

SYDNEY'S CENTRAL COAST



**INVESTMENT
PROSPECTUS**
2023-24

There has never been a better time to invest in the Central Coast.

The Department of Regional NSW leads investment attraction, promotion and strategy work across regional NSW.

The Hunter-Central Coast Regional Development team provides end-to-end support for businesses wishing to set up or expand their operations in the Hunter and Central Coast and holds specialist expertise in investment attraction and knowledge in key engine, emerging and new industries.

It works closely with the NSW Government's overseas trade representatives to attract investment and talent, and connect into innovation ecosystems.

Photo courtesy of Chosen Photography



Sydney's Central Coast is just over an hour north of Sydney CBD with a population of almost 360,000 people and seen as one of the fastest growing regions in NSW.

Located on the shores of the expansive Brisbane Water, Gosford is the Capital City of the Central Coast and identified as a Metropolitan city in the NSW Government's Central Coast Regional Plan 2041.

Over the past five years Gosford has seen unprecedented residential investment along with substantial investment in a new Gosford Hospital and University of Newcastle campus. As part of these developments the NSW Government has classified Gosford as a Employment and Education Precinct.

Tuggerah, at the geographic centre of the region, has been identified as a Regional city. Located in close proximity to

Wyong town centre Tuggerah forms part of the Tuggerah to Wyong Growth Corridor. Central Coast Council's administration offices are located at Wyong.

Gosford and Tuggerah are connected to Sydney via a fast electric train service and the M1 Pacific Motorway .

The working population in 2022 was 132,937 of which approximately 40,000 residents commute into Sydney each day for work.

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.

Top reasons to invest or relocate to the Central Coast



Fast growing region

Population of 346,596 (2021 Census) estimated to grow to over 414,000 by 2036



Location – on Sydney's doorstep

70 minutes to Sydney CBD – 80 minutes to Port Botany and Sydney International Airport



Workforce

A large, adaptable and enthusiastic skilled and unskilled workforce. Around 40,000 commuters



Well-developed infrastructure

Including fibre to the premises connection to National Broadband Network



Business costs

Low business costs in respect to land, occupancy, labour costs and high productivity



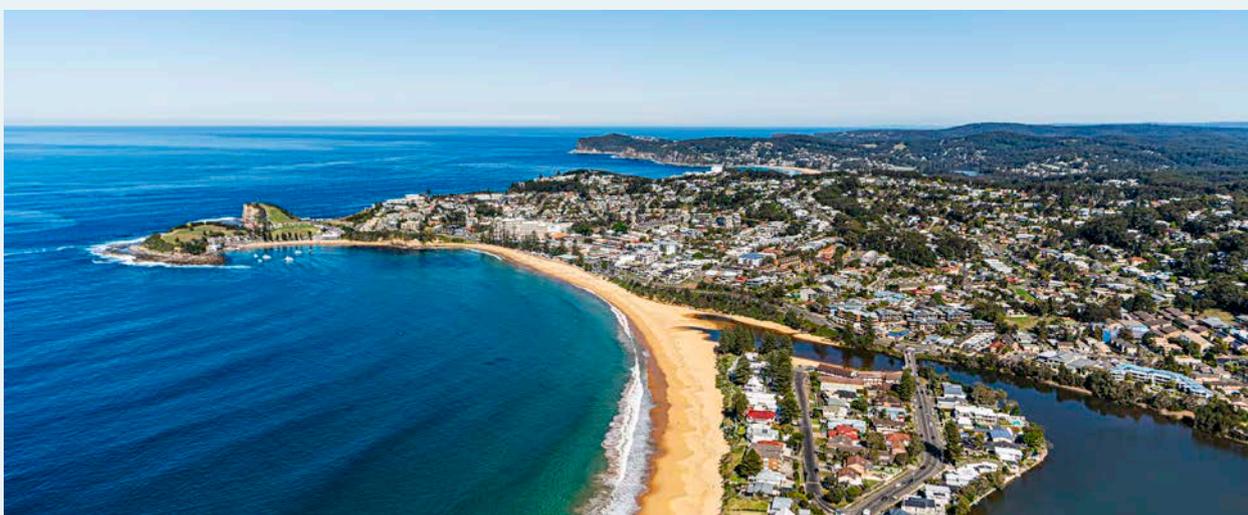
Lifestyle

AAAn ideal family lifestyle with excellent school and health facilities in a pristine environment unattainable in the city



The economy

- Gross Regional Product June 2022 - \$17,470 million
- Employment – 2022 – 132,937
- Population – Estimated 2022 – 348,930
- Local businesses - June 2022 – 25,800
- Commuters – about 40,000
- Largest employing sectors – Health Care and Social Assistance, Retail, Construction and Manufacturing.



Terrigal Beach

PHOTO: JEFF MCGARRN

KEY BUSINESS SECTORS

Manufacturing, Food and Beverage processing

Over 1,000 manufacturing businesses operate throughout the region which accounts for a diverse range of products and employs around 9,000 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 7.7 million people.

Innovation and Technology

The Central Coast is a thriving technology literate region.

A growing number of technology and ICT companies are established in the region with the result that a Technology / ICT Cluster is being seen as the genesis for a new industry taking advantage of being connected via the NBN broadband network throughout the region.

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:

Sector	Businesses
MANUFACTURERS	Baltimore Aircoil Australia*, Borg Manufacturing, FMC*, Chamberlain Australia*, CSR Hebel, Donaldson Australia*, Pacific Labels*, Thermit Australia, Interpod, LUTUM Roof Tiles, Trendpac
FOOD MANUFACTURING AND BEVERAGES	Agrana Fruit Australia*, The Cordina Food Co., Inghams Enterprises, McCain Foods*, Mars Food Australia*, Sara Lee, Sanitarium Health and Wellbeing, Tip Top Bakeries, Hawkesbury Brewing
LOGISTICS	Carter Hold Harvey*, Hachette Australia*, Pure Fishing, Scholastic*, Woolworths Distribution Centre
INNOVATION & TECHNOLOGY	Star Scientific, OneBlink LcS, Mirait Technologies Australia*, Servers Australia, Sterland Computing, 4B Media, Envisage Software Solutions, ClockOn Australia, 4id Solutions
PROFESSIONAL SERVICES	ACOR Consultants, Northrop Consulting Engineers, Jamieson Group
CONTACT CENTRES	McAPIA, Centrelink, ING Direct*, Long Service Leave Corporation, NRMA, Police Assistance Line, Qantas

*Global corporation

RECORD INVESTMENT

In recent years the Central Coast has experienced unprecedented investment with residential property developers active in Gosford in particular and national companies such as Sara Lee, Hebel and Borg investing heavily in expanding their manufacturing facilities.

Who's investing:

The University of Newcastle

The University of Newcastle opened its Central Coast Clinical School and Research Institute campus adjacent to Gosford Hospital in 2022. A new \$60 million Gosford Campus is now in the design and approval stage with a planned opening in 2025.

St Hilliers

St Hilliers, one of Australia's leading private, integrated property and construction groups is developing a residential, retail and commercial precinct known as Central Coast Quarter on a 1.5-hectare site on the Gosford waterfront.

