 41 years of age in 2011 to 42 years in 2016 and this compares also with the State Median Age which is now 38 years. Traditionally the Central Coast has an older population although the 2016 Census indicates a growing proportion of people in the under 34 year age group.

Age structure of the Usual Resident Population – 2016

Age group	Number	%
0 to 19 years	80,356	24.6%
20 to 34 years	53,452	16.3%
35 to 54 years	83,006	25.3%
55 to 64 years	42,364	12.9%
65 and over	68,560	20.9%
Total	327,738	100.0%

Source: ABS Census 2016

Household income

Median weekly household income has risen from \$1,003 in 2011 to \$1,258 in 2016. This is an increase of 25.4% and may indicate a changing demographic as more people with higher incomes move into the region, particularly in the southern areas.

Median monthly mortgage repayments

Median monthly mortgage repayments in 2016 were \$1,750 and this compares with \$1,820 in 2011. This decline may be due to lower interest rates over the past five years.

Median weekly rent

Median weekly rent however has risen from \$270 per week in 2011 to \$350 per week in 2016 – an increase of almost 30%.

Unemployment

The number of unemployed people on the Central Coast in June 2016 was 10,098 or 6.7%.

Commuters

The Central Coast had a commuting population of 35,300 in 2018 - 25.3% - most of whom would prefer to work locally given the opportunity.

Employment

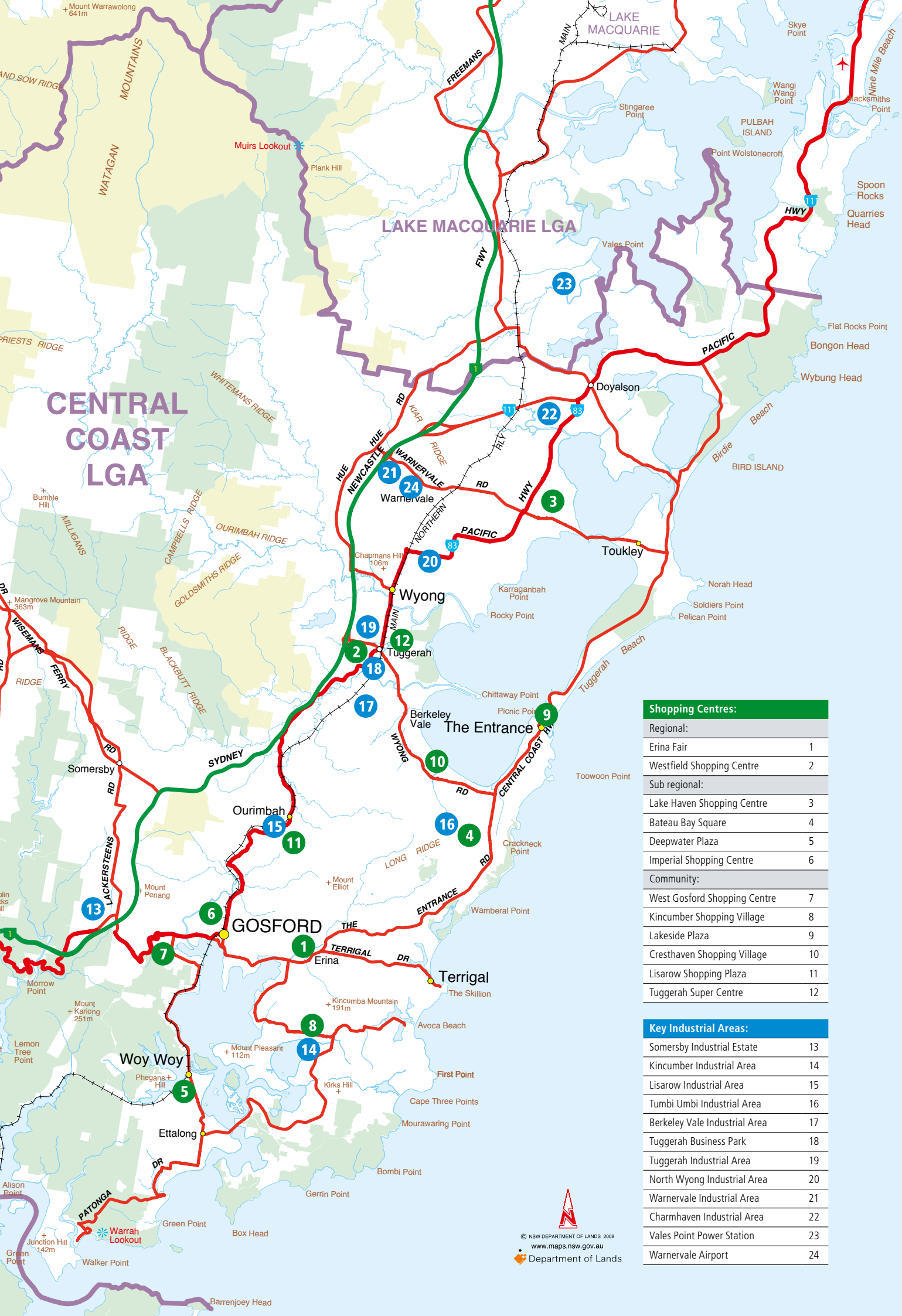
The total number of people employed on the Central Coast in 2018/19 was 121,245. A further 35,300 or 25.3% work outside the region.

The largest employing sectors are:

Health Care and Social Assistance	17,241	17.9%
Construction	13,397	13.9%
Retail Trade	9,705	10.1%
Manufacturing	8,145	8.5%
Education and Training	7,532	7.8%
Accommodation and Food Services	6,794	7.1%

Employment by industry

Central Coast Council area	2018/19		2013/14	
Industry	No.	%	No.	%
Agriculture, Forestry and Fishing	1,150	0.9	640	0.6
Mining	719	0.6	640	0.6
Manufacturing	8,878	7.3	8,786	7.8
Electricity, Gas, Water and Waste Services	1,493	1.2	1,333	1.2
Construction	13,761	11.4	9,561	8.5
Wholesale Trade	2,791	2.3	2,608	2.3
Retail Trade	14,859	12.3	15,658	13.9
Accommodation and Food Services	10,746	8.9	10,495	9.3
Transport, Postal and Warehousing	3,670	3.0	3,457	3.1
Information Media and Telecommunications	1,700	1.4	1,447	1.3
Financial and Insurance Services	2,529	2.1	2,234	2.0
Rental, Hiring and Real Estate Services	2,092	1.7	2,091	1.9
Professional, Scientific and Technical Services	5,391	4.4	5,155	4.6
Administrative and Support Services	4,174	3.4	4,217	3.7
Public Administration and Safety	6,536	5.4	6,013	5.3
Education and Training	10,165	8.4	9,833	8.7
Health Care and Social Assistance	22,618	18.7	20,190	17.9
Arts and Recreation Services	2,498	2.1	1,779	1.6
Other Services	5,474	4.5	5,907	5.3
Total	121,245	100.0	112,494	100.0



Shopping Centres:

Regional:

Erina Fair	1
Westfield Shopping Centre	2

Sub regional:

