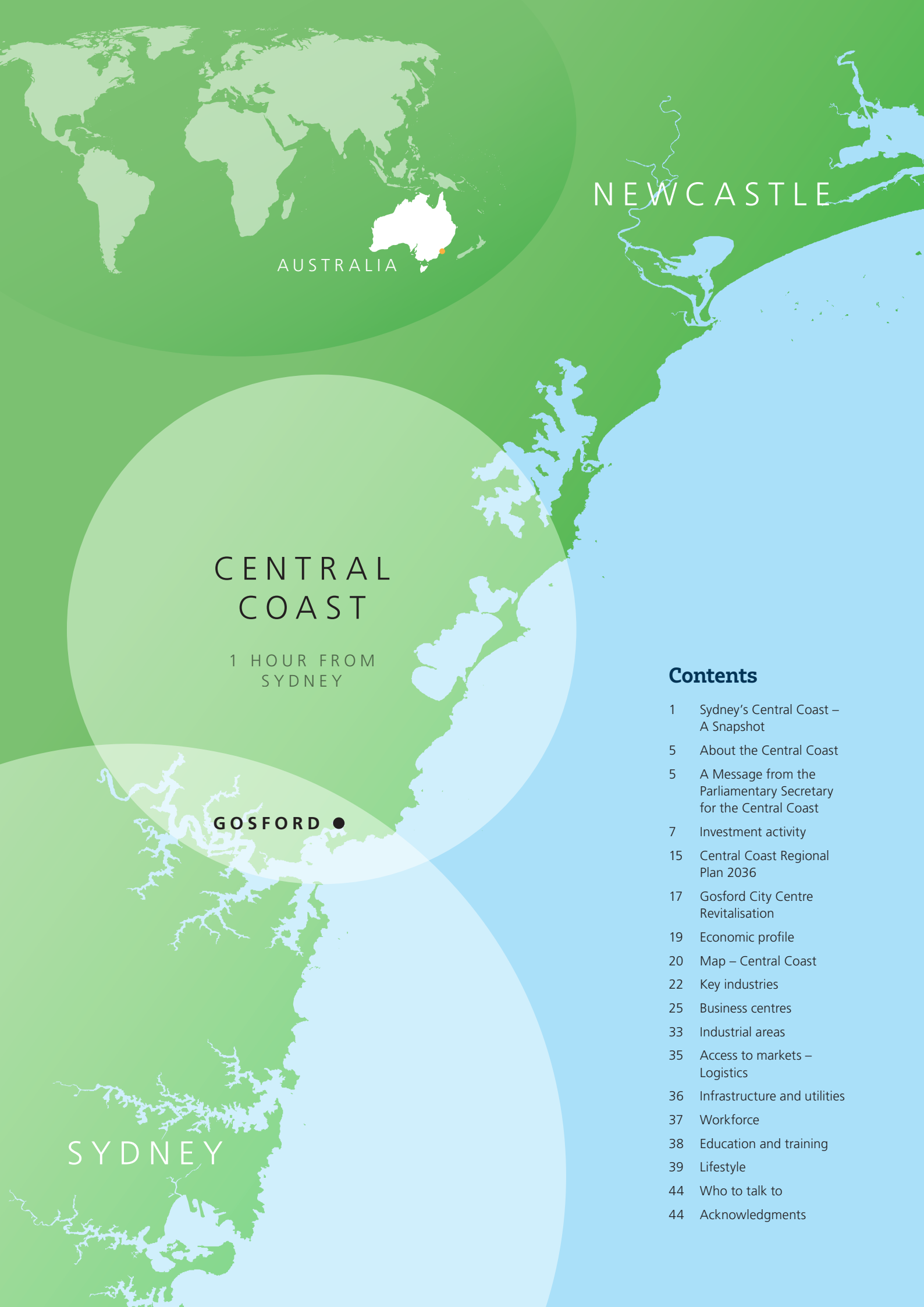


SYDNEY'S CENTRAL COAST

INVESTMENT
PROSPECTUS
2018-19

Central Coast
NEW SOUTH WALES



NEWCASTLE

AUSTRALIA

CENTRAL COAST

1 HOUR FROM
SYDNEY

GOSFORD ●

SYDNEY

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Sydney's Central Coast is a region just over an hour north of Sydney CBD. It is connected to the city by rail, the M1 Pacific Motorway and the soon to be completed North Connex connecting the area with Western Sydney. It forms part of the Sydney Greater Metropolitan Area which has a population of some 3.5 million people.

The local working population is 104,734 of which approximately 30% commute into the City each day for work. Most of these commuters would prefer to work locally.

The Central Coast has a resident population of 337,000 people and will grow to over 400,000 in the next 25 years.

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

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

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

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

Top reasons to relocate or expand on the Central Coast

Low business costs in respect of land, occupancy, labour costs and productivity

A large, adaptable and enthusiastic skilled and unskilled workforce

Fast access to Australia's major markets and export ports

Well-developed infrastructure including connection to the National Broadband Network throughout the whole region

An ideal family lifestyle with excellent school and health facilities in a pristine environment unattainable in the city or comparable areas

60 minutes to Sydney – 80 minutes to Sydney International Airport

Key Sectors

Manufacturing and food processing

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

Distribution, Transport and Logistics

The Central Coast is an excellent location for logistics operations being close to Port Botany and Sydney International Airport as well as being centrally located within about two hours driving time, north and south, of a population of around 5.1 million people.

Information and Communications Technology

A growing number of ICT companies are establishing in the region with the result that an ICT Cluster is being seen as the genesis for a new industry taking advantage of being connected throughout by the national broadband network.

Contact Centres

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

Aged Care and Retirement Living

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

Corporate neighbours

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

Manufacturers	Food manufacturing	Distribution & Warehousing	Information technology	Contact centres
Alfa Laval Aalborg*	Agrana Fruit Australia*	Belkin Australia*	BlinkMobile	APIA
Baltimore Aircoil*(Australia)	Cordina Chickens	Carter Holt Harvey*	Mirait Technologies Australia*	CentreLink
Borg Manufacturing	Inghams Enterprises	Hachette Australia*	Servers Australia	ING Direct*
Cheminova	Life Health Foods Australia	Husqvarna*	Sterland Computing	Long Service Leave Corporation
Chamberlain Australia*		Pure Fishing		NRMA
CSR Hebel	McCain Foods*	Scholastic*		NIB Health Fund
Donaldson Australasia*	Mars Food Australia*	Woolworths Distribution Centre.		Police Assistance Line
Joy Global*	Sanitarium Health and Wellbeing			Qantas
Pacific Labels*	Tip Top Bakeries			
Parbury Technologies				
Thermit Australia*				

**Global companies*

Investment activity

Private investment activity in the region continues to be strong particularly in the area of residential construction with substantial government investment in infrastructure.

Private investment

Central Real - Central Real is investing around \$1 billion in residential property developments in Gosford and Terrigal. Central Real is the arm of businessman Tony Denny who has invested \$85 million on the Gosford Classic Car Museum. This Museum is a major tourist attraction for the region.

John Singleton Group – The John Singleton Group has two developments now underway in Gosford.

Bonython Tower is the first high rise project in Gosford CBD followed by Bonython Waters.

Henry Kendall Group is developing a hi-tech business estate, **Golflinks Commercial Campus** at Wyong, offering a world class connectivity data centre with fibre infrastructure with a 1-10Gbit service aimed at attracting international technology corporations.

Pinnacle Construction Group, a well known Sydney builder and developer, is developing **Merindah Apartments** a 140 unit residential project in Gosford CBD and has plans for two other developments in Gosford.

Doma Group, a Canberra developer, completed a \$24 million office building in Gosford for the Australian Taxation Office in early 2018 accommodating 600 taxation staff.

St Hilliers, a national building and development company, completing a 7,000 sqm commercial office building in Gosford CBD to be leased to the Department of Finance,



(left side) Australian Tax Office developed by the Doma Group in 2017 and (right side) StHilliers' development for the NSW Government

Services and Innovation on completion in late 2018. StHilliers are considering the development of a hotel on the site which will also comprise a residential development at a later date.

Healthe Care is the third largest private hospital operator in Australia. In 2018 it completed a \$10 million redevelopment of Brisbane Waters Private Hospital and is currently investing \$23 million in a new private hospital at North Wyong.

Government investment

NSW Department of Health - Gosford Hospital. A \$368 million redevelopment was opened in mid-2018.

Central Coast Medical School and Medical Research Institute is a \$72.5 million project financed jointly by the NSW and Federal Governments and University of Newcastle to be built adjacent to the Gosford Hospital precinct.

Transport NSW - Inter-city Fleet Maintenance Facility to service the new inter-city train fleet, to be delivered from 2019, is being built at Kangy Angy at a cost of \$300 million.

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

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

Lifestyle – A better choice of living

The Central Coast offers a perfect mix of town and country life for those who make it their home. A superbly relaxed lifestyle in a magnificent, natural, pollution-free environment is available to all, with the benefits of city living never far away.

Families are offered a safe and secure environment with the opportunity to live life to the full. It is the reason so many people choose to live in the region.