ALAND

Sydney property developer and builder, ALAND is constructing The Archibald, a development comprising two 26-storey towers with 289 apartments, roof top sky bar, 167 key 5-star hotel.

Completion is set down for late 2024.

Alceon Group

Alceon Group, one of Australia's leading privately-owned financier and investment companies in partnership with builders, Deicorp have commenced construction on Rumbalara a masterplanned resort style development on a 2.3ha site that will comprise four buildings with 260 apartments and 400 space basement car park around a garden and pool setting.



Gosford RSL Club

Gosford RSL Club has commenced construction of a \$45 million redevelopment of their club premises at West Gosford that will see the club transformed into a landmark building at the Gateway to Gosford and the Central Coast. Completion of the project will be late 2023.

Winarch Capital

Newcastle based property developer, Winarch Capital, are developing Warner Business Park at Jilliby, a 86.3 Ha englobo industrial development in the north of the region near Warnervale.

To be developed in 4 stages construction commenced in early 2022 with Stage 1 to be completed in mid-2023

Chamberlain Australia



Chamberlain Australia is expanding its operations into a brand new purpose built state of the art facility at Somersby on a 19,000 square metre site. The facility will have a 200kw solar panel system, rain water tanks, electric car charging stations and an undercover bike rack to name a few of the features.

Mingara Leisure Group

Mingara Leisure Group has announced plans to build a 82-room hotel adjacent to its club facility at Tumbi Umbi representing an investment of \$21 million. The Mingara hotel will feature 82 rooms over five floors and will provide easy access to all club facilities for guests staying there. .

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 Campuses 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 Industree Group Stadium in Gosford.



AUSTRALIA

NEWCASTLE

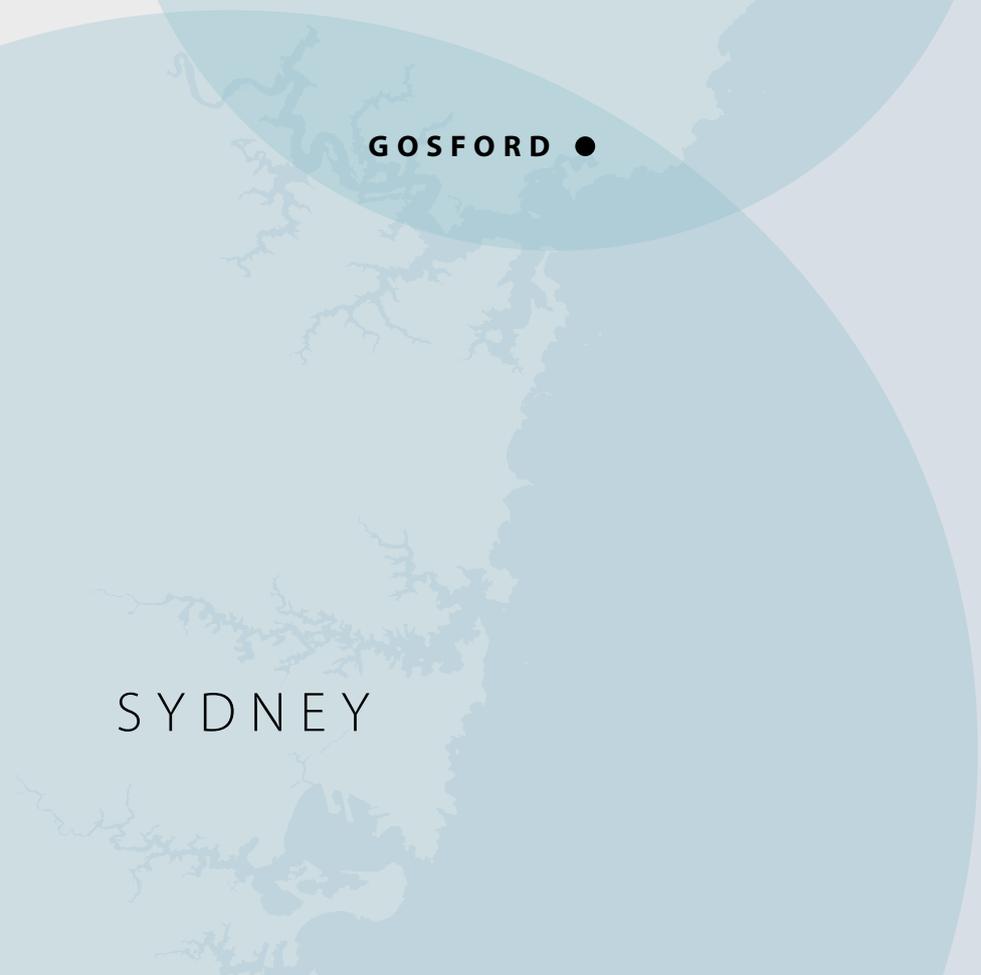


CENTRAL
COAST

1 HOUR FROM
SYDNEY

● TUGGERAH

GOSFORD ●



SYDNEY

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Niagara Park looking south towards Brisbane Water

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 it will remain under Administration until September 2024.

The Central Coast Local Government Area is the second largest in NSW.

In April 2022 the Central Coast was combined with five other adjoining cities from the Illawarra to Newcastle to become part of a 'megacity' under the Greater Cities Commission by the NSW Government.

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

POPULATION

With a population in June 2021 of 346,596 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 2021-22 the region's Gross Regional Product was \$17,516 million growing by 2.7% since the previous year.

There were 25,800 registered local businesses based in the region in 2022 employing 133,945 people.

Unemployment in 2022 was 3.3%, the lowest level for more than ten years.

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.

This follows almost ten years of government investment in hospitals, roads, schools and other infrastructure.

THE FUTURE OF EDUCATION ON THE CENTRAL COAST



The University of Newcastle has been committed to the Central Coast for more than 30 years.

The next stage of our partnership is our new Central Coast Campus in the heart of Gosford that will activate the Central Coast Education and Employment Precinct and stimulate the ongoing revitalisation of the Gosford CBD.

The Central Coast Campus is jointly funded by the Australian Government, NSW Government and University of Newcastle to realise our shared vision for this important project for the Central Coast and our University.

We look forward to continuing working with business – the Chamber of Commerce and Business NSW – our partners the Local Health District, with TAFE NSW and Central Coast Council to open this new chapter for the Coast.



Australian Government
Department of Health
and Aged Care



In recent years the Central Coast has experienced unprecedented investment with residential property developers active in Gosford in particular and national companies such as Sara Lee, Hebel and Borg investing heavily in expanding their manufacturing facilities.

ALAND

Sydney property developer ALAND is developing a 5,656 sqm site in the Gosford CBD to be known as Archibald with two 26-storey towers that will comprise 289 apartments, roof-top sky bar and 167 key 5-star hotel.

Construction commenced in early 2023 with completion planned for early 2025.



Archibald by ALAND Gosford

John Singleton Group

The John Singleton Group has identified opportunities and in recent years has invested in residential, office, and hospitality developments and ventures. These include \$35 million Bonython Tower and Railway Hotel in Gosford and 40 luxury apartments in the Ravello Residences development on the Gosford Waterfront.