Lake Haven Shopping Centre	3
Bateau Bay Square	4
Deepwater Plaza	5
Imperial Shopping Centre	6

Community:

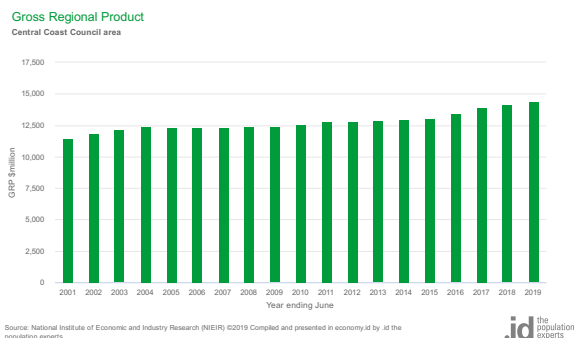
West Gosford Shopping Centre	7
Kincumber Shopping Village	8
Lakeside Plaza	9
Cresthaven Shopping Village	10
Lisarow Shopping Plaza	11
Tuggerah Super Centre	12

Key Industrial Areas:

Somersby Industrial Estate	13
Kincumber Industrial Area	14
Lisarow Industrial Area	15
Tumbi Umpi 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
Vales Point Power Station	23
Warnervale Airport	24

Gross Regional Product

The Central Coast's Gross Regional Product e.g. the wealth of the region generated by businesses, organisations and individuals working in the region, has grown from \$11,387 million in 2001 to \$12,732 million in 2016 an increase of 11.8% over 15 years. While the years 2005 to 2012 shown annual declines of up to 1.5% a positive change became noticeable from 2013 and by 2016 growth had picked up to 3.0% on the previous year.



Building Approvals

The Value of Building Approvals on the Central Coast has been increasing since 2011-12. Building Approvals on the Central Coast for the period July 2017 to April 2018 was \$754.3 million and for the whole of FY 2017 was \$814.9 million.



Value of total building approvals			
Financial year	Residential \$('000)	Non-residential \$('000)	Total \$('000)
2019-20	423,184	367,521	790,714
2018-19	572,232	224,670	796,902
2017-18	682,527	264,871	947,398
2016-17	487,131	327,754	814,885
2015-16	551,957	136,025	687,982
2014-15	371,926	209,563	581,489
2013-14	329,573	184,078	513,651
2012-13	241,042	124,700	365,742
2011-12	216,782	115,434	332,216
2010-11	350,235	101,692	451,927
2009-10	303,855	305,636	609,491
2008-09	220,145	248,474	468,619
2007-08	305,603	140,070	445,673

Registered businesses by industry - 2019

Industry	Number
Agriculture, Forestry & Fishing	512
Mining	52
Manufacturing	957
Electricity, Gas, Water & Waste Services	92
Construction	5,750
Wholesale Trade	742
Retail Trade	1,445
Accommodation & Food Services	1,037
Transport, Postal & Warehousing	1,315
Information Media & Telecommunications	259
Financial & Insurance Services	1,916
Rental, Hiring & Real Estate Services	2,244
Professional, Scientific & Technical Services	2,985
Administrative & Support Services	1,054
Public Administration & Safety	84
Education & Training	400
Health Care & Social Assistance	1,655
Arts & Recreation Services	410
Other Services	1,234
Industry not classified	35
TOTAL BUSINESSES	24,188

Source: ABS Counts of Australian Businesses

Value of Agricultural Production 2015-16

Commodity	\$ Value	%
Citrus fruit	3,140,442	1.9%
Eggs	5,592,683	3.5
Livestock	103,298,144	64.0
<i>Cattle, calves, sheep & goats</i>	944,050	0.6
<i>Poultry</i>	102,354,094	63.4
Nurseries and Cut flowers	36,058,769	22.3
<i>Cultivated turf</i>	3,477,356	2.2
<i>Nurseries</i>	17,935,549	11.1
<i>Cut flowers</i>	14,645,864	9.1
Other fruit	3,028,413	1.9
<i>Avocados</i>	2,213,734	1.4
<i>Other fruit</i>	814,679	0.5
Vegetables	10,318,398	6.4
Wool	9,130	0.0
TOTAL AGRICULTURE	161,449,035	100.0

Source: ABS, Value of Agricultural Commodities Produces

Key industries

Manufacturing

The manufacturing sector accounts for a diverse range of products from small, medium and large companies operating throughout the region.

In 2019 there were 957 registered businesses operating in the sector (Source: ABS Counts of Australian Businesses).

In 2018/19 total value add of the manufacturing sector was \$888.2 million while the total number of people employed was 8,878.



ProAli Design at North Gosford are world leaders in the design and manufacture of conveying systems for the food industry.

Food processing and metal and allied metal products companies make up a significant part of the region's manufacturing industries.

Value added by Manufacturing Industry Sector 2018/19

	\$million
Food Product and Beverage Manufacturing	287.4
Fabricated Metal Product Manufacturing	119.5
Machinery and Equipment Manufacturing	107.6
Non-Metallic Mineral Product Mfg.	94.9
Wood Product Manufacturing	84.4
Chemical and Chemical Product Mfg.	63.0
Transport Equipment Manufacturing	45.5
Furniture and Other Manufacturing	31.6
Polymer and Rubber Product Mfg	25.1
Paper and Converted Paper Products Mfg.	21.9
Textile, Leather, Clothing Manufacturing	19.2
Printing	17.6
Primary Metal and Metal Product Mfg.	12.3
Petroleum and Coal Product Mfg.	2.9
TOTAL	932.9

Source: *economy.id*

The manufacturing sector is supported by Central Coast Industry Connect an active industry group that works collaboratively across the sector. (See also Food Processing).

Global companies such as Aalborg Industries, Baltimore Aircoil (Australia), Komatsu Australia, CSR-Hebel, Donaldson Australasia, Pacific Labels and FMC all have a significant presence on the Central Coast.

Food processing

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

In 2018/19 the total value add of the food and beverage sub-sector was \$294.4 million.

In addition the region's hinterland is well known for its agricultural and horticultural products, particularly poultry, fruit and vegetables.

Major food companies include: Mars Food Australia, Sanitarium Health and Wellbeing, McCain, Inghams Enterprises (Chickadee further processed chicken facility), Agrana Fruit Australia, The Cordina Food Co. (further processed chicken facility), Life Health Foods Australia, Tip Top Bakeries.

Local food companies include: East Coast Beverages Pty Ltd, Herbie's Spices, La Tartine Bakery, Little Creek Cheese Factory, Nougat Limar, Six Strings Brewing Company, Steinbok and Distillery Botanica.

Central Coast Food Innovation Initiative

Established by Central Coast Industry Connect (CCIC), the Central Coast Food Innovation Initiative was established in 2018 with the aim of making the Central Coast the premier food and agribusiness region in NSW through demonstrated collaboration and co-operation on a platform of innovation to drive the regional economy.

With matched funding from Food Innovation Australia Ltd (FIAL), CCIC in June 2019 launched the Central Coast Food Alliance.