Areas of particular benefit are:

Residential property – the Central Coast offers the opportunity to acquire a quality residential property at values substantially lower than in Sydney Metropolitan areas.

Schooling – public and private schools provide a high standard of primary and secondary education. Opportunities for tertiary learning are extensive. The University of Newcastle has a Campus on the Central Coast as does TAFE NSW. In addition universities in the Sydney city areas are easily accessed.

Health – a healthy, pollution-free environment with hospital and medical facilities comparable with those in major cities.

Shopping – the region is serviced by a large choice of retail shops with modern shopping centres offering goods and services that match any Sydney suburb.

Leisure – Central Coast residents have the opportunity to participate in a wide variety of leisure activities, all within 15 to 20 minutes of home.

Sport - the Central Coast could well be described as “A Sporting Mecca”. The choice of sport for all age groups is almost limitless.

Entertainment – there is always something interesting to do and see, from bars and clubs to live music, movies and restaurants, to seeing a national football game or touring event at the Central Coast Stadium.



Avoca Beach

Central Coast Economic Profile

• Gross Regional Product (GRP) – \$12.73 billion
• Population – 327,736 (Census 2016) To grow to 415,000 by 2036
• Age structure - 24% aged 0 to 17 years, 51% 18 to 59 years and 25% 60 years and over
• Local jobs – 112,753
• Commuters – 30,339
• Largest industries – Health Care and Social Assistance, Construction, Manufacturing
• Local businesses – 20,915
• Employed residents – 151,521

**NIEIR 2015 (National Institute of Economic and Industry Research)*

The Central Coast is an hour north of Sydney CBD and is part of the Greater Sydney Metropolitan Area although it is still considered a region in its own right. It 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.

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.

The region is governed by the Central Coast Council which was established in 2016 following the amalgamation of Gosford and Wyong Councils. Representation on Council is through 15 elected councillors representing five Wards.

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

The population of the region in 2016 was 327,736 of which 21% are over the age of 65. About 30% of the working population commute to work in Sydney. 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.

In 2016/17 the region generated Output of \$23.47 billion resulting in Gross Regional Product of \$13.7 billion which represented 2.5% of New South Wales. There were 22,480 registered local businesses.

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

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.

Message from the Parliamentary Secretary for the Central Coast

With its prime location between Sydney and Newcastle, easy transport links, and a mobile, skilled workforce the Central Coast is an excellent choice for an investor to start or expand their business.

The 2018/19 Budget allocated \$168 million for road upgrades across the Central Coast and \$47 million towards the new Gosford and redeveloped Wyong Hospitals. The \$2.3 billion Intercity Fleet is due to rollout in 2019. This includes the \$300 million Intercity Fleet Maintenance Facility at Kangy Angy. It is anticipated there will be 200 operational jobs at this site.

As part of the Budget the payroll tax threshold will be progressively lifted. From 1st July this year it rose to \$850,000 from \$750,000. It will rise to \$900,000 in 2019-20, \$950,000 in 2020-21 and \$1 million in 2021-22. I acknowledge the continued role and sustained advocacy of the Central Coast Business

Chamber in advocating for payroll tax reform. Nearly 40,000 NSW businesses will save up to \$5,450 each in 2018-19 and up to \$13,625 per business in 2021-22.

\$52 million was committed in May for infrastructure and public space upgrades as part of Gosford CBD revitalisation. The plans, developed in consultation with the NSW Government Architect are currently on exhibition. After several stop-start attempts over the years that have fatigued Gosford and Central Coast residents, I can assure the community that tangible progress is underway.

Throughout 2018 I have visited major employers on the Central Coast to understand their issues, and understand what the NSW Liberal National Government can do better. I look forward to continuing these visits to assist our Government drive greater business investment and job creation on the Central Coast.



*Scot MacDonald MLC,
Parliamentary Secretary for
the Hunter and Central Coast*

Grow your business, not your overheads



The Central Coast sits at the centre of the state's fastest growing corridor and offers excellent access to major markets, an enviable lifestyle and lower occupancy costs than Sydney – making it an ideal place to take your organisation.

With extensive investment in local infrastructure, transport links and connectivity being realised now, the NSW Central Coast is the perfect place to do business.

To find out how we can help your business flourish on the Central Coast, contact us at the NSW Department of Premier and Cabinet, Regional NSW.

+61 2 4337 2311 | peter.brown@dpc.nsw.gov.au | investregional.nsw.gov.au



Who is investing in the region?

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

While much of this investment was initiated in the few years prior to the formation of the new Central Coast

Council in 2015 a renewed confidence in the region has sprung from policies of the NSW State Government following the introduction of the Central Coast Growth Plan 2036 and the Minister for Planning announcing a plan for the Revitalisation of Gosford CBD that will transform it into the Regional City of the Central Coast.

At the end of August 2018 the number of cranes in the Gosford City precinct was 15 – a sight that has never been seen before.

Private residential investment

John Singleton Group

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

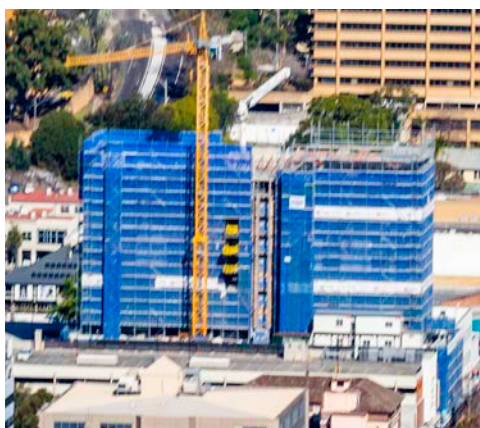
He is investing in the Gosford CBD with the \$35 million Bonython Tower due for completion in early 2019. This project comprises a 14 level landmark development with 56 premium luxury apartments plus 1,360 sqm of commercial office space on levels 2 and 3 while the ground floor will feature a tavern and restaurant.

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

near Gosford. Saddles Restaurant and Bakehouse and adjacent wholesale nursery is built on a 10 hectare site and represents an investment of more than \$5 million. In just a few months this property has established itself as an exceptional dining destination.

He owns Pretty Beach House overlooking the entrance to Brisbane Water regarded by Conde Nast as one of Australia's most exclusive and luxurious accommodation locations.

In early 2019 the John Singleton Group will commence construction of Bonython Waters a 9-level residential development on the Gosford Waterfront.



Bonython Tower, Mann Street, Gosford – under construction. Completion early 2019



Image – Bonython Tower



Image – Bonython Waters, Gosford Waterfront



Saddles Restaurant and Bakehouse, Mt White



Pretty Beach House – Pretty Beach

Join the Momentum

Central
Coast
Council

There is a lot happening on the Central Coast, the only Greater Sydney market forecast for property price growth in 2018 and 2019*.

In the last 2 years:

\$2.29b

DA approvals

\$2.3b

under construction

Capital Investment

In 2018-19, Council is investing \$199.8 million to provide infrastructure upgrades and facilitate economic development on the Central Coast. The NSW Government is also backing the region strongly, investing \$1.4 billion in infrastructure upgrades.

New LEP on its way

A new consolidated Local Environment Plan for the Central Coast is expected in 2018-19. This will make it easier for businesses and developers to prepare applications.

Let us help you

Call Economic Development team on 02 4350 5534 or e-mail business@centralcoast.nsw.gov.au

Central Coast

NEW SOUTH WALES

TAKE YOUR BUSINESS TO A NEW PLACE

centralcoast.nsw.gov.au/invest

*Realestate.com.au 19 July 2018, quoting Moodys Analytics, based on CoreLogic's Hedonic Home Value Index.

The Denny organisation

Businessman and entrepreneur Tony Denny has chosen the Central Coast as the base for his growing business organisation.

He has approval for the construction of a 7-level, 7,000 sqm building that will become the Denny organisation's corporate headquarters at West Gosford. Construction is planned to commence in 2019.



Image – Proposed corporate headquarters for the Denny organisation

Gosford Classic Car Museum

The Gosford Classic Car Museum at West Gosford represents an investment of some \$85 million. With over 400 classic cars on display the Museum is now a major tourist attraction for the region.



Gosford Classic Car Museum

Central Real

Central Real is the property development arm of the Denny organisation and currently has a portfolio of seven residential developments under construction. Additionally, Central Real has two residential developments at Point Frederick near Gosford planned for 2019.

Peninsula will launch and construction will begin in the first quarter of 2019. This development will comprise 100 luxury apartments of 1, 2 and 3 bedrooms in two towers over 5 levels.

Lumiere will launch and construction will begin later in 2019 and will comprise 47 luxury apartments.



VUE – Kendall St. Gosford
54 units – 8 Levels – Completion December 2018

◀ VUE and ICON – under construction – August 2018



ICON – Kendall St. Gosford
57 units – 8 levels – Completion April 2019



MARINA Lynne Ave. Pt. Frederick
29 units – 7 levels -
Completion – December 2018



AQUA St George St. Gosford
60 units – 8 levels
Completion – November 2019



SCENIC Donnison St West, Gosford
33 units – 9 levels
Completion – February 2019



Elysium 156-160 Terrigal Dr, Terrigal
64 apartments – over 4 buildings
Completion – December 2019



Tony Denny

"I can see the Central Coast becoming the most desirable place to live in Australia because it will offer the perfect work/life blend. It is becoming a lot more cosmopolitan as more people have made it their home. There's a lot of nice things to do here, good restaurants, great beaches, natural parks and the schools are fantastic. What is more, we are just one hour from Sydney with countless entertainment and leisure opportunities for us to enjoy.