In 2019 he acquired the Elanora Hotel in East Gosford and has since invested millions in renovating the property. He now plans to build a 40-60 room motel alongside the hotel.

St Hilliers

In July 2022 St Hilliers, one of Australia's leading private, integrated property and construction groups started construction on The Waterfront, a development that will comprise 136 apartments in a 26-storey tower overlooking Brisbane Water on the Gosford waterfront.

In late 2018 St Hilliers completed the first stage of the redevelopment of site now known as Central Coast Quarter with the construction of a 6-level \$64 million A grade commercial building anchored by the NSW Department of Finance, Services and Innovation.

Alceon Group

ALCEON Group, one of Australia's leading privately-owned financier and investment companies with extensive experience in real estate development in partnership with builders, Deicorp commenced construction on one of the largest luxury residential developments to be undertaken on the Central Coast in Gosford in early 2023.

To be known as Rumbalara and built on the highest point in Gosford overlooking Brisbane Water the development is a masterplanned resort style development on a 2.3ha site that will comprise four buildings ranging in size from 6 to 12 storeys with 260 apartments and 400 space basement car park around a garden and pool setting designed by architects Marchese Partners.

Gosford RSL Club

Gosford RSL Club has commenced construction of a \$45 million redevelopment of their club premises at West Gosford that will see the club transformed into a landmark building at the Gateway to Gosford and the Central Coast with completion due late 2023.



Cranes across the Gosford CBD - Photo courtesy of Chosen Photography



INVESTING IN THE FUTURE OF THE CENTRAL COAST



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- Lisarow Plaza • Service NSW Erina



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University of Newcastle



Architect's render of proposed University of Newcastle Gosford Campus

The University of Newcastle is about to embark on a new Gosford Campus that is now in the design stage with a planned opening in 2025.

The 5-level Campus building will be built on a 4,672 sqm site on the corner of Mann and Beane Streets, Gosford with a footprint of 4,200 sqm.

Prof. Alex Zelinsky Vice Chancellor of the University of Newcastle said "This building will set an example for building design and sustainability, with a World Leading 6 Green Star rating, a rating usually reserved for highly efficient buildings fully powered by renewables".

The new Campus will offer programmes covering business studies, law and cyber security, with student numbers reaching 900 within a decade.

With UON's Central Coast Clinical School and Research institute adjoining Gosford Hospital now fully operational and with a new Gosford Campus coming along, Prof. Zelinsky announced what he sees as a next step in his vision for Gosford – an Integrated Innovation Network for the region's most promising innovators and entrepreneurs.

Mingara Leisure Group

Mingara Leisure Group has announced plans to build a 82-room hotel adjacent to its club facility at Tumbi Umbi representing an investment of \$21 million.

The Mingara hotel will feature 82 rooms over five floors and will provide easy access to all club facilities for guests staying there.

The Greens - The Entrance Bowling Club - Meanwhile Mingara is proceeding with the redevelopment of The Greens The Entrance club investing \$20 million in a new club house with lounge and sports bar and two undercover bowling greens.

Woolworths Limited

Supermarket giant Woolworths Limited announced a major expansion of the Warnervale Distribution Centre built in 2005, with a \$67.7 million investment in alterations and additions to the present facility.

Waratah Super Battery



Image Waratah Super Battery under construction at Lake Munmorah

In November 2022 the NSW Government announced that the Southern Hemisphere's largest network battery will be built at the site of the old Lake Munmorah Power Station in the north of the Central Coast.

Estimated to cost an estimated \$1 billion to build the 850 megawatt Waratah Super Battery will act as a "shock absorber" for the electricity grid providing two hours of storage.

The project was granted Critical State Significant Infrastructure status earlier in 2022.

The Waratah Super Battery will be connected to the grid by Transgrid, following \$150 million in upgrades and \$30 million for a control system, to ensure energy security following closure of the Eraring Power Station.

Chamberlain Australia



Image of Chamberlain Australia's new factory building at Somersby

Chamberlain Australia is expanding its operations into a brand new purpose built state of the art facility at Somersby on a 19,000 square metre site. The facility will have a 200kw solar panel system, rain water tanks, electric car charging stations and an undercover bike rack to name a few of the features.

Chamberlain have been manufacturing in Australia for over 100 years and over 30 years on the Central Coast. This new facility combines four sites into one and will house the company's manufacturing operations, national warehouse and international engineering team.

The expansion will allow Chamberlain to design a product range for a global market and execute their growth plans for many decades to come.

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*Estimated savings based on sources including Property Council of Australia and local commercial real estate data.



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Nexus Business Hub is part of the Golfinks Commercial Campus, developed by the Henry Kendall Group. Amy Close, Wyong NSW.



**HENRY
KENDALL
GROUP**

The Central Coast is full of opportunities for businesses looking to relocate or establish their operations as well as for investors.

Those that offer the most are:
HEALTH EDUCATION AND INNOVATION
ADVANCED MANUFACTURING
DIGITAL BUSINESS
PROFESSIONAL AND CONSULTING SERVICES

GOSFORD HEALTH EDUCATION AND INNOVATION PRECINCT

Gosford CBD is undergoing a transformation that is seeing it become a Health Education and Innovation Precinct with attendant opportunities for research, innovation and higher education.

This follows the NSW Government's redevelopment of Gosford Hospital that has been the catalyst for the University of Newcastle to co-locate and invest \$72.5 million in a Clinical School and Research Institute adjacent to the hospital and more recently, announcements that the University of Newcastle will establish a new Campus in Gosford and Gosford TAFE would be redeveloped with a new campus in the CBD.

Gosford CBD

Building on the foundations of Gosford Hospital and well established medical and health support services around it, a comprehensive range of doctors, medical specialists and medical and health services have located within the CBD over many years.

Additionally, Gosford CBD and surrounding areas offer access to 10 gigabit broadband connection.

Opportunities exist within the Gosford CBD for allied health and medical professionals to leverage off an established network of innovative support services.

Gosford Hospital

Gosford Hospital is the principal referral hospital and regional trauma centre for the Central Coast servicing a population of 346,596 people, expected to grow to more than 378,000 by 2032.

Gosford Hospital's 11-storey tower, part of the \$348 million redevelopment, officially opened in 2018.

The redevelopment delivered next-generation, first-class health care to the Central Coast. This included a new nuclear medicine service, which has greatly improved diagnoses for a range of conditions.

It also delivered a new and expanded emergency department, intensive care unit, and special care nursery as well as more operating theatres.

A refurbishment of the existing hospital included spaces for allied health, cancer day unit, emergency short stay unit and cardiovascular services.



Gosford Hospital and University of Newcastle Clinical School and Research Institute form the centrepiece of the Gosford Health and Education Precinct.

Central Coast Clinical School

Adjoining Gosford Hospital the University of Newcastle's Central Coast Clinical School is a nation-leading health, medicine and wellbeing teaching and education facility, operating alongside the Central Coast Research Institute.