University of Newcastle

The Faculty of Science at the University of Newcastle's Central Coast Campus opened a new \$1 million kitchen and laboratory facility in March 2020 aimed at supporting the region's food industry

Agriculture

To the west of the M1 Pacific Motorway is a significant rural area that supports an agriculture industry with production in 2018/19 valued at \$127.6 million.

Major contributors to production were:

Poultry and eggs	\$46.6 million
Nurseries, Cut Flowers and Turf	\$44.9
Vegetables	\$28.7
Fruit and nuts	\$7.3

Source: *ABS Value of Agricultural Commodities Produced 2018-19*

Chicken production

Mangrove Mountain is a major chicken meat production area in NSW being close to the Sydney market.

The Cordina Food Co operate a poultry processing facility at North Wyong producing fresh, frozen and ready-to-eat gourmet products.

Distribution, Transport and Logistics



Alliance Distribution Services - a Division of Hatchette Australia

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, Husqvarna Australia, Pure Fishing Australia, Scholastic Australia, Woolworths Distribution Centre, Linfox Food Distribution Centre.

Transport companies based in the region are: Coastal Transport Services, Linfox Transport., TNT Central Coast Terminal, Star Track Express Central Coast Terminal and Toll IPEC, Border Express.

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.

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.

Companies operating across this sector include:

Blinkmobile Interactive, Servers Australia, Envisage Software Solutions, Ultra Serve Computing, Sterland Computing, Mirait Technologies, Tibco Software Inc.,

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 amongst the lowest in NSW.

Contact centres operating on the Central Coast include: ING DIRECT, Department of Human Services – CentreLink, SafeWork NSW, Police Assistance Line, APIA, NRMA Membership Services and NRMA Roadside Service, NSW Long Service Leave Corporation and Qantas Assure, Service NSW, Revenue NSW, TTech.

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, Umina Beach and 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,
- Treetop Adventure Park,
- The Australian Reptile Park and Wildlife Sanctuary,
- Australia Walkabout Wildlife Park,
- Ex-HMAS Adelaide dive site at Terrigal,

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, Hammond Care and Lend Lease are the leading operators of retirement villages in the region.

The Central Coast is made up of 107 urban and rural suburbs and villages that are serviced by nine Business Centres.

Their commercial characteristics are set out below to provide a snapshot of the region.

GOSFORD

Gosford - The Capital of the Central Coast.

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

Gosford CBD comprises a wide range of professional and commercial services firms, a retail precinct and dining options. Gosford Hospital is located adjacent to the CBD which has attracted a comprehensive range of medical and health services.

In recent years the CBD and surrounds has undergone a major transformation that has seen significant investment in residential developments resulting in a growing residential population within a two kilometre radius of the CBD that will need to be serviced.

The NSW State Government's Central Coast Regional Plan 2036 nominates Gosford as the Regional City.

Gosford City SEPP - In October 2018 the then Minister for Planning, the Hon. Anthony Roberts approved measures for a State Environmental Planning Policy (Gosford City Centre) 2018 which establishes the statutory controls that recognise the state-significant importance of Gosford as a regional capital. The SEPP provides the overall zoning and development controls within Gosford City Centre.

Professional and commercial services

Professional and commercial services within the CBD include all major trading banks as well as building societies, credit unions and mortgage brokers. Professional 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 commercial, professional, medical and social services.

Dining

Since opening in April 2019 the John Singleton backed Bon Pavilion, in Gosford has become the centrepiece of an emerging dining-out precinct in the CBD.

Bon Pavilion features seven separate dining and drinking areas with Bonfire being an upscale restaurant headed up by international chef Sean Connolly.

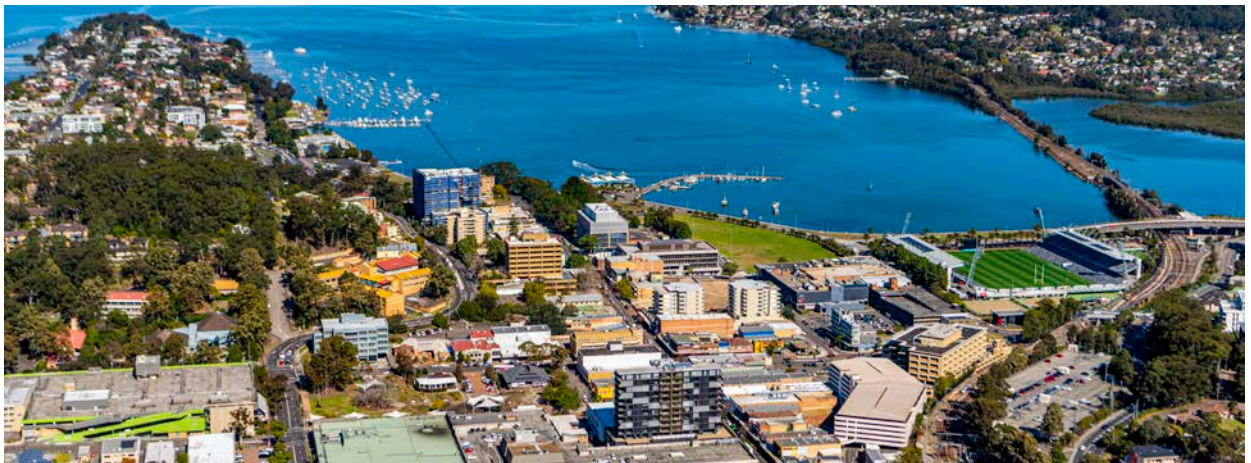
In recent years new restaurants and bars have opened including:

South End Social café and bar, craft brewery Bay Rd Brewing, At Baker Street restaurant and bar, Bitter N Twisted Bar, Mapo Galbi Korean BBQ, Recess Kitchen, Yai Thai, Bouffant Gosford.

These new venues complement other well established venues offering a wide variety of cuisines:, Pinocchio's Wine & Pizza Bar, New Sushi Maru, Tokyo Sushi, Chili Basil Thai Restaurant, Hotel Gosford 1926 Brasserie, The Good Bits Co, Alberts Line,

The Central Coast Leagues Club offers a wide range of dining, drinking and entertainment options further complementing the CBD's offerings.

The owners of the Hotel Gosford are undertaking a \$11 million refurbishment of the hotel which will be completed in early 2021 further adding to Gosford's emerging dining precinct.



Health

Gosford is a major centre for medical and health services in the region.

A new 484 bed Gosford Hospital, delivering next generation health services, was opened in June 2018. Central Coast Cancer Centre is adjacent to the Gosford Hospital.

Gosford Private Hospital, owned by the Healthe Care Group, is nearby with an adjoining Specialist Centre.

Construction of an additional \$32 million facility for Gosford Private was commenced in early 2020 and will be completed in 2021.

Numerous medical specialists and paramedical services operate in and around the CBD.



Research Institute and Medical School - The University of Newcastle's Faculty of Health and Medicine is establishing the Central Coast Research Institute and Medical School within the Gosford Hospital Precinct. This is a \$72.5 million project due to open in early 2021.

Education – Schools within the CBD area include Gosford High School - an academically selective high school, Henry Kendall High School, Gosford Primary School and Gosford TAFE.