That is why I live here and why I chose to invest over half a billion dollars in residential property developments in Gosford and locate my Gosford Classic Car Museum and international auto trading business at West Gosford. Construction of the Denny corporate headquarters, a showpiece of new age construction will commence soon highlighting my confidence in this fabulous region."

Designing &
building bespoke
lifestyle driven
projects that
compliment their
surroundings

REAL PEOPLE | REAL PROPERTY
REAL VISION

“ The Central Coast Region is one of the most beautiful in the world and I have always believed in its incredible potential. Central Real are committed to playing an integral part of the long overdue growth that the region is currently experiencing and we are excited to be providing quality residences in magnificent surroundings. I am extremely proud to call the Central Coast home. ”

Central Real Founder, Tony Denny

SCENIC Aqua VUE icon. LUMIERE COMING SOON MARINA PENINSULA COMING SOON ELYSIUM

Pinnacle Construction Group

Pinnacle Construction Group, a Sydney builder and property developer has started construction on Merindah a 140 apartment development over 15 levels with three levels of basement car parking and featuring a podium garden with fantastic water views for the use of residents at 21-23 Mann Street, Gosford.

Meanwhile, over the past three months the Sydney based builder has added three high profile Gosford properties to its portfolio of development sites that will give it a pipeline of work for the next five years worth over \$500 million.

Site preparations have commenced on Pinnacle's Henry Parry Drive, Gosford property on Sapphire Residences a 90 unit development with construction planned to commence in 2019.

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



Merindah Apartments

Commercial and Industrial investments



(left) Australian Tax Office developed by the Doma Group in 2017 and (right) St Hilliers' development for the NSW Government under construction, August 2018. Both developments are within the Gosford CBD and overlook Gosford Boat Harbour

St Hilliers

St Hilliers is one of Australia's leading private, integrated property and construction groups. The company acquired the former Gosford Primary School site of 1.13 hectares in 2016 and is constructing a 7-level commercial building for the NSW Government on the site which is due for completion in late 2018.

This project is the first stage of a \$200 million project that includes plans for a 250 apartment residential and retail development and hotel following the completion of the commercial building.

Doma Group, a Canberra property developer,

Doma Group is a Canberra property developer which completed a \$24 million, 7,150 sqm office building in Gosford for the Australian Taxation Office in early 2018 accommodating 600 taxation staff.

Henry Kendall Group

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

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

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

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

In addition, Servers Australia, one of Australia's leaders in the provision of dedicated server solutions and one of the largest private networks in Australia spanning eight locations around the country, has located its head office adjacent to Nexus in a dedicated building within the Golflinks Commercial Campus with the move taking place in late 2018.



Golflinks Commercial Campus showing (left) Servers Australia headquarters and (right) Nexus Smart Hub



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Our team prides itself on building partnerships within the communities in which we work

St Hilliers - finding new ways to approach the future

sthilliers.com.au

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8 Windmill Street
Millers Point NSW 2000
02 9259 5200



Healthe Care Australia

Healthe Care Australia operates Gosford Private Hospital. The company completed a \$10 million expansion and refurbishment of their Brisbane Waters Private Hospital at Woy Woy in 2018 and is investing \$23 million in a new hospital, Tuggerah Lakes Private Hospital opposite Wyong Hospital to be completed in 2019.

Koolewong Marina

The owners of the highly successful Marmong Point Marina in Lake Macquarie opened a \$5 million 50-berth marina on the Brisbane Water at Koolewong in early 2017.



CSR Hebel

CSR Hebel are expanding their operations at Somersby with a new Autoclaved Aerated Concrete (AAC) manufacturing plant that will open in early 2019. Representing an investment of around \$30 million the project includes a new 10,000 sqm factory that will house the world's most up to date production facility.

Family Fresh Farms



Owned by electrical retailer Gerry Harvey Family Fresh Farms has invested over \$20 million in a 5-hectare high-tech hot house facility at Peats Ridge to grow and supply baby cucumbers to Australia's major grocery retailers. The facility was opened in 2017.

Government investment:

Gosford CBD

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

Gosford Hospital

The NSW Government has completed the redevelopment of the Gosford Hospital, with the construction of a new \$368 million 11-level world-class medical facility with state-of-the-art equipment. As part of the redevelopment a new car park with capacity for 800 cars adjacent to the hospital precinct is being built with completed due in early 2019.



Gosford Hospital showing carpark under construction in foreground.

Central Coast Medical School and Health and Medical Research Institute

A \$72.5 million project financed jointly by the NSW and Federal Governments and University of Newcastle is also under construction adjacent to the Gosford Hospital precinct.

The Department of Health

The NSW Government has announced a \$200 million expansion of **Wyong Hospital**.

Transport NSW - Inter-city Fleet Maintenance Facility to service the new inter-city train fleet to be delivered from 2019, is under construction at Kangy Angy at a cost of \$300 million.

Roads. The NSW Government has committed over a billion dollars in road upgrades across the region in the last three years. Some of these projects have been completed while others are under construction or in the planning process. Currently \$70 million is being invested in upgrading the M1 Pacific Motorway through the region and \$70 million on upgrading the Pacific Highway at Ourimbah.

North Connex. A \$3 billion project connecting the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at Pennant Hills, a distance of nine kilometres, is expected to be completed in 2019 providing fast access to Western Sydney.

TEST DRIVE
2 FREE DAYS
ON US



Hello Opportunity

Nexus Business Hub is an agile co-working centre located within the exciting new business precinct – Golfinks Commercial Campus. Telco-grade fibre infrastructure and an onsite data centre makes Golfinks the emerging epicentre for 'new economy' business right here on the Central Coast.

Nexus Business Hub has state-of-the-art technology, exceptional interior design, incredibly fast Internet and a range of flexible workspaces. From start-ups to freelancers, small business to corporate employees, Nexus is unmatched for a quality co-working environment at an affordable price.

Choose one day a week or all five, a hot desk or your own office, we have a range of plans to suit any type of business as well as casual drop-in options.

A NEW, SMART WAY TO LIVE AND WORK ON THE CENTRAL COAST
☎ 1300 877 977 📍 3 Amy Close North Wyong NSW 2259

Golf Links
COMMERCIAL CAMPUS

NEXUS
BUSINESS HUB

The Central Coast Regional Plan 2036 was launched in October 2016 by the NSW Minister for Planning.

The Regional Plan is a whole-of-Government 20-year blueprint to deliver environmentally sustainable prosperity, jobs, housing, infrastructure, connected communities and to realise the full potential of urban centres on the Central Coast.

The Regional Plan's aims are:

- Focus on two separate growth corridors within the region:
 - Somersby – Erina in the south (including Gosford as the Regional Capital)
 - Warnervale – Tuggerah in the north (including Warnervale Town Centre)
- Population growth – increase by 75,500 people to 415,000
- Number of dwellings – increase by 41,500 dwellings to 199,150
- Total jobs – increase by 24,674 to 141,404

The Regional Plan has identified Gosford City on Brisbane Water as a Regional City and is focused on its revitalisation (see Page 17).

The NSW Government is committed to driving the continued implementation of the Regional Plan to realise and harness the region's enormous potential.

Its efforts are spearheaded by the Coordinator General for the Central Coast, a senior Minister-appointed strategic role that is unique for a NSW region. The Coordinator General holds authority for all statutory planning matters on the Central Coast which affords the region a planning autonomy unrivalled by any in the State.

The Regional Plan is being implemented via two-year Implementation Plans that set out tasks, governance, responsibilities and timing for delivery. Implementation Plan 2018-2020 is the second instalment and sets out 110 Regional Plan actions grouped into the following 7 focus areas:

1. Promote economic growth, jobs and development in key centres.
2. Land Use Needs West of the M1 Pacific Motorway
3. Housing and Employment Land Supply
4. Darkinjung Local Aboriginal Land Council Lands and Delivery Framework
5. Revitalising Gosford City Centre
6. Support Central Coast Council to deliver the Regional Plan priorities.
7. Strategic Environmental Program.



Central Coast Regional Plan showing north and south growth corridors



Lee Shearer, Coordinator General for the Central Coast

"The time for Gosford to shine is finally here. I and my Central Coast-based team at the Department of Planning and Environment, are leading the coordination to ensure Gosford becomes the vibrant, thriving capital this region deserves and needs. We are working in close collaboration with Michael Cassel and his team at the Hunter Central Coast Development Corporation, Central Coast Council, other Government agencies, stakeholders and the community to implement a program of design-led delivery to revitalise Gosford City Centre. It's a bold vision but we are leaving no stone unturned bringing it to realisation to ensure Gosford finally fulfils its destiny as a regional capital and a great place to live, work, visit and do business for generations to come."



