

The Future Series

Central Coast, NSW: Rejuvenation for Healthy Growth

This Future Series | Article Seven is brought to you in collaboration with Health Project Services, and looks at what's to come for our region, all with a view to help you future proof your business.

The Central Coast of NSW plans to sustain a healthy natural environment, develop a flourishing local economy and build well-connected communities. For medical professionals, two key growth corridors centred around health precincts provide significant opportunities, particularly within aged care.

The Central Coast Regional Plan 2036

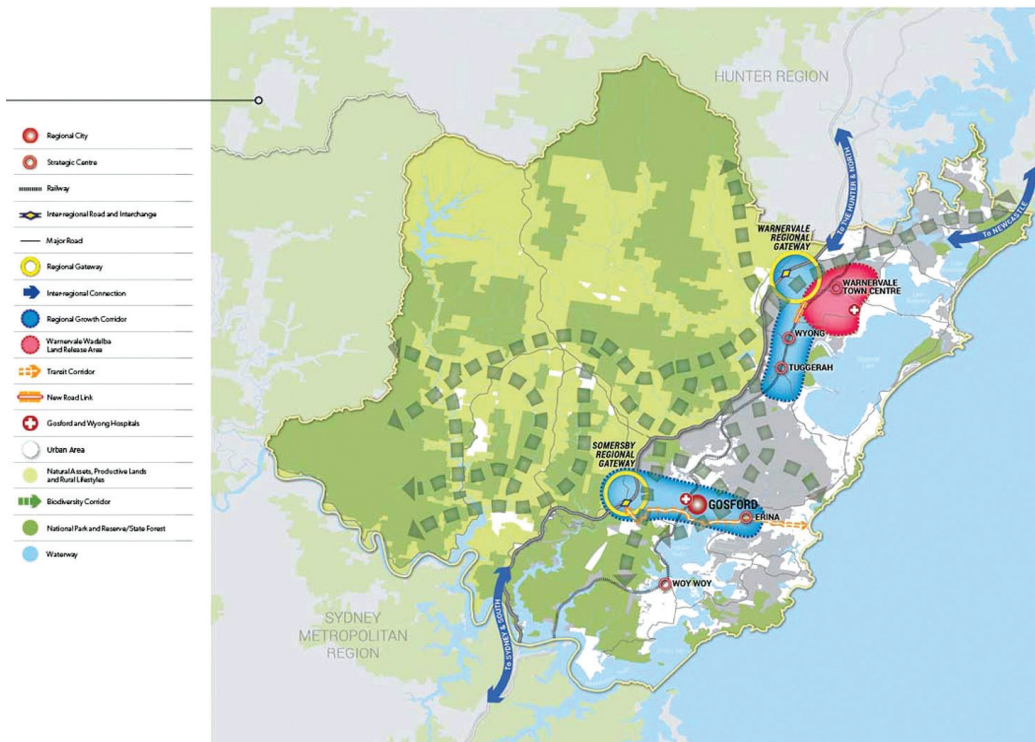


Figure 1 - Central Coast 2036

Source: NSW Department of Planning & Environment, Central Coast Regional Plan 2036 - Vision

The Central Coast Regional Plan 2036 (CCRP) focuses on growth across the Central Coast Local Government Area (LGA) over the next 20 years. This region contains the recently merged councils of Gosford and Wyong.

By 2036, the Central Coast region is forecast to grow by 75,500 people (22%), generating a need for 41,500 new dwellings and almost 25,000 new jobs. Population growth will be driven by retirees with 55%, coming from people aged 65 years and over. This market segment will likely place further stress on existing aged care related services but will also open up opportunities for more medical services focused on the needs of the elderly.

The map in **Figure 1** illustrates the future strategy planned for the Central Coast region. There are two key growth corridors identified, being the Southern Growth Corridor from Somersby to Erina, and the Northern Growth Corridor from Tuggerah to Warnervale. Investment in health, education, advanced manufacturing and services will stimulate economic growth across both corridors.

The Vision for the Central Coast

The Central Coast region has historically witnessed an influx of population due to housing affordability relative to Sydney, attractive coastal living and decent connectivity for workers commuting both within the region and out to greater Sydney and Newcastle.

The future vision recognises Gosford as the capital centre of the Central Coast region, which will be rejuvenated to encourage investment, business activity, employment growth and increased population. Gosford is also being positioned as a smart hub for health and education for the region.