Nearby is Central Coast Grammar School, St Edward's Christian Brothers College, St Joseph's Catholic College, Central Coast Adventist School and St Philip's Christian College.

The University of Newcastle is planning to establish a Gosford Campus in the CBD in the next few years.

Contact Centres

Major corporations have established Contact Centres in the Gosford CBD. They include: APIA, NRMA Membership Services, NRMA Roadside Service, Qantas Assure, ANZ Wealth, SafeWork NSW, NSW Long Service Leave Corporation, Service NSW and Revenue NSW.

Digital and Creative Businesses

The NBN supports a growing number of digital and creative businesses in the CBD with Fibre-to-the-Premises service.

Sport and Recreation

The 20,000-seat Central Coast Stadium, overlooking Brisbane Water, is regarded as one of the finest stadiums in Australia. Gosford Golf Club and Gosford Race Club are located on the perimeter of the CBD. Gosford Sailing Club is located near the Gosford Boat Harbour and Gosford Olympic Pool,

The NSW Government is redeveloping Leagues Club Field, a Regional Playspace, adjacent to the CBD and overlooking Brisbane Water at a cost of \$11 million. This project will be completed in late 2020.

Residential

High rise residential construction, within a radius of two kilometres of the CBD, is seeing a substantial increase in the population on the next few years.

Late 2018 and during 2019 around ten high rise residential apartment buildings were completed. A similar number were under construction in late 2019.

Other developments are in the planning stage.



Residential developments completed in the last two years

WEST GOSFORD



West Gosford is located on the Central Coast Highway at the gateway to the Central Coast and bordering Gosford CBD with five motels located along this road: Ashwood Motel, Galaxy Motel, Gosford Palms Motor Inn, Waterview Gosford Motor Inn and Ibis Budget.

West Gosford is a composite suburb of retail, bulky goods retail and commercial as well as retaining a light industrial area.

Gosford RSL Club is a leading entertainment venue and also operates two motels the Ashwood Motel and Galaxy Motel.

This Club is planning a major rebuild and had planned to commence construction in late 2020. However due to the COVID-19 crisis have put their plans back twelve months.

Riverside Park features a 4-level office tower as part of a bulky goods retail complex.

West Gosford Shopping Centre caters for local residents and business and in surrounding areas.

Bulky Goods retailers include: Officeworks, Domain, Spotlight, Bunnings Warehouse and Riverside Park Homemaker Centre.

Light industrial Area - An extensive light industrial area makes up a large part of the West Gosford precinct. (See under Industrial Areas Page 28)

Gosford Race Club is located on the Central Coast Highway. It is a leading NSW provincial race club and operates The Entertainment Grounds which comprises race track and extensive function facilities catering for business functions, conferences, trade shows, exhibitions and festivals.

Recreation

Gosford RSL Club is a leading entertainment venue.

Adcock Park Sporting Precinct is located on the Central Coast Highway within minutes of Gosford CBD.

Central Coast Council is redeveloping the precinct with an investment of \$26.2 million transforming it into a Regional Sports Facility comprising a new two storey multi-purpose sportsground amenities building, netball courts, touch football/OzTag fields, one turf cricket wicket, two synthetic cricket wickets, AFL field, velodrome, a little athletics field and, sportsground lighting and car parking spaces.

Stage 1 will be completed by the end of 2020.

Gosford Tennis Club - Located between Gosford and West Gosford is Gosford Tennis Club, a long established club with thirteen courts and lighting.

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 CBD.

Within the Erina business precinct 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 22nd largest shopping centre in Australia attracting some 12 million people each year.

Homewares Precinct

Also located in Erina are discount retailer, Harvey Norman and some twenty other national brand name furniture and electrical retailers. Home renovation retailers and interior design consultants also have premises in Erina.

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 on the Central Coast.

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 and para medical services. Central Coast Day Hospital specialises in eye surgery procedures, a number of eye specialists are located close by. I-MED Radiology Network, Medical Imaging Erina and PRP Diagnostic Imaging have facilities in Erina. Other medical services include; skin cancer clinics, dentists, general practitioners and specialists.

Digital and Creative Business

A number of digital and creative businesses are located in Erina include: Sterland Computing, Graphic by Design and KDR Graphics.

Education

Public schools at Erina include Erina High School and Woodport Primary School. Also at Erina are Central Coast Adventist School and Central Coast Grammar School at Erina Heights.

Retirement Living

A number of retirement villages that cater for high net worth retirees are well established in Erina. Retire Australia operates Tarragal Glen Retirement Village, Tarragal Manor and Wood Glen Retirement Village. The Rise at Wood Glen will comprise 58 premium apartments when completed. Other retirement living alternatives are Pine Needles Lifestyle Estate, Green Life Erina and Karalta Court Erina.

Aged Care - Facilities include Aurrum Aged Care, Woodport Aged Care Centre and Hammond Care.

TUGGERAH



Central Coast Mariners Football Club Centre of Excellence Building, Tuggerah

Tuggerah is geographically at the centre of the Central Coast region. It is located 4 kms south of Wyong Town Centre and at the convergence of the Pacific Highway, the M1 Motorway and Wyong Road (which leads to the coastal suburbs) and the main northern rail line.

It is therefore a major public transport hub servicing the region.

Future growth

In February 2019 the State Government announced that it had received a proposal from Scentre Group and its partners for a \$2.1 billion redevelopment and expansion of its Westfield Tuggerah site in conjunction with \$700 million of infrastructure works to transform the broader town centre.

Retail - Comprised within the Tuggerah precinct is the major regional shopping centre Westfield Tuggerah, Tuggerah Super Centre, Bunnings Warehouse and other major discount retailers.

Commercial – The Central Coast Mariners Football Club's headquarters is located in their Centre of Excellence building, a 7-level commercial building that comprises commercial and professional service businesses and medical centre.

Additional commercial and professional services are also located in Tuggerah Business Park, nearby. (for further information about Tuggerah Business Park, see Industrial Areas).

Sport

Central Coast Council is currently building a \$23 million Regional Sporting and Recreation Complex on 18.28 hectares of land near Tuggerah Railway Station. Stage 1 was completed during 2019.

The Central Coast Mariners Football Club's unique training fields and Centre of Excellence, is located adjacent to their headquarters.

Residential - Also making up part of the Tuggerah precinct is the Mardi Woodbury Park Estate residential area with a population of about 4,000.

Education - St Peter's Catholic College is a well-established school servicing an extensive area of the Central Coast region.

Banking and commercial services at Tuggerah include all major banks, building societies and credit unions in Westfield Shopping Centre.

A number of accountants, lawyers, insurance brokers, property valuers, surveyors and consulting engineers are located in the Tuggerah Business Park.

Tuggerah Industrial Area – This industrial area forms a link between Tuggerah and Wyong with a large number of light industrial businesses. (for further information about Tuggerah Industrial Area see Industrial Areas).

WYONG

Wyong Town Centre is a transport hub for rail and feeder-bus services from outlying northern Central Coast areas including Warnervale, Toukley and Budgewoi.

Central Coast Council's northern administration office is at Wyong.