INVESTING IN THE FUTURE OF THE CENTRAL COAST



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- Fountain Plaza Erina • Element Erina
- Platinum Erina • Fountain Corporate
- Erina Plaza • Park Plaza, Gosford
- Lisarow Plaza • Service NSW Erina
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The revitalisation of Gosford City Centre as the vibrant, liveable capital of a healthy, prosperous and connected Central Coast, is a key Ministerial priority of the Central Coast Regional Plan 2036.

The city is experiencing a boom in commercial, residential and services development, with no less than 15 cranes dominating the skyline at the time of publication.

The NSW Department of Planning and Environment is coordinating delivery of Gosford City's revitalisation under the leadership of Coordinator General for the Central Coast Lee Shearer.

In August 2017 the Department commissioned the NSW Government Architect to develop a design-led Urban Design Implementation Framework (UDIF) to revitalise Gosford City Centre.

Following a comprehensive consultation and a series of workshops with stakeholders, the Government Architect articulated the revitalisation vision via three 'place-based' reports that each focus on one of three linked areas of the city centre:

- **Civic Heart** – The upgrade of Kibble Park and the surrounding city centre
- **City North** – Connecting the greatly expanded Gosford Hospital to Mann Street and the city across the rail corridor and upgrading Gosford train station
- **City South** – Connecting the city to the waterfront parklands in addition to a series of upgrades to those parklands.

Following a public consultation process the Government Architect has taken the public comments and submissions into consideration in the development of a finalised UDIF that was released in September 2018.

New statutory planning controls

In mid-2018 the NSW Government released a suite of proposed new statutory planning controls to enable streamlined, flexible and efficient development.

The controls give effect to the Government Architect's recommendations that are framed to achieve design excellence.

The new controls for Gosford City Centre comprise:

- A State Environment Planning Policy (SEPP)
- A Development Control Plan
- A Special Infrastructure Contribution (SIC).

The SIC will enable the Department of Planning and Environment to collect contributions for revitalisation of infrastructure that supports growth as the revitalisation program continues to roll out.

Following public exhibition and consultation, the new planning framework was enacted in October 2018.

Earlier, In late May 2018, NSW Minister for Planning Anthony Roberts announced an investment of \$52m in funding for infrastructure and public space in Gosford City Centre.

The funding will see well overdue work being done to upgrade water and sewer infrastructure, public domain and public amenity, which will facilitate and attract development, improve business opportunities and attract residents.

It includes the creation of a significant regional playground as part of a major renewal of the parklands and streetscapes near the Gosford waterfront, aligned with the Government Architect recommendations to make the parklands a destination for visitors and the community.

City of Gosford Design Advisory Panel

Also unveiled in 2018 is the City of Gosford Design Advisory Panel, a body that brings together high calibre planning and design minds to assess, advise and ensure design excellence of proposed developments in Gosford City Centre.

The Panel comprises NSW Government Architect Peter Poulet, Coordinator General for the Central Coast Lee Shearer, NSW Chief Planner Gary White and two additional panel members that will be drawn from an established group of expert practitioners.

With the influx of more businesses, workers and residents into Gosford City Centre, the provision of adequate carparking is becoming a key issue.

Overall, the big focus and continuing investment in Gosford City Centre is opening up a raft of business opportunities in the region's hub to provide local jobs.



Gosford City Centre SEPP Boundary



Artist's impression of Merindah Apartments, Gosford

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At a glance:

- Population – 335,309
- Median age – 42 years
- Median personal income \$600 per week
- Median household income \$1,258 per week
- Gross Regional Product (GRP) - \$12.73 billion
- Local jobs* – 112,753
- Largest industries – Health Care and Social Assistance, Retail, Manufacturing, Construction
- Local businesses – 22,480 (2017)
- Employed residents* – 151,521

**NIEIR 2015 (National Institute of Economic and Industry Research) and .id community*

Population

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

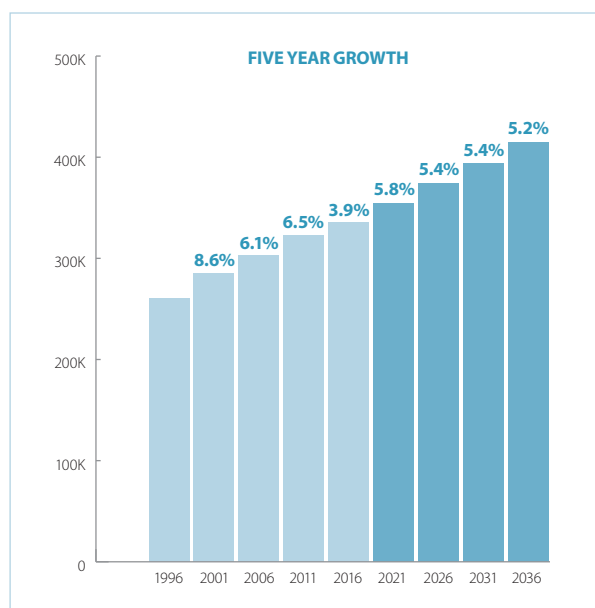
More than 95% of the region's population lives between the coastal foreshore and the M1 Pacific Motorway that divides the coastal area from the hinterland.

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

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

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

POPULATION GRAPH



Age structure

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

Age structure of the Usual Resident Population – 2016

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

Source: ABS Census 2016

Household income

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

Median monthly mortgage repayments

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

Median weekly rent

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

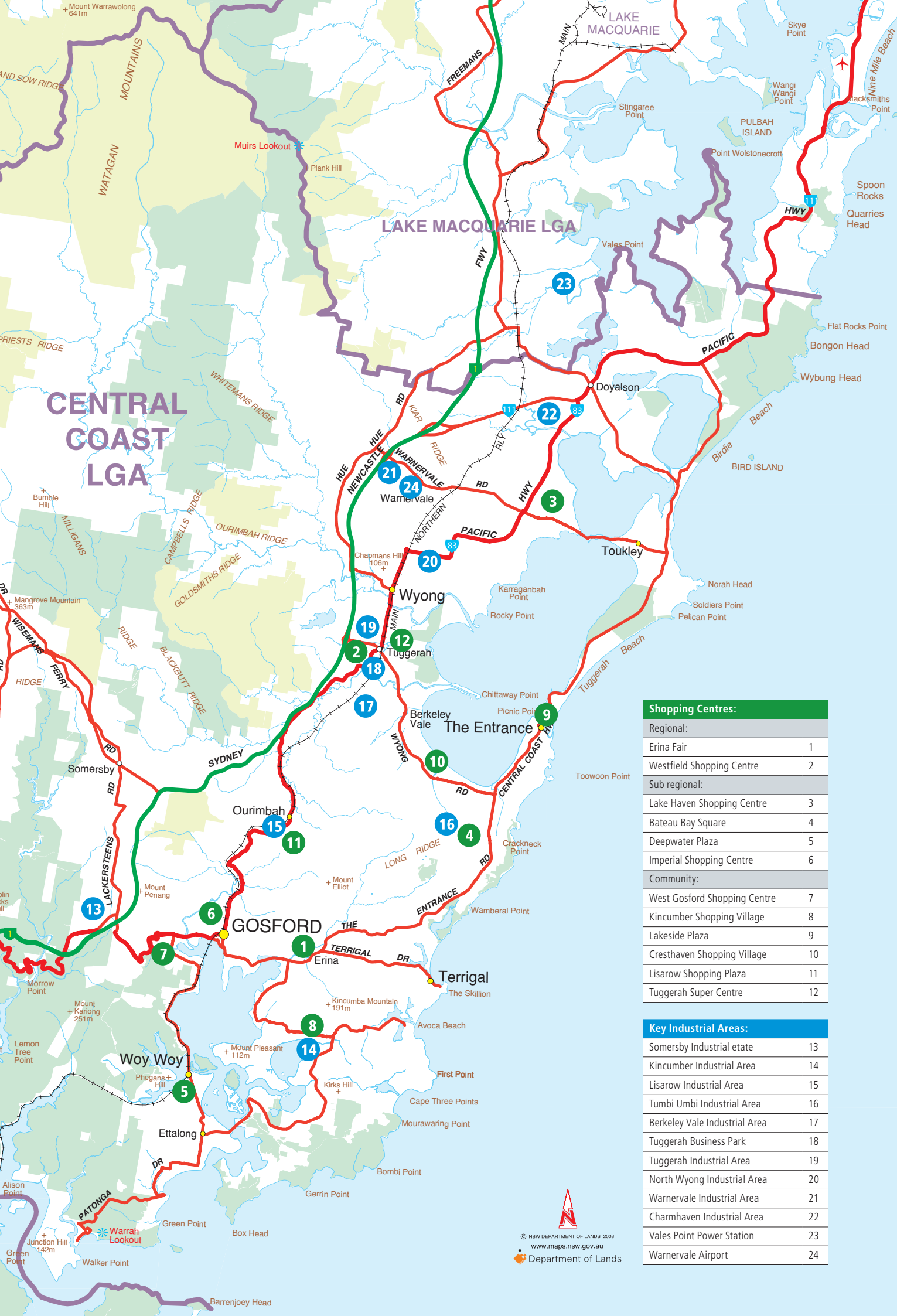
Employment

The estimated total number of people in the Central Coast region in full-time and part-time employment in 2015/16 were 115,443.