This article is proudly brought to you in collaboration with



The growing population is expected to locate in existing urban centres and in closer proximity to employment areas than was the case previously. The residential release area in Warnervale-Wadalba will provide the majority of new greenfield dwellings in addition to the Northern and Southern Growth Corridors.

The NSW Government have defined four goals which are made up of 23 clear directions and 110 specific actions in order to achieve the vision of this regional plan. The goals of the CCRP are:

1. A prosperous Central Coast with more jobs close to home
2. Protect the natural environment and manage the use of agricultural and resource lands
3. Well-connected communities and attractive lifestyles
4. A variety of housing choice to suit needs and lifestyles

Goal 1

A prosperous Central Coast with more jobs close to home

The NSW Government are aiming to generate more jobs in the region and reduce the need for workers to commute outside of the area. It is estimated the number of jobs in the region will increase by 24,674 local jobs to 141,404 jobs by 2036. Employment hubs will be positioned within areas well serviced by infrastructure that can accommodate needs of future growth such as the Northern and Southern Growth Corridors. The directions within this goal include:

- Direction 1 – Grow Gosford City Centre as the region’s capital
- Direction 2 – Focus economic development in the Southern and Northern Growth Corridors
- Direction 3 – Support priority economic sectors
- Direction 4 – Strengthen inter-regional and intra-regional connections for business
- Direction 5 – Support new and expanded industrial activity
- Direction 6 – Strengthen the economic self-determination of Aboriginal communities
- Direction 7 – Increase job containment in the region

For health and medical practitioners, the first three directions are of particular interest:

Direction 1 - Grow Gosford City Centre as the region’s capital

Gosford City Centre will remain the core centre of the region with the government encouraging continued investment to stimulate growth and development with an emphasis on administrative and civic services, health, transport, education, sporting and civic infrastructure.

Gosford city centre has been divided into five precincts (refer to **Figure 2**) which identifies and maximises opportunities such as integrated transport, higher-density residential development and community infrastructure.



Figure 2 – Gosford City Centre map

Source: NSW Dept. Planning & Environment, Central Coast Regional Plan – Goal 1

Precinct 1: The Waterfront Precinct

The major redevelopment of the Gosford Waterfront site is being endorsed by the NSW Government and includes new land use zones, height limits and floor space ratios allowing greater development capacity than previous planning schemes allowed.

Precinct 2: The Arts and Entertainment Precinct

The expansion of cultural venues and activities including safe and inclusive night-time entertainment events will support the tourism role of the city centre and complement tourism opportunities elsewhere in the region.

Precinct 3: The City Core Precinct

Opportunities will be explored for the consolidation and relocation of government services and agencies to Gosford City Centre where possible.

Precinct 4: The Railway Precinct

Better integration of the main railway line with other city activities will seek to improve east-west connectivity across the railway line and between other city precincts.

Precinct 5: The Hospital Precinct

The redevelopment of Gosford Hospital and the addition of the Central Coast Medical School and Health and Medical Research Institute will drive further investment in allied health and research. This investment will help promote Gosford as a hub for health and open opportunities for medical practitioners to benefit from this centralisation of health services with improved patient access.

Gosford Hospital Redevelopment

The NSW Government have committed \$348 million to the redevelopment of Gosford Hospital which includes a new 11 storey building which opened in June 2018. This ongoing project will provide new and upgraded health facilities which include the following¹:

- A new emergency department that will more than double the current size
- A new psychiatric emergency care centre

- A new and larger intensive care unit
- More operating theatres and patient recovery beds
- New endoscopy facilities
- Expanded maternity services with more beds, birthing rooms and special care cots
- A new women's health clinic
- A new paediatric treatment unit
- Upgraded cardiac catheterisation labs and an integrated cardio-vascular service
- More medical imaging services, including a nuclear medicine department
- New inpatient wards
- More outpatient services that will triple the current size and capacity
- A new rehabilitation unit
- Expanded cancer treatment services with more chemotherapy chairs
- Additional multi-storey car park
- General refurbishments to other clinical areas.



Figure 4 - Artist impression of completed Gosford Hospital redevelopment

Source: NSW Department of Health, Gosford and Wyong Hospitals Redevelopment

¹ NSW Department of Health, Gosford & Wyong Hospitals Redevelopment
<<http://www.gwhr.health.nsw.gov.au/projects/gosford-hospital-redevelopment>>

Direction 2 - Development of Southern and Northern Growth Corridors

According to the Central Coast Regional Plan, the Southern and Northern Growth Corridors provide 48% of local jobs and these areas will remain a focal point for economic prosperity over the next 20 years.