The town centre's main retail offering is Wyong Village Shopping Centre and an Aldi Supermarket.

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

An emerging dining precinct is becoming evident in the Town Centre supported by entertainment venues The Art House and Royal Hotel which offers theatre restaurant style entertainment.

Mercure Kooindah 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 Wyong Golf Course are both adjacent to the Town Centre.

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 that surrounds and separates it from other town centres; however, this is regarded as its greatest asset.

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 Water 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. The tourism market is supported by Mantra Ettalong Beach Resort and adjoining Ettalong Diggers Club.

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.

TERRIGAL

Terrigal is one of the best known holiday spots for high yield visitors featuring Crowne Plaza Terrigal hotel and Star of the Sea resort and a large choice of restaurants and cafes.

It is also a popular base for scuba divers and the resting place of the former warship HMAS Adelaide which is a popular dive-site.

Numerous luxury residential apartments have been built in Terrigal and the popular location continues to see similar developments.

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 cafés overlooking the foreshore and entrance to Tuggerah Lakes.

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

Accor Group owns and operates a Pullman 59-room 5-star Resort Hotel and Conference Centre at Magenta Shores at North Entrance. The resort 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.



The Entrance

TOUKLEY

The Toukley Town Centre is 14 kilometres north of Wyong and is situated between Tuggerah Lake and Budgewoi Lake.

Toukley services a residential area that extends to Norah Head. It is on the main road leading from the M1 Motorway through to the 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 Coles and Aldi supermarkets.

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.

Under the State Government's Central Coast Growth Plan 2036 two areas of the region have been nominated as Growth Corridors.

The Northern Growth Corridor extends from the Warnervale Gateway accessed from the M1 Pacific Motorway at Warnervale and extends south to Wyong and Tuggerah.

The Southern Growth Corridor extends from the Somersby Gateway at the M1 Pacific Motorway and extends east to Gosford and Erina.

These Corridors are seen to be economic corridors and include Industrial Areas as well as commercial and retail business centres.

Industrial Areas within these Corridors are:

Northern Growth Corridor

- Tuggerah Business Park,
- Berkeley Vale Industrial Estate,
- North Wyong Industrial Area,
- Tuggerah Industrial Area,
- Charmhaven Industrial Area.
- Wyong Employment Zone - (360 ha) of which Warnervale Industrial Park is already being developed.
- Bushells Ridge (630 ha), (adjacent to the Wyong Employment Zone is a much larger area which has been identified for development, however, it is heavily constrained by threatened species issues.

Southern Growth Corridor

- Somersby Industrial Area,
- West Gosford Industrial Area,
- Lisarow Industrial Area,
- North Gosford Industrial Area, and
- Erina Industrial Area.

The five major industrial areas are:

- Tuggerah Business Park.
- Berkeley Vale
- Somersby, and
- North Wyong (including Golflinks Commercial Campus, Wyong Business Park and Pacific Industrial Estate), and
- Warnervale

Minor industrial areas are located throughout the region providing a wide range of support services to business and consumer.

NorthConnex

The nine kilometre NorthConnex dual-lane tunnel under Pennant Hills Road in northern Sydney, linking the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway, was opened in October 2020 and will substantially reduce travelling times between the Central Coast and western and southern Sydney.

This project is seen as a 'gamechanger' in respect to access to the Sydney market and for interstate trucking movements.

Property agents are reporting increased buyer activity from Sydney industrial and logistics companies seeing opportunities to relocate to the region.

WYONG EMPLOYMENT ZONE (WEZ)

The Wyong Employment Zone comprises the existing Warnervale Business Park (see later) and Warnervale Airport on the eastern side of the M1 Pacific Motorway plus Precincts 11 and 13 to the north which are presently appropriately zoned but undeveloped as well as Precinct 14 on the western side of the M1 and covers an area of 744 hectares.

Warnervale Airport

This facility has been located at Warnervale since the early 1940s and over the past 30 years has been operated as an airport by the Central Coast Aero Club.

Owned by Central Coast Council a Concept Plan for the airport to become a General Aviation Hub over the next 20 years was prepared by the former Wyong Council in 2017.

No decision as to the implementation of this Concept Plan has been taken by Central Coast Council.



Mars Food Australia Berkeley Vale facility



TUGGERAH BUSINESS PARK

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.

It 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 businesses operating within this Park include manufacturers, distribution centres and warehouses, construction companies and other professional and commercial services.

Tuggerah Business Park is home to a number of international and national companies some of whom are:

- Hachette Australia national distribution centre,
- Belkin Australia head office,
- Husqvarna Australia head office and distribution centre,
- Pure Fishing Australia head office and national distribution centre,
- Call Centres - NSW Police Assistance Line Call Centre, ING Direct Call Centre, Centrelink Call Centre,
- Freight Terminals – Border Express, Star Track Express, DHL Express

BERKELEY VALE INDUSTRIAL AREA

Berkeley Vale Industrial Area and the adjoining Fountaindale Industrial Areas are situated 5 – 6 kilometres east from the Tuggerah Exit of the M1 Pacific Motorway.

In close proximity to these industrial areas is Kangy Angy Intercity Fleet Maintenance Facility recently completed by the NSW Department of Transport to service the new intercity train fleet.

The headquarters of two of Australia's major food companies – Mars Food Australia and Sanitarium – are located here.

Medium-sized companies located in the area include: Halley & Mellowes, Linfox Food Services Distribution Centre, Trend Laboratories – TrendPac, Life Health Foods Australia and Palm Beach Motor Yachts.

NORTH WYONG INDUSTRIAL AREA

North Wyong Industrial Area and adjoining Enterprise Corridors is located approximately three kilometres north of the Wyong town centre and railway station.

It comprises North Wyong Industrial Estate, Golflinks Commercial Campus, Wyong Business Park and Pacific Industrial Estate

The North Wyong Industrial Estate was established about 40 years ago and comprises approximately 150 hectares while two areas either side, zoned Enterprise Corridors, have been developed in recent years.

Major businesses in the Estate are: Dulmison Australia, FMC, Heyden Frames and Trusses, Pacific Labels, Alfa Laval Aalborg Pty Ltd, Parchem, All States Trailer Spares.

GOLFLINKS COMMERCIAL CAMPUS

The Henry Kendall Group are developing the Golflinks Commercial Campus which comprises 14 hectares of land on the Pacific Highway opposite the Wyong Golf Course adjacent to the North Wyong Industrial Area and a few kilometres from Wyong Town Centre.

The Campus has faster than NBN fibre internet connectivity and provides an integrated ecosystem that includes childcare, food outlets, car wash, service station, storage and premium office space.

Nexus - The centerpiece of this Campus is Nexus, a next generation work space that combines the best of serviced offices and co-working facilities.

Nexus is co-located with an onsite data centre that provides redundancy and the fastest fibre internet connection on the Central Coast.

Servers Australia, one of Australia's leaders in the provision of dedicated server solutions has located its head office and operations centre in the Nexus complex.

WYONG BUSINESS PARK

Wyong Business Park, adjacent to the North Wyong Industrial Area, is being developed by Central Coast developers, Gibbens Group. It covers an area of eight hectares and comprises a number of stand-alone buildings.