This compares with 112,993 in 2010/11 – an increase of 2,450 people or 2.2% over the 5 year period.

The largest employment numbers by industry sector in 2015/16 were:

Health Care and Social Assistance	18,681
Retail Trade	17,232
Construction	11,735
Accommodation and Food Services	10,565
Education and Training	9,930
Manufacturing	9,526



Shopping Centres:

Regional:

Erina Fair	1
Westfield Shopping Centre	2

Sub regional:

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

Community:

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

Key Industrial Areas:

Somersby Industrial etate	13
Kincumber Industrial Area	14
Lisarow Industrial Area	15
Tumbi Umpi Industrial Area	16
Berkeley Vale Industrial Area	17
Tuggerah Business Park	18
Tuggerah Industrial Area	19
North Wyong Industrial Area	20
Warnervale Industrial Area	21
Charmhaven Industrial Area	22
Vales Point Power Station	23
Warnervale Airport	24

Unemployment

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

Commuters

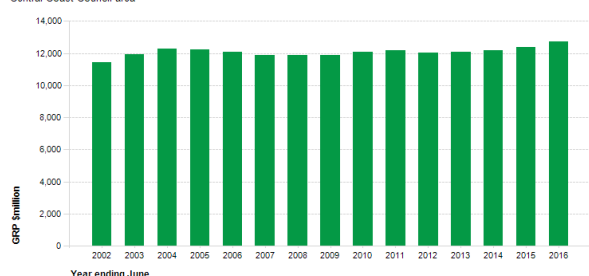
The Central Coast had a commuting population of 35,287 in 2016 - 25.3% - most of whom would prefer to work locally given the opportunity.

Gross Regional Product

The Central Coast's Gross Regional Product e.g. the wealth of the region generated by businesses, organisations and individuals working in the region, has grown from \$11,387 million in 2001 to \$12,732 million in 2016 an increase of 11.8% over 15 years.

While the years 2005 to 2012 shown annual declines of up to 1.5% a positive change became noticeable from 2013 and by 2016 growth had picked up to 3.0% on the previous year.

Gross Regional Product
Central Coast Council area



Source: National Institute of Economic and Industry Research (NIEIR) ©2016
Compiled and presented in economy.id by .id the population experts

.id
the population experts

Industries that showed most growth in 2015/16 were:

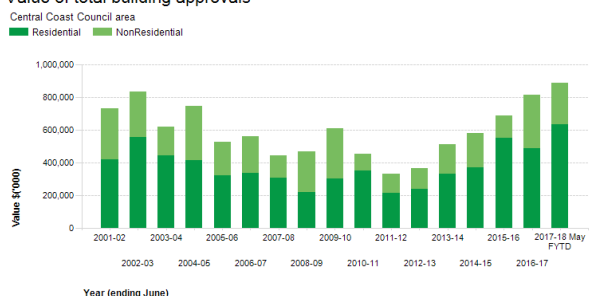
Health Care and Social Assistance	13.9%
Manufacturing	9.5%
Retail Trade	8.9%
Construction	8.2%

Building Approvals

The Value of Building Approvals on the Central Coast has been increasing since 2011-12.

Building Approvals on the Central Coast for the period July 2017 to April 2018 was \$754.3 million and for the whole of FY 2017 was \$814.9 million.

Value of total building approvals



Source: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0. Compiled and presented in economy.id by .id the population experts

.id
the population experts

Value of total building approvals

Financial year	Residential \$('000)	Non-residential \$('000)	Total \$('000)
2017-18 May FYTD	633,570	252,947	886,517
2016-17	487,131	327,754	814,885
2015-16	551,957	136,025	687,982
2014-15	371,926	209,563	581,489
2013-14	329,573	184,078	513,651
2012-13	241,042	124,700	365,742
2011-12	216,782	115,434	332,216
2010-11	350,235	101,692	451,927
2009-10	303,855	305,636	609,491
2008-09	220,145	248,474	468,619
2007-08	305,603	140,070	445,673

FTE Employment by Industry Sector

Central Coast Council area	2011/12		2016/17	
	No.	%	No.	%
Industry	No.	%	No.	%
Agriculture, Forestry and Fishing	988	1.1	1,044	1.2
Mining	648	0.7	613	0.7
Manufacturing	8,401	9.3	8,451	10.0
Electricity, Gas, Water and Waste Services	1,186	1.3	1,332	1.6
Construction	10,337	11.4	8,386	9.9
Wholesale Trade	2,175	2.4	2,332	2.8
Retail Trade	10,180	11.2	10,880	12.9
Accommodation and Food Services	6,644	7.3	6,650	7.9
Transport, Postal and Warehousing	3,492	3.8	3,217	3.8
Information Media and Telecommunications	1,243	1.4	1,179	1.4
Financial and Insurance Services	1,981	2.2	1,668	2.0
Rental, Hiring and Real Estate Services	1,852	2.0	1,687	2.0
Professional, Scientific and Technical Services	4,902	5.4	4,332	5.1
Administrative and Support Services	3,067	3.4	3,037	3.6
Public Administration and Safety	4,854	5.4	4,886	5.8
Education and Training	7,413	8.2	6,424	7.6
Health Care and Social Assistance	15,576	17.2	13,185	15.6
Arts and Recreation Services	1,451	1.6	1,229	1.5
Other Services	4,330	4.8	4,081	4.8
Total Industries	90,720	100.0	84,613	100.0

Source: National Institute of Economic and Industry Research (NIEIR) ©2016.
Compiled and presented in economy.id by .id, the population experts.

Key industries

Manufacturing

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

In 2016 there were 897 businesses operating in the sector (Source: ABS Counts of Australian Businesses).

Engineering and food processing companies make up an important part of the region's manufacturing industries.

In 2015/16 9,526 persons were employed in the manufacturing sector or 8.3% of the regional workforce.

The manufacturing sector is supported by Central Coast Manufacturing Connect an active industry group that works collaboratively across the sector.

Global companies such as *Aalborg Industries*, *Baltimore Aircoil (Australia)*, *Continental Crushing and Conveying (A Joy Global Inc. Company)*, *CSR-Hebel*, *Donaldson Australasia*, *Pacific Labels* and *FMC* all have a significant presence on the Central Coast.

Food processing

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

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

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



Mars Foods Australia Berkeley Vale facility

Agriculture

To the west of the M1 Pacific Motorway is a significant rural area that supports an agriculture industry with production in 2015/16 valued at \$161 million.

Major contributors to production were:

Poultry and eggs	\$108.8 million
Nurseries and Cut Flowers	\$ 36.0
Vegetables	\$10.3
Citrus and other fruit	\$6.2

Chicken production

The Central Coast is one of the major chicken meat production areas in NSW being close to the Sydney market. Almost all of the chicken meat farms in the region are located at Mangrove Mountain and Kulnura.

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

Inghams Enterprises operates a facility at Lisarow producing pre-prepared chicken products under the Chickadee brand.

Nurseries and Cut Flowers

There are around 70 wholesale nurseries throughout the Central Coast region the largest of which are:

S & P Dominello Pty Ltd, *Olivieri Flowers*, *Andreasens Green*.

Sprint Horticulture and *Ramm Botanicals* both operate tissue culture laboratories and research and development facilities.

Vegetable production

The NSW Department of Primary Industries operates the Gosford Primary Industries Institute at Ourimbah which develops and implements science-based technologies and production systems for horticultural crops. The Institute is also the National Centre for Greenhouse Horticulture. Both are located adjacent to the University of Newcastle's Central Coast Campus.

Vegetable growing areas in the region are Peats Ridge, Mangrove Mountain and Kulnura.

The Central Coast region has long been a producer of vegetables with tomatoes being the largest crop although in recent years Asian vegetables and green tea production has been increasing.

Family Fresh Farms, a company associated with retailer Gerry Harvey, has invested \$20 million in a greenhouse facility at Peats Ridge to produce baby cucumbers for the major supermarkets.

Information and Communications Technology

A growing number of ICT companies are establishing in the region with the result that an ICT Cluster is being seen as the genesis for a new industry.

Some of these companies are successful 'start-ups' that are proving to be high value examples of the opportunities the region offers this sector.

To further enhance the opportunities for growth, the rollout of the National Broadband Network throughout the region is seen as a catalyst that will further encourage established companies as well as start-ups who seek to leverage off the opportunities the NBN will provide.

Companies operating across this sector include:

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



Linfox Distribution Centre Berkeley Vale

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 5.1 million people.

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

National and global companies that have based their distribution operations on the Central Coast include: *Alliance Distribution Services - a Division of Hatchette Australia, Husqvarna Australia, Pure Fishing Australia, Scholastic Australia, Woolworths Distribution Centre, Linfox Transport.*

Transport companies based in the region are: *Linfox Food Distribution Centre, TNT Central Coast Terminal, Star Track Express Central Coast Terminal and Toll IPEC.*

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.