The Southern Growth Corridor

The Southern Growth Corridor covers the area from Somersby east to Erina and is linked by the Central Coast Highway. The main focus will be on improving connectivity through this corridor to Gosford City Centre hub and increasing economic growth in the Somersby business park and Erina commercial precinct as shown in **Figure 5**.

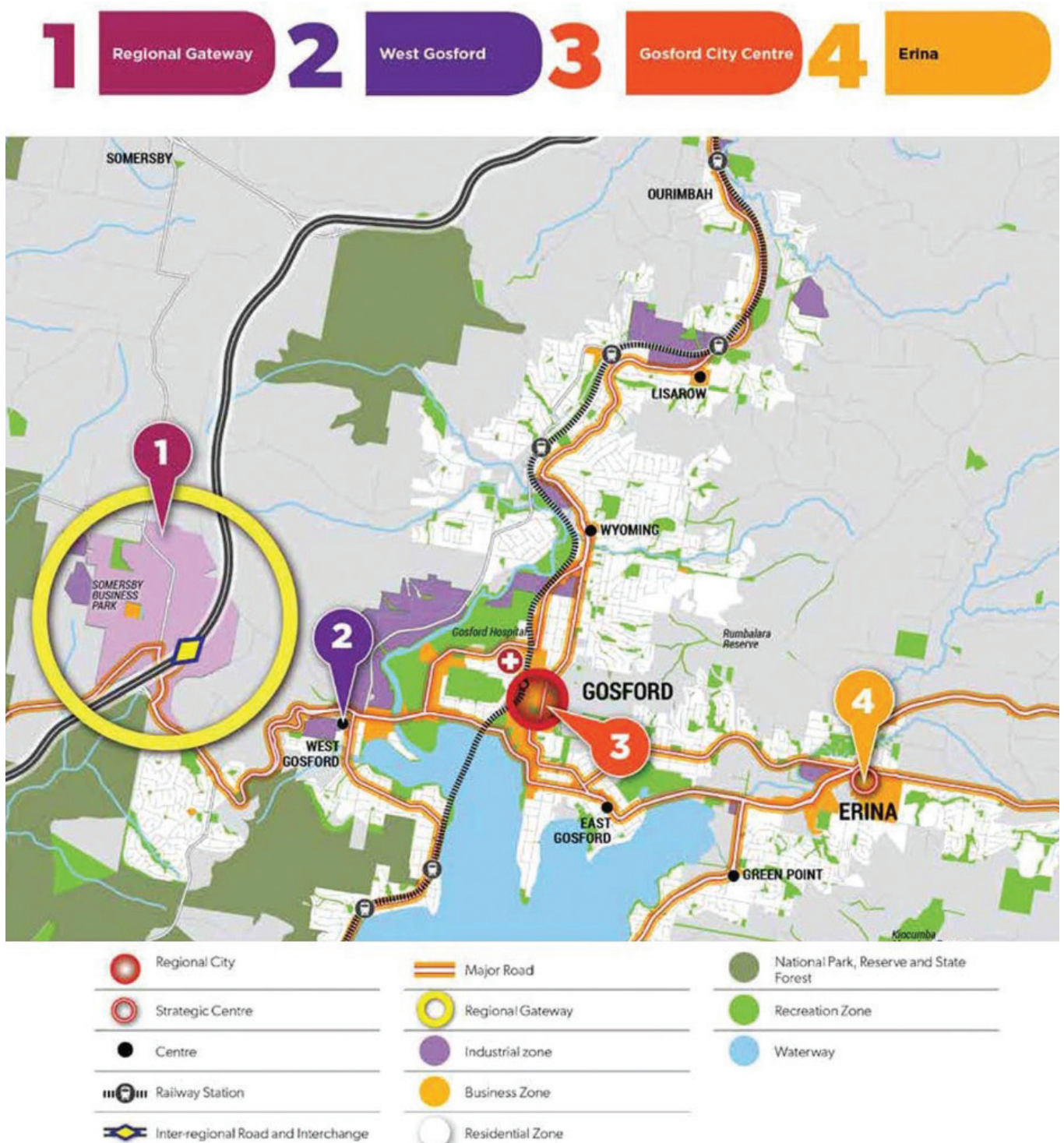


Figure 5 - Southern Growth Corridor Map

Source: NSW Dept. Planning & Environment, Central Coast Regional Plan - Goal 1

The Northern Growth Corridor

The Northern Growth Corridor stretches from Tuggerah to Warnervale encompassing Wyong and is connected by the Pacific Highway (see figure 6). This corridor is a priority location for service and business growth and will contain three strategic centres Tuggerah, Wyong and Warnervale.