Opened in 2021, these facilities focus on integrated healthcare, medical education, research and innovation in addressing the health needs of the local population.

The Clinical School supports the University's links with the local health sector through a collaborative and multidisciplinary approach.

In partnership with the Central Coast Local Health District, the Clinical School graduates medical, nursing and allied health practitioners who have trained in real hospital settings, alongside leading clinical practitioners and medical experts.

The Clinical School spaces incorporate state-of-the-art experiential learning facilities, wet and dry labs, practice consult rooms, tutorial rooms and individual and group study spaces. Students studying at the Clinical School have access to the wide range of services and support provided by the University.

Central Coast Research Institute for Integrated Care

Also, adjoining Gosford Hospital, the Central Coast Research Institute for Integrated Care (CCRI) is a joint venture of the University of Newcastle (UON) and Central Coast Local Health District (CCLHD), that was formally created on 3 March 2020.

The purpose of the CCRI is to deliver translational research outcomes relevant to improving the health and wellbeing of the Central Coast community and beyond through development and evaluation of new models of person-centred integrated care.

The CCRI's ambition is to become a recognised centre of research excellence in integrated care through the building of effective research partnerships across Australia and the Asia-Pacific.

The CCRI is also a key partner in the \$7m Cancer Research and Capacity Building (CRTC) Project funded by Cancer Institute NSW, a key regional initiative to build skills and capacity in cancer research; and a \$2.5m Centre of Research Excellence on

CONTINUED PAGE 13



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Integrated Health and Social Care led by the University of Sydney where the CCRI is leading on its knowledge translation and educational capabilities.

As the CCRI continues to grow into the future it will seek to expand its research portfolio; build community partnerships through a range of advisory groups and communities of practice; support education and training opportunities in research skills and research translational, and so directly contribute to achieving the vision being established in the CCLHD's Strategic Research Plan (2022-26).

Gosford Private Hospital

While not in the Gosford CBD, only a few minutes away is Gosford Private Hospital operated by Health Care. Established some 40 years ago this hospital in late 2021 completed a \$32 million expansion. Health Care was purchased in 2021 by Pacific Equity Partners and the building is owned by investor group Barwon Investment Partners. Gosford Private employs a staff of 700 health and administrative personnel. Within this precinct and adjacent to the hospital is Jarrett Street Specialist Centre, North Gosford Medical Centre and the Gosford Private Consulting Suites.

ADVANCED MANUFACTURING



Chamberlain Group robot carrying out post-processing gauging. Many Central Coast manufacturers have embraced the latest technologies in their manufacturing process.

The Central Coast is home to over 1,000 manufacturers across diverse sectors from small to large successfully competing in the national and global marketplace. These businesses employ some 9,000 people.

Major employment sectors are: Pharmaceuticals, Cleaning products, Fabricated and structural metal products, Relocatable homes, Furniture, Building products including kitchens, frames and trusses, windows and doors, modular bathrooms, concrete panels and pipes, Mining Equipment, Precision machining, Filtration products, Industrial and agricultural chemicals, Packaging and Paper products.

While most are locally owned businesses there is a core of national and foreign owned companies based in the region.

Many have embraced Advanced Manufacturing technologies to improve their products and processes.

Manufacturers on the Central Coast are supported by a strong support and networking organisation, Central Coast Industry Connect (CCIC).

CCIC focuses on specialisations in Advanced Manufacturing, Food and Beverage production and the circular economy

with the goal to make the Central Coast a Centre of Innovation Excellence across the spectrum.

The region's manufacturing story is one of innovation with manufacturers from small to large embracing new technologies to produce more complex and higher value-added products.

See Page 17

FOOD AND BEVERAGE MANUFACTURING

The Central Coast is located at the centre of a population of around 5.5 million people offering food and beverage manufacturers a cost effective distribution for their products.

For this reason more than forty food and beverage manufacturing and processing companies operate across the region the largest being Sanitarium, Mars Food, Sara Lee, The Cordina Food Co and Hawkesbury Brewing Company.

Products vary from poultry processing to brewing and bakery products.

The industry is supported by the Central Coast Food Alliance, a cluster under CCIC.

This Alliance was established to foster the development of a thriving food, agriculture and beverage industry that contributes to the social and economic development of the Central Coast region.

The food industry is also supported by the University of Newcastle (UON) which offers a Food Science & Human Nutrition Degree through the Faculty of Science at their Central Coast Campus and dedicated food laboratory facilities.

See Page 18

PROFESSIONAL AND CONSULTING SERVICES

The Central Coast is the ideal location for professional, consulting and service businesses to base their operations.

Firstly, it's about productivity – Central Coast residents are renowned for their strong work ethic. This is based on a work/life balance where lifestyle and closeness to work creates a positive mental outlook leading to increased motivation.

Secondly, being a little over one hour from the Greater Sydney area with quick and easy access to the CBD via rail and

expressway provides considerable time savings for the busy executive. Similarly, Sydney's Kingsford Smith Airport is a little over an hour by rail or road.

Thirdly, occupancy costs for office space across the region is substantially below that in the city or suburbs.

The introduction of high-speed broadband has enabled many companies to operate highly successful businesses on the Central Coast.

As an example: Jamieson Group, ACOR Consultants, Oddfish Media, Belkin International Inc, MIRAIT Technologies Australia are national and international companies that have found the Central Coast a place that ticks all the boxes from a productivity point of view: quality staff, low operating costs, high speed broadband, close to Sydney Airport.

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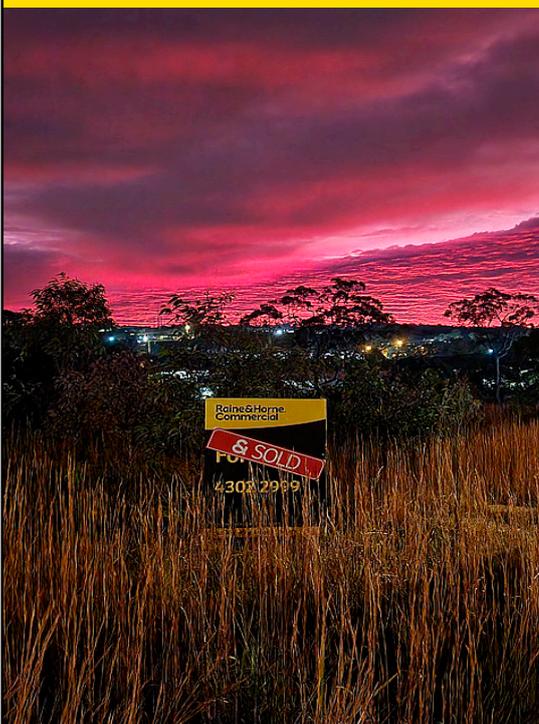
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DIGITAL BUSINESS

According to the ABS Counts of Australian Business surveys in 2022 there were 3,408 registered businesses operating in the Central Coast providing Professional, Scientific and Technical Services and 307 registered businesses in the Information, Media and Telecommunications industry.

All depend on high-speed broadband services to operate efficiently and be able to work on projects with tight deadlines, communicate with customers and suppliers, engage with new clients, interact and exchange ideas with coworkers across the global stage.