NBN Broadband availability across the region is an added benefit and is one reason why NIB Health Funds has located 100-seat contact centre in Gosford CBD.

Contact centres operating on the Central Coast include: *ING DIRECT, nib Health Funds, Department of Human Services – CentreLink, SafeWork NSW, Police Assistance Line, APLA, NRMA Membership Services and NRMA Roadside Service, NSW Long Service Leave Corporation and Qantas.*

Tourism

The Central Coast is a popular holiday destination just an hour away from Sydney. The region has opportunities for all-year-round tourism experiences and is well established in the short break and conference markets.

Terrigal, The Entrance and Umina / Ettalong Beach are considered the major tourist areas in the region.

The Accor Group operate a number of resorts and hotels in the region including a 5-star Pullman Magenta Shores Resort near The Entrance and Mercure Kooindah Waters Golf and Spa Resort at Wyong.

Other leading accommodation properties within the region are Crowne Plaza and Star of the Sea Resort Terrigal and Mantra Ettalong Beach.

The region's attractions include:

- *Australia's largest horse riding and outdoor adventure centre, Glenworth Valley Outdoor Adventures,*
- *Gosford Classic Car Museum,*
- *Treetop Adventure Park,*
- *The Australian Reptile Park and Wildlife Sanctuary,*
- *Australia Walkabout Wildlife Park,*
- *Ex-HMAS Adelaide dive site at Terrigal,*

Aged Care and Retirement Living

The Central Coast is seen as a preferred retirement destination for seniors. This, as well as the Region's own ageing demographic, has created a growing demand for retirement accommodation and, in particular, for resident-funded, self-care retirement villages.

There are around fifty government, church funded and privately funded retirement villages from small basic developments to large quality villages.

RetireAustralia, Living Choice, Aurrum and Lend Lease are the leading operators of retirement villages in the region.



*Louise Cordina, CEO,
Cordina Group*

"Cordina selected the Central Coast as the location to build our state-of-the-art food facility, to produce the highest level of innovation in the preparation of ready-to-eat products.

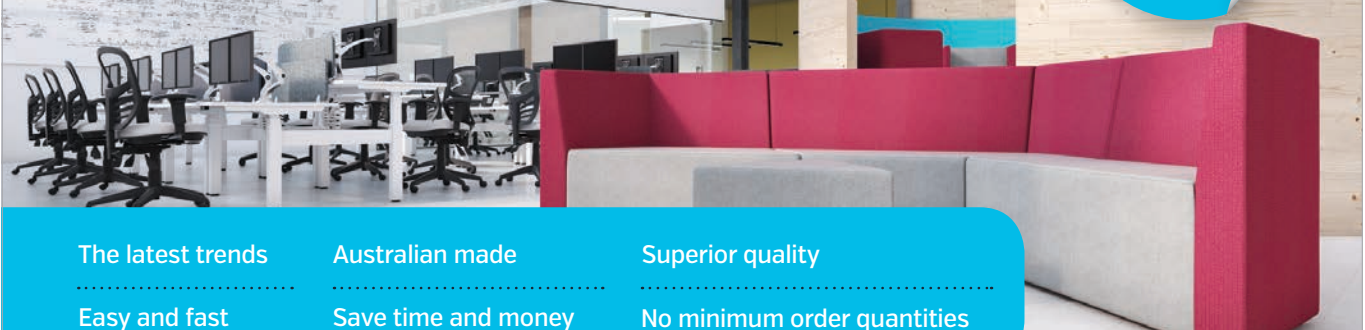
Logistically, the Central Coast provides the benefit of easy access to Sydney and national distribution routes, better value industrial land, a broad availability of skills and workforce and an agility of execution that couldn't have been achieved within the Sydney metropolitan area.

We're pleased to be able to bring a large number of sustainable jobs to the region and we'll certainly be continuing to grow our infrastructure in the area, as a strategically important location for our business."

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The suburban or town centres and their commercial characteristics are set out below to provide a snapshot of the region.



Gosford CBD and waterfront

GOSFORD

Gosford is the Capital of the Central Coast.

Situated on the shores of Brisbane Water and an hour by train 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.

The CBD and surrounds is presently undergoing a major transformation that is seeing and will see significant investment in residential and commercial developments in the short and medium term.

Professional and commercial services – Professional and commercial services within the CBD include all major trading banks as well as building societies, credit unions and mortgage brokers. Professional services include lawyers, accountants, insurance brokers, real estate agents, property valuers, investment advisers and financial planners.

Retail - Gosford's retail precinct comprises the Imperial Shopping Centre and other retail stores servicing those working in the CBD as well as residents and the many thousands who visit daily to access medical and social services.

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 and Central Coast Adventist School.

Government Services - A number of state government departments and agencies have offices in Gosford including: Department of Planning and Environment, Department of Fair Trading, Gosford Court House, NSW Trustee and Guardian, National Parks and Wildlife Service, The Police Department's Brisbane Water Local Area Command is headquartered in the CBD.

Government offices - Insurance and Care NSW (icare), the State Insurance Regulatory Authority (SIRA) and SafeWork NSW, Long Service Leave Corporation.

A branch of the Australian Taxation Office employing 600 staff was opened in late 2017. The NSW Financial Services Department will relocate to a new office building currently under construction in early 2019

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

A new 484 bed Gosford Hospital that will deliver next generation health services was opened in June 2018.

Medical Research Institute and Medical School - As part of the hospital redevelopment the University of Newcastle will establish a new \$72.5 million Medical Research Institute and Medical School within the hospital precinct.

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

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



Gosford Hospital. Completed in mid-2018 at a cost of \$368 million



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GOSFORD (continued)



NRMA Contact Centre – Gosford

Contact Centres - Major corporations have established Contact Centres in the CBD in recent years, they include: NRMA, Qantas, NIB Health Insurance and ANZ Wealth, Suncorp.

Digital and Creative Businesses – The NBN supports a growing number of digital and creative businesses in the CBD.

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

Residential – High rise residential construction, within and adjacent to the CBD, will see a substantial increase in the population on the next few years.

Safety – Crime rates in the CBD have declined in recent years by as much as 30% under innovative policing strategies that involves active community participation.

WEST GOSFORD

West Gosford is located on the Central Coast Highway at the gateway to the Central Coast and bordering Gosford CBD.

Accommodation – four motels are located on this road along with the Gosford RSL Club a leading entertainment venue. This Club is planning a major rebuild and has lodged a DA with Council for a \$31 million development on their site.

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

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

Gosford Classic Car Museum the largest car museum in the Southern Hemisphere and houses some 450 cars valued at over \$70 million is a major tourist attraction in the region.

West Gosford Shopping Centre caters for local residents and business 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.



Image showing proposed \$31 million redevelopment of the Gosford RSL Club



West Gosford showing Riverside Park in foreground, West Gosford Shopping Centre and Gosford Classic Car Museum (far left)

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ERINA

Erina is situated on the Central Coast Highway, the main arterial road to the Region's beaches, and is 5.5 kilometres from Gosford.

Within the Erina business precinct is the regional shopping centre Erina Fair, commercial and retail developments and a light industrial area. Surrounding the business area is a number of retirement villages along with a residential area that has developed over the past twenty years.

Retail - Erina Fair Shopping Centre, the 20th largest shopping centre in Australia attracting some 12 million people each year.

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

This grouping of homeware retailers provides an unusual critical mass making Erina a magnet for home buyers and renovators.

Commercial - Most developments in Erina are a mix of retail and commercial with Fountain Plaza and adjacent Platinum and Fountain Corporate being regarded as the leading commercial complexes on the Central Coast.

Commercial services in Erina and Erina Fair include banking and financial services, lawyers, accountants, finance brokers and insurance brokers

Medical - Due to its convenient location Erina has attracted a large number of medical and para medical services.

Digital and Creative Business – Digital and creative businesses located in Erina include: Sterland Computing, Graphic by Design and managed and cloud hosting company UltraServe Internet.

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.



Fountain Plaza/Platinum Precinct – Erina

Photo courtesy Jeff McGinn

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 Karing 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.



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TUGGERAH

Tuggerah is geographically at the centre of the Central Coast region and is located 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.

Retail - Comprised within the Tuggerah precinct is the major regional shopping centre Westfield, 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, opposite (for further information about Tuggerah Business Park, see Industrial Areas).

Central Coast Mariners Football Club Centre of Excellence Building, Tuggerah

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



Image Tuggerah Regional Sporting Complex multi purpose indoor centre at a cost of \$23 million. Stage 1 which comprises playing fields and facilities is due for completion late 2018.

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.

Sport

Central Coast Council is currently building a \$23 million Regional Sporting and Recreation Complex on 18.28 hectares of land near Tuggerah Railway Station with Stage 1 to be completed in 2018.

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

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).



Central Coast Mariners Centre of Excellence and commercial office building. It forms the centrepiece of the Mariners' unique training facilities that includes pitches, sports courts, heated aquatic centre and medical centre.



Westfield Shopping Centre Tuggerah

Business centres

WYONG

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

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

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

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

Mercure Kooindah Waters Residential Golf & Spa Resort is located a few kilometers from the Town Centre and comprises an 18-hole championship golf course, golf club and 100-room luxury resort surrounded by a home residential development.