Tuggerah will retain its role as a significant employment area of the region. Wyong will expand its civic, administrative, residential, commercial and cultural capacity and grow the health precinct surrounding Wyong Hospital. Warnervale will act as a new mixed-use strategic centre² combining commercial premises, housing, transport interchange and support the Wyong Hospital Precinct.

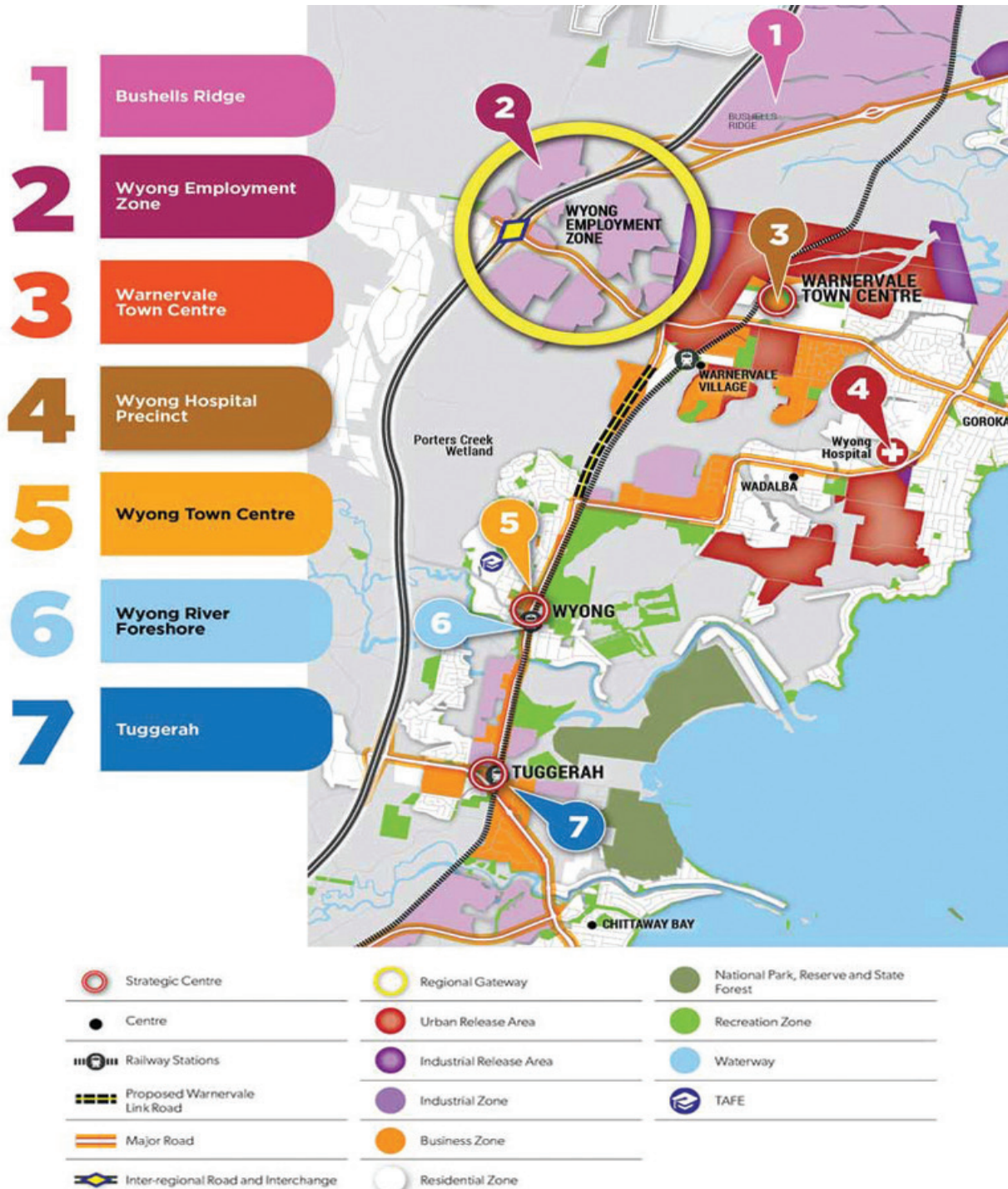


Figure 6 - Northern Growth Corridor Map

Source: NSW Dept. Planning & Environment, Central Coast Regional Plan - Goal 1

² The CCRP defines Strategic centres as centres of regional strategic importance. The Central Coast region hosts a number of (established) strategic centres including Gosford (regional city), Erina, Tuggerah and Wyong.