The Central Coast was the first region in Australia to be identified for Fibre-to-the-Premises (FtTP) Broadband services at the commencement of the National Broadband Network (NBN) rollout in 2011.

Gosford CBD and surrounding areas identified by nbn as Business Fibre Zones (See Page 29) has 10Gbps FtTP broadband services.

Additionally, the Nexus Business Hub at North Wyong is collocated with an onsite data centre that provides redundancy and 10 gigabytes connectivity.

The introduction of high-speed broadband in the region has spawned a growing number of online businesses and



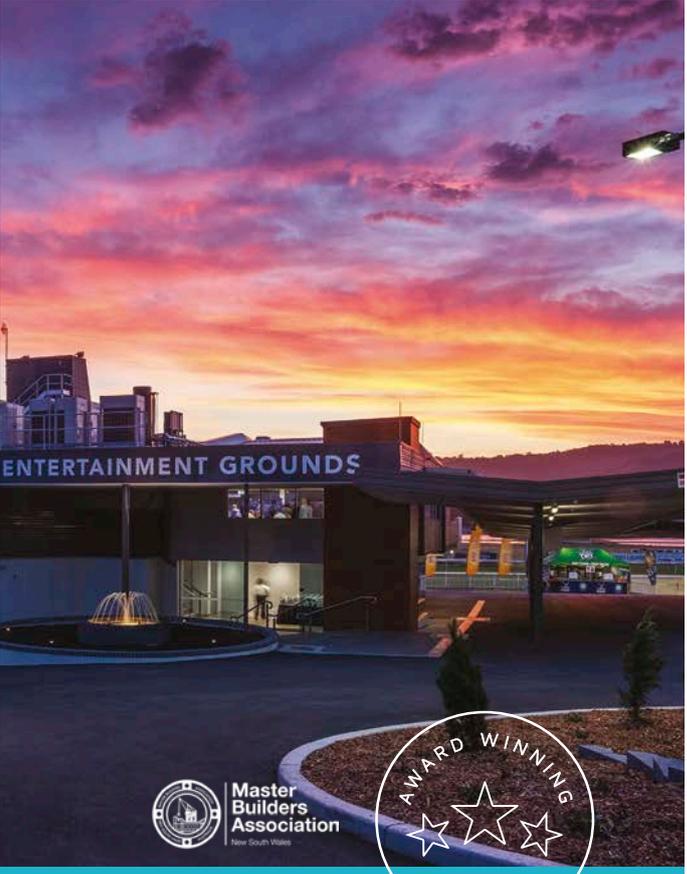
Nexus Business Hub is located within the Golf Links Commercial Campus at North Wyong is a gigabit business park with 10-gigabyte uncontented internet connectivity to the Nexus Building. The Campus offers 100 Gb availability for the entire campus, ultra-fast, low latency fibre (FTTN) network connections to all premises and on-campus data centre.

software developers. They include: 4B Media, OneBlink LcS, Personalised Favours, Bohemian Traders, Envisage Software Solutions, ClockOn.



Building better communities from concept to completion.

-  Industrial & Manufacturing
-  Experience & Retail
-  Education & Inspiration





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New South Wales



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Community Profile (Census 2021)

	Central Coast
Population	346,596
Median age	43
Median Household Income (Wkly)	\$1,507
Median Personal Income (Wkly)	\$727
Median Mortgage Repay (Mthly)	\$2,000
Median Rent (Wkly)	\$400
Age structure	
0 – 19 years	82,628
20-59 years	142,390
60+	99,342
Tertiary qualifications (No.)	19,692

*Source: - economy.id, NIEIR - FY 2022

Economic Profile*

Gross Regional Product	\$17.51 b
Local Businesses	25,800
Employed Residents	165,367
Commuters (Est.)	32,057
Development Approvals FY2022	
Residential	\$617.3m
Non-residential	\$309.1m
Total	\$930.4m

*Source: - economy.id, NIEIR - FY 2022

Registered Businesses 2022

	No of Registered Businesses	No of FTE Employees	Turnover						Total
			Under \$50k	\$50k to \$199k	\$200k to -\$2m	\$2m to \$5m	\$5m to \$10m	\$10m plus	
Agriculture, Forestry, Fishing	506	957	174	150	159	17	3	3	506
Mining	50	440	19	9	12	6	3	3	50
Manufacturing	1,014	7,575	183	317	386	60	34	34	1,014
Electricity, Gas, Water, Waste Services	93	1,327	15	22	47	7	0	3	93
Construction	6,364	13,307	945	2,611	2,491	230	54	33	6,364
Wholesale Trade	754	2,275	163	174	292	66	27	32	754
Retail Trade	1,597	9,861	364	375	608	162	49	39	1,597
Accommodation & Food Services	1,198	5,657	159	263	683	51	25	17	1,198
Transport, Postal & Warehousing	1,315	3,727	524	445	291	36	10	9	1,315
Information Media & Telecommunications	307	1,612	118	110	68	6	4	3	307
Financial & Insurance Services	884	2,622	301	295	246	29	6	7	884
Rental, Hiring & Real Estate Services	2,411	1,576	759	864	679	78	23	8	2,411
Professional, Scientific & Technical Services	3,408	5,985	942	1,255	1,102	72	30	7	3,408
Administrative & Support Services	1,376	3,201	356	592	368	29	8	3	1,376
Public Administration & Safety	79	5,536	15	20	35	5	3	0	79
Education & Training	475	9,054	123	173	153	12	8	6	475
Health Care & Social Assistance	1,960	19,871	307	568	990	73	15	7	1,960
Arts & Recreation Services	499	1,256	165	165	155	8	5	0	499
Other Services	1,483	3,913	265	630	555	24	3	6	1,483
Industry not classified	27	-	6	12	8	0	3	0	27
TOTAL BUSINESSES	25,800	99,752	5,903	9,050	9,328	977	313	220	25,800

*Source: - economy.id, ABS Business Surveys

The manufacturing sector on the Central Coast accounts for a diverse range of products from food processing and metal and allied metal products to wood products that make up a significant part of the region's manufacturing industries.

Advanced Manufacturing

In 2022 there were 1,014 registered manufacturing businesses operating in the sector while in 2021/22 total value add of the manufacturing sector was \$1,201.9 million and the total number of people employed was 7,551.

While most are locally owned businesses there is a core of national and foreign owned companies based in the region.

Many have embraced Advanced Manufacturing technologies to improve their products and processes to give them a competitive edge.

Manufacturers on the Central Coast are supported by a strong networking organisation, Central Coast Industry Connect (CCIC). CCIC focuses on specialisations in Advanced Manufacturing, Food and Beverage production and the circular economy with the goal to make the Central Coast a Centre of Innovation Excellence across the spectrum.

One of the largest manufacturers in the region is Borg, a family owned vertically integrated company that has embraced innovation and advanced manufacturing making it one of Australia's leading manufacturers.