Wyong Race Club and Wyong Golf Course are both adjacent to the Town Centre.

THE ENTRANCE

Situated at the entrance to Tuggerah Lakes, The Entrance is traditionally the Central Coast's leading holiday area. The Entrance is well known for its many cafés overlooking the foreshore and entrance to Tuggerah Lakes.

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

Accor Group owns and operates a Pullman 59-room 5-star Resort Hotel and Conference Centre at Magenta Shores at North Entrance. The resort includes an 18-hole championship golf course which has been rated in Australia's top ten leading golf courses, and is surrounded by luxury residential villas and homes.

TOUKLEY

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

Toukley services a residential area that extends to Norah Head. It is on the main road leading from the M1 Motorway through to the Coast. The main arterial coastal road (Central Coast Highway and Wilfred Barrett Drive) links Gosford and The Entrance to Toukley.

Toukley's retail offering consists of strip shops that include Coles and Aldi supermarkets.

Toukley has become a centre for a wide range of medical services.

The Toukley RSL Club is the largest business in the town.

Business and commercial services in Toukley include Commonwealth and ANZ banks, building societies, credit unions, lawyers and accountants.

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.

As well as being a base for charter fishing operators it is also popular with scuba divers and the resting place of the former warship HMAS Adelaide which is a well established dive-site.

Over the past three years a number of residential developments have been built including Pine Tree Lane Apartments and Rockpool. Ocean Edge in Campbell Crescent is a two-tower retail and residential development in Campbell Crescent with construction completing in late 2018.

Avanti, a development with 14 luxury residences in Painters Lane will be completed in late 2018.

The most significant residential project in Terrigal in almost twenty years is Elysium which is being developed by Central Real (see page 9). Elysium comprises 64 luxury apartments with resort facilities in a 4-building gated complex and is due for completion in late 2019.



Terrigal – left foreground shows Avanti Apartments nearing completion and right Ocean Edge Apartments nearing completion. Crowne Plaza Terrigal (centre) with Pine Tree Lane apartments and Rockpool developments, completed in 2017, to the rear of the hotel.

Photo courtesy Gunasirigle Photography

There are five large industrial areas on the Central Coast: *Tuggerah Business Park and Berkeley Vale, Somersby, and North Wyong and Warnervale*. Minor industrial areas are located throughout the region providing a wide range of support services to business and consumer.

NorthConnex

The nine kilometre NorthConnex dual-lane tunnel under Pennant Hills Road in northern Sydney, linking the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway, when completed in 2019 will substantially reduce travelling times to western and southern Sydney.

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

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

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, 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 and national distribution facility,
- 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,

More than 200 businesses operate within this Park and include manufacturers, distribution centres and warehouses, construction companies and other professional and commercial services.

BERKELEY VALE INDUSTRIAL AREA & FOUNTAINDALE INDUSTRIAL AREA

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

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 – TrendPak, Life Health Foods Australia and Palm Beach Motor Yachts.

SOMERSBY INDUSTRIAL ESTATE

Somersby Industrial Estate is located adjacent to the Gosford exit of the Sydney-Newcastle Motorway and covers almost 400 hectares, offering sites ranging from 0.4 hectares to 10 hectares.

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

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

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



Tuggerah Business Park aerial view

Industrial areas

NORTH WYONG INDUSTRIAL AREA

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

The area zoned 4a General Industrial 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.

The Pacific Industrial Estate an adjoining area developed in recent years has vacant land selling for around \$200 plus per square metre.

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

Golflinks Commercial Campus

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

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

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

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



Woolworths Distribution Centre at Warnervale

In addition, Servers Australia, one of Australia's leaders in the provision of dedicated server solutions and one of the largest private networks in Australia spanning eight locations around the country, has located its head office adjacent to Nexus in a dedicated building within the Golflinks Commercial Campus with the move taking place in late 2018.

WARNERVALE BUSINESS PARK covers 47.6 hectares and is strategically located at the Sydney-Newcastle Motorway 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, Coastal Transport Services.

CHARMHAVEN INDUSTRIAL ESTATE is off the Pacific Highway and close to Lake Haven Shopping Centre, this estate features factory warehousing and showroom style units, catering for small business and bulky goods retail.



Nexus Complex at Golflinks Commercial Campus

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

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

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

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

NorthConnex a nine kilometre tunnel that will link the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills, is expected to be completed in late 2019. It will substantially reduce traffic congestion on Pennant Hills Road resulting in shorter travelling times between the Central Coast and Western Sydney.

Distribution logistics is a major factor when deciding where to site a new warehouse. The new facility must be located in the correct location to efficiently meet clients and customers delivery requirements. Consideration also has to be given to the labour catchments and road access in the possible areas.

The Central Coast is one of the very few locations in Australia providing optimum cost benefits in terms of market access and distribution due to its proximity to two of the state's largest markets – Sydney and Newcastle.

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

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

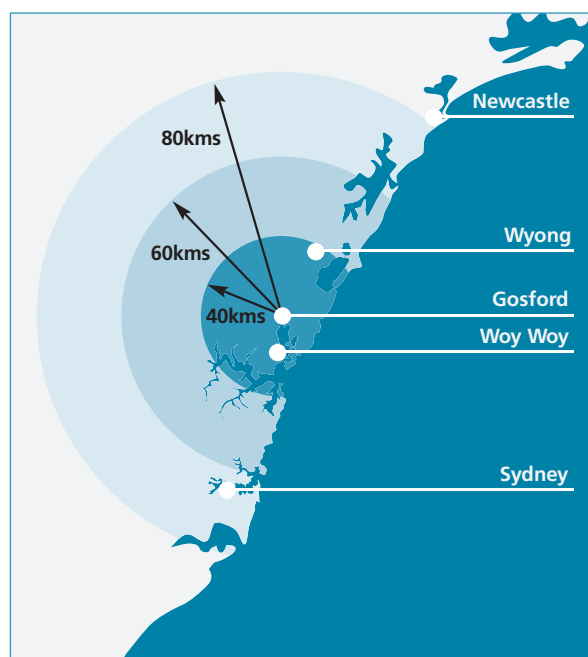
Many companies, both global and national, are seeing the logistics advantages of locating their warehousing and distribution facilities in the region.

National and global companies that have based their distribution operations on the Central Coast include:

- Scholastic Australia's head office and warehouse complex at Lisarow,
- Allen & Unwin and Hodder Headline Australia Pty Ltd operate a national book distribution centre at Tuggerah Business Park,
- Belkin Australia, global manufacturer of IT peripherals, has its national distribution centre at Tuggerah Business Park
- Pure Fishing Australia – national distribution centre,
- Garden City Products, Somersby
- Woolworths Limited operate a \$100 million Distribution Centre at Warnervale.

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

Distances map



*Christian Nyman -
Managing Director,
Pelican Products Pty
Ltd ANZ*

We moved the office and warehouse to the Central Coast 10 years ago from a city location and service all our customers in Australia/New Zealand. Our warehouse receives containers from Botany only a couple hours after they clear customs.

We attend meetings, trade shows and functions in Sydney frequently, as the drive from the Erina office is comparable to driving from other parts of Sydney, and in many instances faster.

Our location here has all the modern facilities, multiple daily freight pickup & deliveries, banking, postal & other services on our block, lots of nearby restaurants and other conveniences, and staff all enjoy a short travel to work that Sydneysiders only dream about. Real Estate is more than competitive with Sydney, so too quality schooling, and all the same mainstream shopping as any capital city.

We're really just another Sydney suburb - with advantages not found elsewhere. We're very satisfied. Moving here was one of our best business decisions.

Infrastructure and utilities

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

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

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

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

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

Communications

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

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

Energy

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

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

Public transport

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

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

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

Roads

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

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

The Pacific Highway offers an alternate route through the region via Gosford, Ourimbah, Wyong and Warnervale.

A network of arterial roads link the Motorway exits with the residential, commercial and industrial areas of the Central Coast.

Central Coast Highway is the main arterial road from Kariong where it exits the M1 to The Entrance. It is one of the busiest roads in the region carrying over 28,000 vehicles per day in some parts.

NorthConnex is a nine kilometre tunnel that will link the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills, will be completed in 2019. It will substantially reduce traffic congestion on Pennant Hills Road resulting in shorter travelling times between the Central Coast and Western Sydney.

Sewage and waste management

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

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

Two waste management facilities service the region, one servicing the north of the region at 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.



Mangrove Creek dam

The Central Coast has a population of approximately 337,765 people with a range of qualifications, skills and experience covering a wide spectrum.

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

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

Central Coast employees normally provide their own transport, a fact that is known to contribute towards improved productivity. This mobility and more available free time beyond working hours are critical factors in reducing absenteeism.

Approximately 92% of the Central Coast population speaks English and is, therefore, entirely familiar with the language and customs.

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

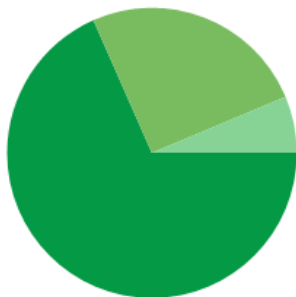
The number of residents who live and work on the Central Coast at 30 June 2016 was 95,389 or 68.4%.