As part of this development Gibbens are building a \$26 million office building for ING Direct.

PACIFIC INDUSTRIAL ESTATE

Pacific Industrial Estate is located at the northern-most part, and adjoins, the North Wyong Industrial Area.

Developed over the past four years it comprises a varied mix of businesses including a multi-million dollar chicken processing facility for The Cordina Food Co.

SOMERSBY INDUSTRIAL ESTATE

Somersby Industrial Estate is located adjacent to the Gosford exits of the Sydney-Newcastle Freeway and covers almost 400 hectares.

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

Manufacturing - 3S Lighting, Alushapes, Australian Conveyor Engineering, Baltimore Aircoil, BASF, Borg Manufacturing, CSR-Hebel, Komatsu Mining Group, Delta Laboratories, Robsons., N J Phillips, Protective Fencing, Rimex, Sapphire Aluminium Industries, Sulo, Thermit, and Reinforced Concrete Pipes Australia (RCPA).

Warehousing and distribution - Garden City Products, Bidvest Frozen Foods,

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.

A number of small logistics companies and distributors are based in the Park.

Major businesses are: Sanitarium, Woolworths Distribution Centre, and Coastal Transport Services.

Minor Industrial Areas

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 industry 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.

NORTH GOSFORD INDUSTRIAL AREA is located close to the Gosford CBD. Most businesses in this area service the building and automotive industries.

LISAROW INDUSTRIAL AREA is situated five kilometres north of Gosford and is located on the northern and southern sides of the railway line. Most of the companies in this area are medium to large in size. They include: BuiltSmart Group, Central Coast Shopfronts, Interpod Mirait Technologies Australia, Scholastic Australia, McCains Foods (Sara Lee production facility), Burgtec.

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

Major companies operating in this area include Kellogg Australia and Borg Manufacturing.

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

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.



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THE UNIVERSITY OF
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Tertiary 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 industry and 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 unique multi-sector campus shared by the University of Newcastle, TAFE NSW and the Central Coast Community College, focussed on providing opportunity for people of all ages, and from all backgrounds to use tertiary education as a springboard to achieve professional success without having to leave the Central Coast.

University of Newcastle

The University of Newcastle's Central Coast campus at Ourimbah celebrated 30 years of world-class teaching, learning and research in 2019.

Their broad range of undergraduate degrees and postgraduate and higher degree by research programmes engage with local industry partners, embedding learning with hands on experience.

Specialist programmes in Oral Health Therapy, Podiatry, Food Science and Human Nutrition, and Exercise and Sports Science are only offered on the Central Coast.

In 2020, the University is expanding these offerings to include a Bachelor of Coastal and Marine Science and an innovative Bachelor of Public and Community Health. Other disciplines offered by the University at Ourimbah include education, nursing, business, commerce, IT, social work and humanities.

A face-to-face Master of Business Administration, delivered in the Gosford CBD, supports the development of local professionals in the areas of Health Services Management, Innovation and Entrepreneurship, Marketing and Applied Finance.

A Trusted Partner with a Record of Success

Supporting regional innovation and entrepreneurship, and responding to the needs of industry and business is a cornerstone of the University vision for a Health and Innovation Hub in Gosford. The University has secured \$18 million in Federal government funding for the Hub, which will stimulate market demand for supporting businesses and services, develop more opportunities for University researchers to collaborate with industry and support the further development of the region's graduate workforce.

Delivering Education and Training Outcomes for the Coast

The University remains committed to its vision for an integrated multi-campus presence on the Central Coast.

Vice Chancellor Professor Alex Zelinsky AO said, "Our strategy begins with the opening of the Central Coast Clinical School and Research Institute in 2021 and will continue with a staged approach to delivering a dedicated academic facility in Gosford.

"These initiatives, together with a reimagined Ourimbah campus, reinforce our leadership for enabling equitable access to higher education, and as a priority industry partner for research, innovation and the student experience."

"This integrated multi-campus strategy supports our position as the preferred higher education destination for students on the Central Coast, and the core community and industry partner for transforming the region. Together with our campus partners, TAFE NSW and the Central Coast Community College, we offer pathways which are vital to the region, providing social, educational and aspirational ambition to the community."



University of Newcastle Vice Chancellor Professor Alex Zelinsky AO

TAFE NSW

TAFE NSW operates campuses at Gosford, Wyong and Ourimbah with many courses being pathways into the University of Newcastle.

On the Ourimbah Campus TAFE offers courses in: Business Administration, Accounting and Bookkeeping, Commercial Cookery, Hospitality Management, Information Technology, Construction, Carpentry, Horticulture, Metal Trades, Plumbing and Electrical Trades.

TAFE's Gosford and Wyong Campuses also offer a wide variety of courses.

Central Coast Community College

The Central Coast Community College is located on the Ourimbah Campus providing pathways to employment, career advancement and career changes. Many of the courses offered by the College lead to pathways into TAFE and University of Newcastle studies. Through its well developed industry networks and partnerships in their signature specialisations of Business & Finance, Community Services, Fitness, Health & Beauty, Technology Skills, Tourism & Hospitality, and Work, Health & Safety.

These strong industry connections mean that they are able to offer students coordinated work placements and valuable links to future employment possibilities.

Located midway between Sydney and Newcastle, the Central Coast has the advantage of being centrally located within about 2 hours driving time of a population of around 5.5 million people. Both cities provide a springboard to all Australian state capitals and the international market.

The M1 Pacific Motorway runs north-south through the Central Coast and is part of the AusLink road corridor that links the major eastern seaboard cities and towns from Sydney to Brisbane. Key industrial areas are located adjacent to the three access points to the region, at Somersby, Tuggerah and Warnervale.

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

Port Botany and Sydney Airport is about 100 kilometres or 90 minutes' drive depending on traffic to Tuggerah on the M1 Pacific Motorway exit.

NorthConnex a nine kilometre tunnel that links the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills, was completed in late 2020. It will substantially reduce traffic congestion on Pennant Hills Road resulting in shorter travelling times between the Central Coast and Western Sydney.

Distribution logistics is a major factor when deciding where to site a new warehouse. 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.

In addition the region boasts an extensive pool of labour skilled in all aspects of the warehousing and distribution process.

Lower occupancy costs, relative to city locations, are achievable due to reasonably priced land and building costs.