Other leading manufacturers include: Chamberlain Group, Pro Ali Design, Crossmuller, TrendPac, Baltimore Aircoil (Australia), Hebel, Komatsu Australia, Donaldson Australasia, Parkwood Modular Homes, Parchem, Interpod Modular Bathrooms, Pacific Labels and FMC

Food processing

The Central Coast is home to over 50 food manufacturing and processing companies from large to small.

In 2021/22 the total value add of the food and beverage sub-sector was \$340.9 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, Sara Lee, Inghams Enterprises (Chickadee further processed chicken facility), Agrana Fruit Australia, The Cordina Food Co. (further processed chicken facility), Tip Top Bakeries, Hawkesbury Brewing Co.

Central Coast Food Manufacturing and Innovation Hub

The establishment of the Central Coast Food Manufacturing and Innovation Hub was announced in the October 2022 Federal Budget as an initiative of Central Coast Industry Connect to make the Central Coast "a Food Manufacturing Destination". Central Coast Council has provided land for the hub at Ourimbah in close proximity to the Ourimbah campus of the University of Newcastle.

Project planning is underway with an expected opening of the hub to be mid 2026.

University of Newcastle

The Faculty of Science at the University of Newcastle's Central Coast Campus at Ourimbah has strong links with the food industry. Their food science laboratory is aimed at supporting the region's food industry.



Borg Manufacturing's Panels Manufacturing Facility at Somersby. BORG is a Central Coast based, family-owned manufacturing and recycling corporation and is Australia's leading manufacturer of melamine panels and components for all joinery applications.

Agriculture



Family Fresh Farms Peats Ridge 2.5Ha glasshouse cucumber growing facility

To the west of the M1 Pacific Motorway is a significant rural area that supports an agriculture industry with production in 2022 valued at \$177.9 million. The agriculture sector includes: Chicken growing, cut flowers, fruit and vegetables.

The Central Coast Plateau area is a major chicken meat production area being close to the Sydney market.

Chicken production in 2020/21 was valued at \$67.0 million.

Cut flower production on the Central Coast in 20-20/21 was valued at \$39.2 million and citrus fruit and vegetable production at \$9.2 million.

Australian entrepreneur Gerry Harvey in 2019 established Family Fresh Farms at Peats Ridge investing \$25 million in two new 2.5 Ha hi-tech glasshouses and packaging lines growing some 100 million Qukes® baby cucumbers annually for the major supermarkets.

Central Coast Primary Industries Centre (CCPIC)

The Central Coast Primary Industries Centre (CCPIC) is NSW Department of Primary Industries' Centre of Excellence for Market Access and Greenhouse Horticulture.

The site is co-located with the Ourimbah Campus of the University of Newcastle with a further 78 hectares at the Somersby Field station.

CCPIC is a research institute with world-class, purpose-built laboratories and a greenhouses complex which support R&D of NSW Agriculture and Biosecurity & Food Safety.

The Institute develops and implements science-based technologies and production systems for horticultural crops. Many research and development opportunities exist to maintain horticulture as Australia's fastest growing primary industry. These include enhancing export market access, developing new export supply chain opportunities, mitigating food safety risks, developing innovative products, reducing industry reliance on pesticides and improving environmental performance.

Digital Business - Information and Communications Technology

A growing number of Software and 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: ClockOn Australia Software, OneBlink LcS, Spotto, Servers Australia, Envisage Software Solutions,, Sterland Computing, Mirait Technologies, 4id Solutions, 4B Media, Hub Systems.

Distribution, Transport and Logistics

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 7.7 million people.

In addition, the Central Coast is halfway 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: 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, Toll IPEC and Border Express.

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.

Visitor economy

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 markets.

Terrigal, The Entrance, Umina Beach and Ettalong Beach are considered the major tourist destinations 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.

Depending on your industry sector – manufacturing, warehousing and logistics, retailing, wholesaling, hospitality or professional services one of the many business centres or industrial areas could be the right location for you.

This section sets out in detail the dynamics that drive each business centre across the region as well as the industrial areas.

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

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

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.

With an area of 3 square kilometres, Gosford comprises a wide range of professional and commercial services firms, a retail precinct and dining options.

In recent years the CBD and surrounds has seen significant investment in residential developments resulting in a growing residential population that at the time of the 2021 Census was 4,973 and with new developments under construction (See Page 7) will see this number almost double over the next five years.

Additionally, Gosford CBD is expanding and undergoing a transformation that is seeing it become a Health Education and Innovation Precinct with attendant opportunities for research, innovation and higher education.

Health Education and Innovation Precinct – Centred on Gosford Hospital the Gosford Health Education and Innovation Precinct is located adjacent to the CBD which has attracted a comprehensive range of medical and health services.

The University of Newcastle Central Coast Clinical School and Research Institute adjacent to Gosford Hospital opened in 2021 and is currently developing a new Gosford Campus to open in early 2025. In early 2023 two private education colleges established in Gosford.

Professional and commercial services - Professional and commercial services within the CBD include 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.



Gosford Health, Education and Innovation Precinct. – Photo courtesy Chosen Photography

Where to invest – Business Centres

Dining – Gosford has a growing number of places to eat from the iconic Hotel Gosford and restaurant to the recently refurbished Railway Hotel both of which offer entertainment.

In recent years new restaurants and bars have opened offering a wide range of food options creating a new and growing night-time economy.

Central Coast Leagues Club offers a wide range of dining, drinking and entertainment options.

Gosford Sailing Club restaurant overlooking the Club's marina offers a wide range of entertainment options.

Drifter's Wharf on the Gosford Waterfront with a 'festival by the sea' focus offers live entertainment.

Health and medical services - Gosford Hospital offers a full range of public hospital services. Adjacent to Gosford Hospital is the Central Coast Cancer Centre. Gosford Private Hospital is located at North Gosford. Medical specialists and general practitioners along with medical imaging and other medical and health services are all available within the CBD.

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, St Philip's Christian College.

The University of Newcastle will establish a Gosford Campus in the CBD opening in 2025

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. (See Pages 15 and 29).

Sport and Recreation - The 20,000-seat Industree Group Stadium, managed by VenuesLive, overlooks Brisbane Water, and 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 while Gosford Sailing Club is located on foreshore near the Gosford Boat Harbour and Gosford Olympic Pool.

Also on Gosford Waterfront is Leagues Club Park, a 2.4 hectare play space.

Residential – High rise residential construction within a radius of two kilometres of the CBD, is seeing a substantial increase in the population over the next few years with the completion in late 2024 of five major projects.



West Gosford is the gateway to the Central Coast – Photo courtesy Chosen Photography

WEST GOSFORD

West Gosford is located on the Central Coast Highway at the gateway to the Central Coast and bordering Gosford CBD with four 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. A new \$40 million redevelopment of the Club will be completed in late 2023.

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 businesses 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.

Recreation:

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 racetrack and extensive function facilities catering for business functions, conferences, trade shows, exhibitions and festivals.

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

Central Coast Council has redeveloped the precinct with an investment of \$26.2 million transforming it into a Regional Sports Facility

Gosford Tennis Club - Located near the Gosford Racetrack, Gosford Tennis Club is a long established club with a thirteen competition court complex

ERINA



Fountain Plaza / Platinum Precinct at Erina

Erina is situated on the Central Coast Highway, the main arterial road to the Region's beaches, 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 are 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 retailers, 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 makers 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 premium 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 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 owns 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.