Wyong Hospital Redevelopment

In July 2017, the NSW Government announced the \$200 million redevelopment of Wyong Hospital. The redevelopment will see the following facilities upgraded³:

- A new emergency department
- Maternity care
- Paediatric services
- New inpatient surgical beds
- Rehabilitation
- Ambulatory services
- Mental health services
- Additional car parking

Enabling works have commenced to prepare the site for construction. In January 2018, work began on the new 500 space car park.



Figure 7 - Artist impression of Wyong Hospital redevelopment

Source: NSW Department of Health, Gosford and Wyong Hospitals Redevelopment

Direction 3 - Supporting priority economic sectors

Health care and social assistance will remain the highest industry employer across the region over the next 20 years. Other priority industry growth sectors include industrial and tourism industries. The top employment sectors for the region are identified in **Figure 8** below.

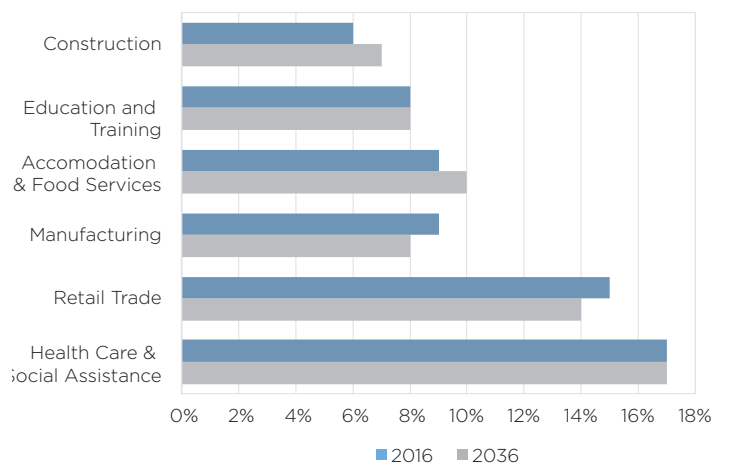


Figure 8 - Top six industry employers 2016-2036

Source: NSW Department of Planning & Environment, Central Coast Regional Plan - Goal 1

³ Hazzard, B (Minister for Health, Minister for Medical Research) 2017, \$200 million hospital upgrade for Wyong, media release, 6th July 2017, viewed 9th February 2018, < http://www.health.nsw.gov.au/news/Pages/20170706_00.aspx>.

Goal 3

Well-connected communities and attractive lifestyles

The plan projects that 41,500 new homes will be required across the Central Coast region during the next 20 years. The focus of government is to retain the attractive lifestyle benefits of the region and encourage housing development in existing urban areas while creating local employment opportunities. The four directions within this goal are:

- Direction 15 – Create a well-planned, compact settlement pattern
- Direction 16 – Grow investment opportunities in the region's centres
- Direction 17 – Align land use and infrastructure planning
- Direction 18 – Create places that are inclusive, well-designed and offer attractive lifestyles

New housing development is intended to be contained within the Northern and Southern Growth Corridors to make the most of transport infrastructure. New land release areas will mainly be concentrated in Warnervale-Wadalba and will further support the establishment of Warnervale Town Centre as a new strategic centre and as rationale for the investment in a revamped Wyong Hospital.

Commercial investment opportunities are expected to open up in The Entrance, Terrigal, Gosford City Centre, Wyong, Ourimbah, Woy Woy and Long Jetty. These locations promise to provide sufficient neighbourhood shops, cafes and restaurants and necessary health care and personal services to support the increased population density expected from infill housing development.

Goal 4

A variety of housing choice to suit needs and lifestyles

Demographics on the Central Coast trend towards smaller households and an ageing population. This will fuel the need for greater housing diversity in locations with good access to transport, health and community services.