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

Distances to major destinations

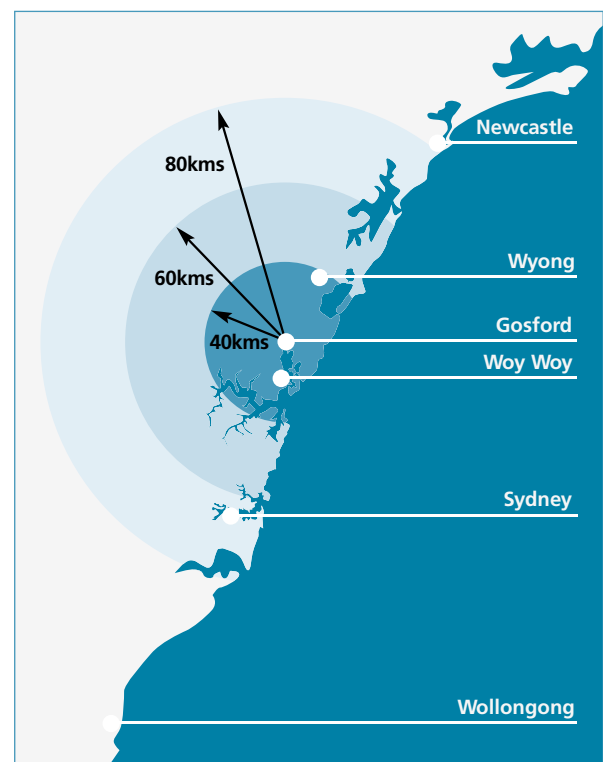
Central Coast - Tuggerah to:	Distance
Sydney CBD	102 km
Port Botany	110 km
Sydney Airport (SYD)	108 km
Newcastle CBD	77 km
Newcastle Airport	92 km
Parramatta	83 km
Brisbane (New England Hwy)	940 km
Melbourne	960 km

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,
- Allen & Unwin Australia and Hodder Headline Australia Pty Ltd operate a 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 – national distribution centre,
- Garden City Products, Somersby
- Woolworths Limited operate a \$100 million Distribution Centre at Warnervale.

Interstate carriers Star Track Express, Border Express and Toll IPEC operate modern terminals in the region and offer overnight services to Melbourne and Brisbane.

Distances map



The Central Coast has a population of approximately 346,459 people with a range of qualifications, skills and experience covering a wide spectrum.

Surveys of employers reveal that employee turnover rates on the Central Coast are well below the average for Sydney and other areas.

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 speak English and is, therefore, entirely familiar with the language and customs.

According to Labour Force Survey data the number of Central Coast residents in work at 30 June 2016 was 139,597 while the Unemployment Rate was 6.7% (source: .id the population experts).

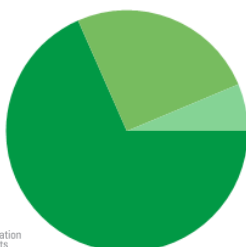
The number of residents who live and work on the Central Coast at 30 June 2016 was 95,389 or 68.4%.

The Central Coast had a commuting population of 35,287 in 2016 - 25.3% of the region's resident worker - most of whom would prefer to work locally given the opportunity.

Employment location of resident workers 2016

Central Coast Council area

- Live and work in the area
- Live in the area, but work outside
- No fixed place of work



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data)

.id the population experts

KEY STATISTICS – Local workers

Local workers	Number	%
Total local workers	104,734	100.0%
Males	48,104	45.9%
Females	56,630	54.1%
Age structure		
15 – 24 years	17,533	16.7%
25 – 54 years	64,658	61.7%
55 – 64 years	18,085	17.3%
65 + years	4,458	4.3%
Top occupations		
Professionals	20,501	-
Clerical & administrative workers	14,334	-
Technicians & Trade workers	13,928	-
Method of travel to work		
Car	77,697	74.2%
Public transport	2,877	2.7%
Bicycle	372	0.4%
Walked only	2,108	2.0%
Born overseas	16,763	16.0%
Speaks language other than English	6,997	6.7%

Source: ABS Census 2016



Commuters – Approximately 35,300 or 25.3% work outside the region

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.

Water supply



Mangrove Creek Storage Dam

The Central Coast Council owns and manages its own water supply system, the third largest urban water supply system in NSW.

Dams are located at Mangrove Creek, Mooney Mooney and Mardi with a total storage capacity of 202 megalitres supplying the entire region with its water needs.

While Mangrove Creek dam is predominantly a storage dam, it and Mooney Mooney and Mardi dams are supplied with water from pristine streams with sources in the surrounding mountains.

The region is connected to the Hunter Region's water supply system to the north by a pipeline thereby guaranteeing the region's water during times of drought.

Communications

The Central Coast is moving towards being a totally connected region as optical fibre services are rolled out by the NBN. Most of the region is now connected—the majority being connected with FttN services and some via FttP services. Gosford City, East Gosford and West Gosford in particular are connected with FttP services

The Nexus Smart Hub facility at Wyong offers a 100mbps fibre service which is faster than any service available through the NBN. Their internet connection utilises an adjacent Data Centre with multi-homed and multipathed fibre connections.

Energy

Electricity is available throughout the region while gas is available in most areas particularly for residential.

Industrial and commercial users should check that gas is available where they wish to locate.

Public transport

The rail line between Sydney and Newcastle is electrified and provides comfortable, fast, scheduled services throughout the region. Travelling time between Gosford and Sydney Central is 90 minutes.

Scheduled bus services link all suburbs to the major centres and rail stations. Major transport hubs are at Woy Woy, Gosford, Tuggerah and Wyong.

The Palm Beach Ferry Service operates regular services between Palm Beach (on Sydney's northern beaches) and Ettalong and Killcare.

Roads

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

This Motorway is part of the Auslink road corridor between Sydney and Brisbane.

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 from Kariong where it exits 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.

NorthConnex a nine kilometre tunnel that links the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills, was completed in late 2020. It will substantially reduce traffic congestion on Pennant Hills Road resulting in shorter travelling times between the Central Coast and Western Sydney.

Sewage and waste management

The Central Coast is serviced by a reticulated sewerage system to all non-rural residential, commercial and industrial areas. Central Coast Council owns and operates an independent sewerage and wastewater system across the region.

Trade waste policies are based on the 'user pays' principle with charges reflecting the quality and quantity of waste.

Two waste management facilities service the region, one servicing the north of the region at Buttenderry and the other at Woy Woy servicing the south.

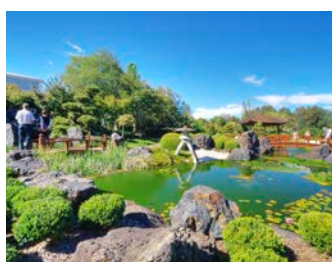
Waste management company Cleanaway is contracted to provide kerbside waste collection services for general waste, recycling and green waste.

Restrictions are applied to liquid and hazardous wastes, for which alternative facilities are available in Newcastle and Sydney. A comprehensive Regional Waste Plan is in place and all Development Applications must include a waste management plan. Several private waste contractors provide services at competitive rates.

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 and TAFE colleges provide for tertiary learning.
- Health – a healthy, pollution-free environment with hospital and medical facilities comparable with those in major cities.
- Proximity to work – No matter where one lives on the Central Coast getting to work is much less stressful than in Sydney. Most local residents are within 40 minutes' drive of their jobs.
- 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.
- Cost of Living – For those who have the opportunity to live and work on the Central Coast the Cost of Living is substantially less than for the city.



Lifestyle – A better choice of living

Real estate - Where to live

The Central Coast provides prospective home buyers a wide range of property ranging from beachfront, coastal and hinterland rural to suburban homes and apartments.

Away from the beaches affordable housing is a well-known attribute of the region.