TUGGERAH



Westfield Tuggerah shopping centre

Tuggerah is geographically at the centre of the Central Coast region and has been designated a Regional City.

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.

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 - Located close to the M1 freeway and alongside train and bus public transport is the Central Coast Regional Sporting & Recreation Complex a multi-use facility designed to accommodate regionally significant, mass participation sporting and recreational events and comprises nine playing fields and amenities building on a 18.28 hectare site.

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).

Where to invest – Business Centres

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 Head 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 kilometres 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 seen as one of the Central Coast's leading holiday areas catering to the day tripper and low cost holiday market.

The Entrance is well known for its many cafés overlooking the foreshore and entrance to Tuggerah Lakes.

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.



Terrigal Beach – Photo courtesy Chosen Photography

Across the region fourteen areas have been identified as strategic employment (industrial) areas.

They are:

NORTHERN GROWTH CORRIDOR

- Tuggerah Business Park
- Berkeley Vale
- North Wyong
- Tuggerah
- Charmhaven
- Wyong Employment Zone - (360 ha) of which Warnervale Industrial Park has 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
- West Gosford
- Lisarow
- North Gosford
- Erina

Within these Growth Corridors are five major industrial areas:

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

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

TUGGERAH BUSINESS PARK



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, Burgtec and Interpod.

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, Parchem, All States Trailer Spares.

Where to invest – Industrial areas

WYONG BUSINESS PARK

Wyong Business Park, adjacent to the North Wyong Industrial Area covers an area of eight hectares and comprises a number of stand-alone buildings.

The ING Group's ING Direct national call centre is located in the Wyong Business Park

WARNER BUSINESS PARK



Currently being developed by Newcastle developer, Winarch Capital, Warner Business Park is a 86.43Ha industrial area comprising 69 lots from 7,800sqm to 1.98Ha.

Warner Business Park is located at Jilliby in the northern end of the Central Coast and is the largest industrial and business development site in the region.

GOLFLINKS COMMERCIAL CAMPUS



Nexus Smart Hub Wyong

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 with its dedicated onsite data centre infrastructure has faster than NBN fibre internet connectivity and provides an integrated ecosystem that includes childcare, food outlets, car wash, gym, medical facilities, service station, storage and premium office space. Servers Australia, one of Australia's leaders

in the provision of dedicated server solutions has located its head office and operations Centre within the Golflinks campus.

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 10 gigabytes connectivity - the fastest fibre internet connection on the Central Coast.

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.

WARNERVALE BUSINESS PARK

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.

SOMERSBY INDUSTRIAL ESTATE



Somersby Industrial Area

Somersby Industrial Estate is located adjacent to the Gosford exit 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, Delta Laboratories, Protective Fencing, Rimex, Sapphire Aluminium Industries, Sulo, Thermit, and Reinforced Concrete Pipes Australia (RCPA).

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

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:

Central Coast Shopfronts, Scholastic Australia, Sara Lee.

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.

CENTRAL COAST AIRPORT



Central Coast Airport

Central Coast Council is currently undertaking a detailed airport master planning process which aims to deliver an airport designed specifically to support the general aviation sector in NSW.

The repeal of the Warnervale Airport Restrictions Act in 2021 provided our community with a clear signal regarding the future of the Central Coast Airport at Warnervale. Council is now getting on with what the State Government has asked of us in relation to planning for the Airport.

As the ninth largest region in Australia, the Central Coast is recognised as a substantial growth corridor, yet it remains the only major population centre without a recognised and supported airport.

Central Coast Airport Masterplan

The Central Coast Airport Masterplan will set a coherent framework for development whilst providing certainty for the community to protect environmental and conservation land by identifying and excising these lands from any developable land. The general aviation hub will complement other planned developments in Council's northern precinct, including

Warnervale business and education precinct, Warnervale town centre and Wyong Employment Zone industrial lands.

The Central Coast Aviation Hub will be a key driver of economic and employment growth for the Central Coast. The masterplan will ensure that the airport is developed as:

- a key driver for regional economic development
- a key driver for the generation of regional employment opportunities, particularly in the skilled, professional and technology-based sectors
- a stimulus for regional investment
- a stimulus for the tourist industry
- a key regional infrastructure project which will provide air transport options for residents and improve the region's economic competitiveness.

Council has advised that the amended Masterplan will be released in the 3rd Quarter of 2023 and that interest for utilisation of the facilities remains high given the establishment of the new Badgerys Creek airport and the impact that it will have on the general aviation facilities at Bankstown (particularly pilot training facilities).

The Central Coast has a large, adaptable and enthusiastic workforce with a wide range of skill sets.

The lifestyle that Central Coast residents enjoy has created a workforce that is generally relaxed, reliable and flexible.

Low staff turnover

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

Productivity

Central Coast employees have the benefit of a relaxed lifestyle with travel times to work being a little over 30 minutes resulting in much less stress, a fact that is known to contribute towards improved productivity.

Additionally, these lifestyle attributes are critical factors in reducing absenteeism.

Industrial relations

The general state of industrial relations on the Central Coast is excellent with most employers and employees taking a mature attitude to employment.

Unemployment

According to Labour Force Survey data the unemployment rate in the March 2022 quarter was 4.3%. This compares with the unemployment rate for Greater Sydney of 4.7% and for NSW 4.6%

Commuters

The Central Coast has a commuting population of approximately 40,000 - 30% of the region's resident workers - most of whom would prefer to work locally given the opportunity.

Employment by Industry (Total) 2021/22

Industry	Number
Agriculture, Forestry and Fishing	1,205
Mining	505
Manufacturing	8,992
Electricity, Gas, Water & Waste Svc	1,490
Construction	15,870
Wholesale Trade	2,606
Retail Trade	14,683
Accommodation & Food Services	10,447
Transport & Warehousing	4,634
Information Media & Telecoms	1,917
Financial & Insurance Services	3,057
Rental, Hiring & Real Estate Services	1,933
Prof, Scientific & Technical Services	7,245
Administrative & Support Services	4,770
Public Administration & Safety	6,778
Education & Training	12,097
Health Care & Social Assistance	27,661
Arts & Recreation Services	1,844
Other Services	5,312
TOTAL INDUSTRIES	133,046

Source: ABS, id (informed decisions)



40,000 daily commuters

Sydney's Central Coast has the advantage of being located just outside the Sydney metropolitan area allowing distributors and logistics companies the opportunity to access the city, Port Botany, Sydney Airport or bypass altogether via Sydney's extensive motorway network.

It is located midway between Sydney and Newcastle, 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.

Distribution and 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.

The M1 Pacific Motorway runs north-south through the Central Coast and is part of the 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 halfway 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.