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

Employment location of resident workers, 2016

Central Coast Council area

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



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

.id the population experts

KEY STATISTICS – Local workers

Local workers	Number	%
Total local workers	104,734	100.0%
Males	48,102	45.9%
Females	56,630	54.1%
Age structure		
15 – 24 years	17,533	16.7%
25 – 54 years	64,658	61.7%
55 – 64 years	18,085	17.3%
65 + years	4,458	4.3%
Top occupations		
Professionals	20,501	-
Clerical & administrative workers	14,334	-
Technicians & Trade workers	13,928	-
Method of travel to work		
Car	77,697	74.2%
Public transport	2,877	2.7%
Bicycle	372	0.4%
Walked only	2,108	2.0%
Born overseas	16,763	32.8%
Speaks language other than English	6,997	6.7%



Paul Claassens
Senior Manager
Contact Centres ING
Direct

Paul Claassens, Head of Contact Centres for ING Direct says, "The ING Direct Contact Centre in Tuggerah Business Park opened in 2002. Having a Call Centre on the Central Coast provides us with a number of advantages and one of the most important is the calibre of staff we attract.

Whenever we advertise for staff we have always been able to recruit high quality and experienced people. We can choose the best, those who easily fit into our culture and are ready to represent our brand and provide service excellence to our customers.

Central Coast employment opportunities provide our staff with a great work/life balance but the business is also rewarded with lower levels of attrition and higher average staff tenure."

Education and training

Now in its 29th year, The Central Coast Campus at Ourimbah is the region's education hub. It is a multi-sector campus shared by the University of Newcastle, TAFE NSW and the Central Coast Community College, focussed on providing opportunity for people of all ages, and from all backgrounds to use tertiary education as a springboard to achieve professional success without having to leave the Central Coast.

UNIVERSITY OF NEWCASTLE

The University of Newcastle (UON) is a research-intensive University focused on improving the quality of life in our regions and around the globe. Ranked 214 of the world's universities, UON universities students and staff pursue innovative solutions to the world's great challenges.

UON offers 18 undergraduate degrees, and a range of postgraduate and higher degree by research programs, supported by world-class teachers and researchers. Of these programs, Oral Health Therapy, Podiatry, Food Science and Human Nutrition, and Exercise and Sports Science are exclusively offered on the Central Coast. Exclusive majors in Marine Science and Sustainable Resource Management are offered to students studying the UON Bachelor of Science program at Ourimbah. Other

disciplines offered by UON at Ourimbah include education, nursing, business, commerce and humanities.

In further support of regional business and economic growth, and in collaboration with regional leaders, UON is extending its research capability and educational offerings and presence particularly in the areas of food and health. From 2018, UON is offering a face-to-face Master of Business Administration at Gosford. With courses tailored to help accelerate the careers of local professionals, specialisations include Health Services Management, Innovation and Entrepreneurship, Marketing and Applied Finance. The Central Coast Medical School and Research Institute (CCMSRI), under construction opposite Gosford Hospital, is a collaboration between UON and the Central Coast Local Health District and will be a driver of better health and wellbeing outcomes for the region and through a focus on patient-centred, or integrated health care. CCMSRI will also help attract new and innovative investment to the region, and seed degrees to skill the health workforce of the future.

TAFE NSW

TAFE NSW operates campuses at Gosford, Wyong and Ourimbah with many courses being pathways into university degrees.

NEW RAISES THE GAME

When Bachelor of Exercise and Sport Science graduate and current PhD student Tye isn't shooting hoops for the Central Coast Crusaders, he's pioneering new ways to improve the game. Funded by the NBA and GE Healthcare, Tye's postgraduate work uses groundbreaking GPS technology to better understand the demands placed on the body during a basketball game. Tye is driven to protect the world's athletes from injuries and enable them to perform at their very best.

[Learn more at newcastle.edu.au/new](http://newcastle.edu.au/new)



**NEW
NEEDS
YOU**

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.
- **Health** – a healthy, pollution-free environment with hospital and medical facilities comparable with those in major cities.
- **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.

- **Shopping** – the region is serviced by a large choice of retail shops with modern shopping centres offering goods and services that match any Sydney suburb.
- **Leisure** – Central Coast residents have the opportunity to participate in a wide variety of leisure activities, all within 15 to 20 minutes of home.
- **Sport** – the Central Coast could well be described as "A Sporting Mecca". The choice of sport for all age groups is almost limitless.
- **Entertainment** – there is always something interesting to do and see, from bars and clubs to live music, movies and restaurants, to seeing a national football game or touring event at the Central Coast stadium.

NOW OPEN LEXUS OF CENTRAL COAST



CENTRAL COAST

Kangoo Road, Kariang | 02 4340 3500 | lexusofcentralcoast.com.au

Lifestyle – A better choice of living

Real Estate – Where to live

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

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

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

Like most Sydney suburbs the Central Coast has experienced significant growth in values over the past several years but nowhere near those in Sydney.

The most sought after beachside suburbs are Terrigal, Avoca Beach, Forresters Beach, Toowoyn Bay and

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

To the north of the region are the newer areas of Woongarah, Hamlyn Terrace and Wadalba with 450 sqm lots being offered from \$310,000 to \$380,000. While house and land packages are available for just less than \$700,000.

Beachside locations are sought after with Terrigal the most popular location with prices starting at \$600,000 and passing the \$2m mark for a beachside apartment with ocean and beach views.



Schooling

The Central Coast offers residents a wide range of education options through 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 1250 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 and its programs have a global outlook and focus on next generation teaching and learning.

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.



Next Generation Learning facility at Central Coast Grammar School

Nurturing thriving minds.

Invest your family's future here on the Central Coast, and let us welcome you into our vibrant community. Central Coast Grammar School prides itself on building resilient, aspiring young adults that will go on to become our community's champions of tomorrow. With some of the newest state-of-the-art facilities, extensive extra-curricular programs and dynamic teachers, it's no wonder we've celebrated some of Australia's most innovative minds.

Arundel Road, Erina Heights
Call **+61 2 4367 6766** | ccgs.nsw.edu.au



**CENTRAL COAST
GRAMMAR SCHOOL**

Lifestyle – A better choice of living

At Kariong the International Football School accepts students from year 5 through to year 10 who all take part in an innovative academic programme and at the same time are involved in a full time daily football programme.

The University of Newcastle's Central Coast Campus, Hunter Institute of TAFE and the Central Coast Community College are all at Ourimbah, with additional TAFE campuses at Gosford and Wyong.

Health Services

Public health facilities in the region are both first class and comprehensive. An extensive range of specialist medical services is provided 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.

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

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

Health Care Australia operate private hospitals at Woy Woy, Gosford with a new hospital under construction at Wyong.

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 those living in Sydney 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 & Theatres

The Central Coast has a variety of cinemas including Events Cinemas at Westfield Tuggerah and Hoyts at Erina Fair. The art deco Cinema Paradiso at Ettalong Beach, Avoca Beach Theatre and Majestic Cinema at The Entrance all provide unique and enjoyable experiences. Gosford's Laycock Street Theatre and The Arthouse theatre at Wyong stages first-rate productions in mainstream and avant-garde drama, comedy and musicals, with many featuring internationally recognised artists and directors.

Music

The Central Coast has a rich musical and cultural life with its own conservatorium of music and orchestra, show band and brass band. There is also a strong musical culture in the private and public schools in the region.

The region is also home to some of Australia's top country music performers and musicians and boasts at least two world class recording studios.

Galleries

The Central Coast Regional Gallery compliments the many other galleries in the region, particularly the Ken Duncan Gallery and Neil Joseph Fine Art Gallery. Art societies and special interest groups, such as pottery and writers groups are also active in the region.

Sport

A Sporting Mecca

The Central Coast could well be described as a “Sporting Mecca”. The choice of sport for all age groups is almost limitless. Some of the sports on offer include:

AFL, archery, athletics, baseball, basketball, canoeing, cricket, cycling, darts, fishing, football, golf, hockey, horse racing, horse riding, ice hockey, ice skating, lawn bowls, little athletics, martial arts, netball, rugby league, rugby union, scuba diving, surf lifesaving, swimming, tennis, tenpin bowling, water skiing and many others.

Gosford’s 20,000-seat Central Coast Stadium, overlooking Brisbane Water, is regarded as one of the finest stadiums in Australia and is a popular venue for rugby league, rugby union, football and touring events.

The Central Coast Regional Athletics Centre, on the site of the Mingara Recreation Club at Tumby Umbi, features an

IAAF standard athletics track and international standard playing field. The facility attracts some 6,000 visitors per month and is the home of a number of athletics clubs and football clubs including State League Division and Super League teams. Other athletics tracks and facilities are located throughout the region.

The Gosford Race Club and Wyong Race Club hold regular meetings with both venues attracting leading horses and jockeys.

Central Coast Mariners

The Central Coast Mariners FC is one of the eight football clubs which comprise the national Hyundai A-League.

Central Coast Academy of Sport

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



Central Coast Council

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