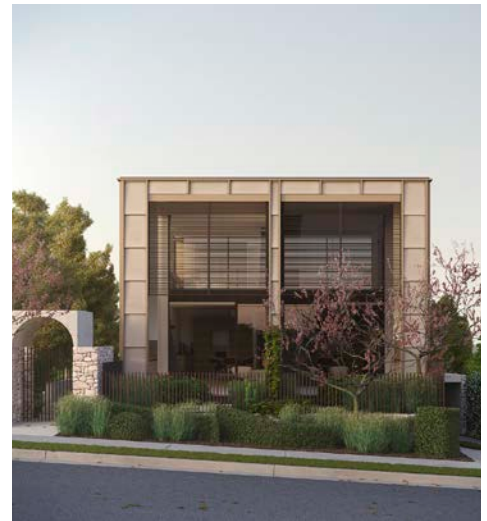
The best part is that you can choose to be as close or as far away as you want from the shops, beaches, freeway or bush and stay within your budget.

The most sought after beachside suburbs are Terrigal, Avoca Beach, Forresters Beach, Toowoyn Bay and Pearl Beach, the waterside suburbs of Point Frederick, St. Hubert's Island and

Daley's Point. Executive style properties command prices between \$2 and \$4 million. In the rural areas of Matcham, Holgate and Glenning Valley, Yarramalong and Dooralong Valleys prices range from \$1 million to \$4 million.

To the north of the region are the newer areas of Woongarah, Hamlyn Terrace and Wadalba with 450 sqm lots being offered from \$300,000. While house and land packages are available for around \$470,000 to \$931,000.

Beachside locations are sought after with Terrigal the most popular location with prices starting at \$900,000 and passing the \$2m mark for a beachside apartment with ocean and beach views



Schooling



The Central Coast offers residents a wide range of education options through 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.

Gosford High School (GHS) is a academically selective high school located adjacent to the Gosford CBD.

Central Coast Grammar School (CCGS) is a leading independent school for boys and girls from age 5 to 18 (K to Year 12) and has an enrolment of 1315 students.

CCGS's academic results are among the nation's very best, consistently ranking in the top 100 schools in the HSC. Its programmes have a global outlook and focus on next generation teaching and learning.

Located on a 17 hectare campus, its facilities include a Performing Arts Centre and extensive indoor and outdoor sports amenities. CCGS's investment in state-of-the-art learning facilities continues with all new K-6 junior school facilities, grandstand and amenities block opening in January 2021, linking cutting edge design, technology and teaching practice.

Work on new Senior College facilities will commence December 2020 and be completed by April 2021. 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

Aspirations fuelled.

Central Coast Grammar School is located within the heart of our community, with some of Australia's newest facilities teamed with a world class vision. Explore this dynamic, industrious learning community that's creating tomorrow's entrepreneurs.

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CENTRAL COAST
GRAMMAR SCHOOL

Lifestyle – A better choice of living

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 at Narara and Lakes Grammar at Warnervale.

At Kariong the Central Coast Sports College accepts students from year 5 through to year 12 who all take part in an innovative academic programme and at the same time are involved in football, netball, tennis, rugby league and rugby union programmes.

Tertiary education

The Central Coast Campus at Ourimbah is a multi-sector comprising the University of Newcastle's Central Coast Campus, TAFE NSW and the Central Coast Community College.

Additional TAFE campuses at Gosford and Wyong.

Health Services

Public health facilities in the region are both first class and comprehensive.

An extensive range of specialist medical services is provided across the region making the Central Coast almost independent of capital city medical services.

Two public hospitals, three private hospitals and eight health care centres serve the area.

Gosford Hospital is an 11-storey building officially opened in June 2018 and is considered one of the most modern in Australia. It comprises surgical and medical wards, and has teaching status through affiliation with the Medical Faculty at the University of Newcastle. A Cancer Treatment Centre offering radiotherapy treatment for cancer sufferers is co-located on the hospital campus.

A new hospital is under construction at Wyong to service the northern part of the Central Coast.

Health Care Australia operate private hospitals at Woy Woy, Gosford and Kanwal (adjacent to Wyong Hospital).

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.

Leisure & Recreation

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

The Central Coast is just over one hour from the centre of Sydney with its world class restaurants, theatres and galleries and festivals.

Closer to home the Central Coast also offers residents a wide range of dining out and entertainment options:

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.

Over the last two years new dining precincts in Gosford and Wyong have evolved.

Gosford's dining precinct has exploded in the last few years as restaurateurs open new venues. The John Singleton inspired The Bon Pavilion opened in early 2019. This iconic venue, is split into six zones offering a high end dining room, casual coffee bar, cocktail bar and public bar as well as private dining.

Cinemas and 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, the Woy Woy Little Theatre and The Arthouse Theatre at Wyong stages 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.

Numerous venues across the region offer live music entertainment featuring many well-known artists and musicians.

NAISDA Dance College

The NAISDA Dance College at Mt Penang Gardens, Kariong is Australia's premier Indigenous training college in dance and the performing arts for next generation of Aboriginal and Torres Strait Islander performers.

Galleries

The Central Coast is home to many celebrated artists

The Central Coast Regional Gallery at East Gosford compliments 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 and welcome new members.

Sport

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 lifesaving, 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 Tumby 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 clubs 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 Centre of Excellence at Tuggerah is the training base for the club and includes a Soccere5s facility, YMCA Swimming School. The administrative headquarters of the club are located on the site.

Central Coast Academy of Sport

The Central Coast Academy of Sport is one of Australia's leading sports academies offering a number of high performance sporting programmes.

Central Coast Regional Sporting & Recreational Complex

Located on 18 hectares of land at Tuggerah the Central Coast Regional Sporting & Recreational Complex is operated by Central Coast Council. Stage 1 comprising nine playing fields plus amenities building was opened in March 2019 and represents an investment of \$23.71 million. Stage 2, a multi-purpose indoor complex and grandstand is planned for the future.



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Acknowledgements

The Central Coast – A Better Business Environment – 2020-21 Investment Prospectus is an initiative of Adams Business Publications Pty Ltd, published annually since 1995 with the support of the following sponsors:

Hunter & Central Coast Development Corporation

Central Coast Grammar School

CKDS Architecture

Commercial hq

Burgtec

Henry Kendall Group

North

Pluim Group

Stevens Construction

University of Newcastle

Published by

Adams Business Publications Pty Ltd
Suite 3, 27 Platinum
4 Ilya Ave. Erina NSW 2250
PO Box 3259 Erina NSW 2250
Phone: 61 2 4367 0733
e: info@ccbusinessreview.com.au
www.ccbusinessreview.com.au

Designed by

Graphic By Design
Suite 3.11 Platinum
4 Ilya Avenue, Erina NSW 2250
PO Box 3295, Erina NSW 2250
Phone: (02) 4365 6777
e: design@gbd.com.au
w: www.gbd.com.au

Print/Distribution

Bromley Direct
Phone: 0412 439 773
e: keith.brown@bromleydirect.com.au
www.bromleydirect.com.au

*The Central Coast –
A Better Business Environment –
2020-21 Investment Prospectus
is an initiative of Adams Business
Publications Pty Ltd, published
annually since 1995.*