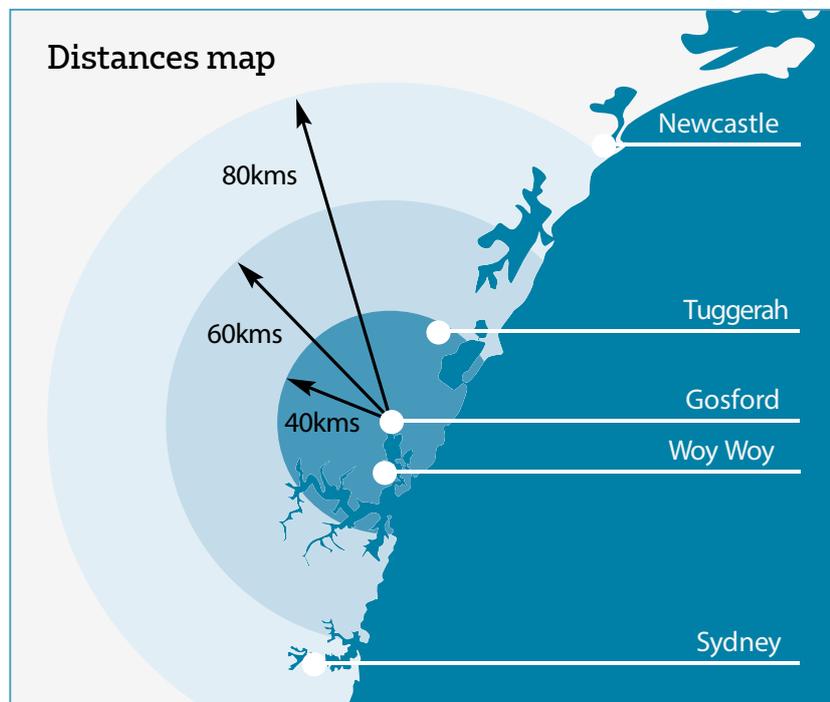
Port Botany and Sydney Airport is about 100 kilometres or 90 minutes' drive depending on traffic to Tuggerah on the M1 Pacific Motorway exit.

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

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,
- Hatchette Australia operate a national book distribution centre at Tuggerah Business Park.
- Pure Fishing Australia – national distribution centre based in Tuggerah Business Park,
- Husqvarna in Tuggerah Business Park,
- 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.



Port Botany



Sydney airport

Tertiary education and skills training in the region is provided through the University of Newcastle's 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.



University of Newcastle Vice Chancellor Professor Alex Zelinsky AO

University of Newcastle

The University of Newcastle is one of Australia's top regional universities and was among the world's Top 200 universities in the prestigious 2022 QS World University Rankings being ranked 197.

The Ourimbah Campus offers world-class teaching, learning and research for students with a range of undergraduate, postgraduate and higher degree research programmes.

The Campus provides opportunities to work closely with industry and represents the University's commitment to working with local businesses to teach students 'on the job' as a reinforcement and enhancement of the theories from the classroom.



Ourimbah Campus library precinct

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

Additional offerings include a Bachelor of Coastal and Marine Science and an innovative Bachelor of Public and Community Health. Other disciplines offered include education, nursing, business, commerce, IT, social work and humanities.

Central Coast Clinical School, and Central Coast Research Institute for Integrated Care



Central Coast Clinical School, and Central Coast Research Institute for Integrated Care

University of Newcastle Central Coast Clinical School, and Central Coast Research Institute for Integrated Care, located as part of Gosford Hospital Health and Wellbeing Precinct, opened in 2021.

Gosford Campus

Meanwhile, The University of Newcastle is about to embark on a new Gosford Campus that is now in the design stage with a planned opening in 2025.

The 5-level Campus will offer programmes covering business studies, law and cyber security.

TAFE NSW

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

TAFE's Gosford and Wyong Campuses offers courses in: Business Administration, Accounting and Bookkeeping, Commercial Cookery, Hospitality Management, Information Technology, Construction, Carpentry, Horticulture, Metal Trades, Plumbing and Electrical Trades.

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.

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

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.

In mid August 2022 all three dams reached maximum capacity.

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 offering speeds up to 10Gbps as part of the nbn Business Fibre Zone Initiative.

This full-fibre business connectivity is known as Enterprise Ethernet; and has applications across many different business types, sizes and industries. These include health professionals supporting highly data intensive imaging, to franchises running business-critical and cloud applications as well as small to medium businesses with high upload and download requirements looking to move into the next phase of their digital transformation.

Nexus Business Hub is located within the Golf Links Commercial Campus at North Wyong is a gigabit business park with 10-gigabyte uncontented internet connectivity to the Nexus Building.

The Campus offers 100 Gb availability for the entire campus, ultra-fast, low latency fibre (FTTN) network connections to all premises and on-campus data centre.

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 80 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 Kariang 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 is a nine kilometre tunnel that links the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills.

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 Buttonderry 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.

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, 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.
- 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.

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, Toowoan Bay and Pearl Beach, the waterside suburbs of Point Frederick, St. Hubert's Island and Daley's Point. Executive style properties are located in rural areas of Matcham, Holgate Yarramalong Valley and Dooralong Valley.



Prices for homes and units sold in August 2023

Local workers	HOUSES	UNITS
	Medium Price \$	Medium Price \$
Avoca Beach	1,534,809	1,099,751
Budgewoi	683,244	502,385
Forresters Beach	1,481,922	840,309
Glenning Valley	863,603	NA
Gosford	786,948	541,419
Killarney Vale	792,335	694,421
Long Jetty	1,065,644	704,243
Matcham	1,667,611	NA
Pearl Beach	1,494,171	NA
Point Frederick	1,062,868	604,666
St Huberts Island	1,335,928	NA
Terrigal	1,353,755	1,173,691
Toowoan Bay	1,232,665	765,989
Umina Beach	973,300	786,537
Woongarrah	870,590	NA
Wyoming	754,318	552,947
Wyong	720,944	477,918

Source: RP Data – July 2023

Schooling

The Central Coast offers residents a wide range of education options through both 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 around 1300 students. Located on a 17 hectare campus, its facilities include a Performing Arts Centre and extensive indoor and outdoor sports amenities.

CCGS's academic results are among the nation's very best, ranking number 56 in the top 100 schools in the 2018 HSC, and its programmes have a global outlook and focus on next generation teaching and learning.

CCGS's investment in state-of-the-art learning facilities continues with all new K-6 junior school facilities opening in January 2021, linking cutting edge design, technology and teaching practice.

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 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.

The Central Coast Conservatorium of Music is located in Gosford CBD.

At Kariong the Central Coast Sports College accepts students from Kindergarten through to year 12.

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 are located at Gosford and Wyong.



Experience the difference

At the heart of the Central Coast - where hinterland meets ocean - you'll discover an innovative hub for learning and adventure filled with opportunity.

A vibrant community that inspires next generation learners and educational excellence from Kindergarten to Year 12 in some of Australia's newest facilities.

Book a tour today.
Call +61 2 4367 6766 | www.ccgsw.edu.au

 **CENTRAL COAST GRAMMAR SCHOOL**

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.

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

A new Gosford Hospital 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.

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 and Avoca Beach Theatre 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.

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 Tumbi 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 trainers 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.

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