The directions for this goal comprise:

- Direction 19 – Accelerate housing supply and improve housing choice
- Direction 20 – Growing housing choice in and around local centres
- Direction 21 – Provide housing choice to meet community needs
- Direction 22 – Deliver housing in new release areas that are best suited to building new communities
- Direction 23 – Manage rural lifestyles

More affordable housing options will be created in both existing and new areas across the region. This will allow the growing elderly population to 'age-in-place' and maintain their vital connections with social networks and family. Plans also aim to avoid concentrations of particular types of housing, such as seniors housing and holiday housing with absentee owners.

Housing will consist of new greenfield developments in areas like Warnervale, to infill developments around existing centres. Infill developments that have been identified include Toukley, The Entrance, Long Jetty, Terrigal, Woy Woy, Umina and Ettalong⁴.

⁴ NSW Department of Planning & Environment, Regional Plans, Central Coast Regional Plan 2036 < <http://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Central-Coast/Central-Coast-regional-plan/A-variety-of-housing-choice-to-suit-needs-and-lifestyles> >

Central Coast Regional Plan Monitoring Report 2017

The monitoring report identifies initiatives achieved since the release of the CCRP in 2016 and provides the targets for the next 12 months.

In 2017 the major achievements included⁵:

- Issuing Gateway Determinations with potential for 420 jobs and 800 dwellings
- Engaging the Government Architect to revitalise the Gosford CBD
- Supporting the Gosford Hospital redevelopment with a \$350 million investment
- Identifying 1,850 hectares of available industrial lands giving certainty to enable investment of \$66 million worth of industrial activities.

Over the next year, the following activities are the priority for each goal of the Central Coast Regional Plan 2036:

Focus Area	Activities
1. Northern and Southern Growth Corridors	<ul style="list-style-type: none"> • Support Central Coast Council to exhibit a draft Corridor Strategy for the Southern and Northern Growth Corridors.
2. Land use needs west of the M1 Pacific Motorway	<ul style="list-style-type: none"> • Establish an inter-agency Working Group that meets on an as-needs basis. • Prepare an Inter-Agency Action Plan including recommendations for planning instrument changes • Complete consultation for the Primary Production and Rural Development State Environmental Planning Policy Review. • Roads and Maritime Services corridor protection for Higher Speed Connections.
3. Housing and employment land supply acceleration	<ul style="list-style-type: none"> • Complete an audit of baseline housing and employment data • Deliver high level housing and employment supply analysis. • Review existing planning processes and identify areas for improvement. • Deliver an audit of development contributions paid and spent on the Central Coast. • Prepare and exhibit the draft Central Coast Special Infrastructure Contributions Plan Discussion Paper. • Deliver baseline audit of local infrastructure staging and sequencing • Roads and Maritime Services – Public Transport Network Plan for the Central Coast. • Active Transport Program. • Rapid Bus Package for Central Coast. • Bus Headstart Program for growth suburbs.
4. Darkinjung Local Aboriginal Land Council	<ul style="list-style-type: none"> • Commence negotiations for Aboriginal Land Agreement with Crown Lands, Darkinjung Local Aboriginal Land Council and Central Coast Council. • Exhibit existing Planning Proposals. • Progress Strategic Biodiversity Certification investigation. • Identify development impact areas for the Strategic Biodiversity Certification investigation.
5. Revitalise the Gosford CBD and Gosford Waterfront	<ul style="list-style-type: none"> • Deliver the Urban Design and Implementation Framework for Gosford to guide activation of the city centre. • Resolve connectivity issues and improve planning for the interface between the Gosford Hospital redevelopment and the broader Gosford City Centre. • Finalise the Central Coast Council City Centre Incentives Local Environmental Plan. • Roads and Maritime Services – Movement and Place Framework. • Roads and Maritime Services - car parking review in Gosford.
6. Build capacity of Central Coast Council to deliver the Regional Plan	<ul style="list-style-type: none"> • The Department of Planning and Environment is progressing the investigation of developing a Local Planning Toolkit (LPT) to guide planning practitioners on the implementation of the Regional Plans. • Department of Planning and Environment is progressing the Central Coast pilot digital mapping solution for Local Environmental Plans (LEP) to improve changes and publishing of LEP maps in NSW Planning Portal. • Roads and Maritime Services precinct action plans for the Central Coast. • The Department of Planning and Environment has commenced preparation of an Urban Design Guide for Regional NSW in collaboration with the Government Architect NSW.

⁵ NSW Department of Planning & Environment, Regional Plans, Central Coast Monitoring Report 2017 < <http://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Central-Coast> >

Central Coast Population Projections

Over the next two decades, the total population of the Central Coast LGA is forecast to grow by a total of 22.2% (average annual growth rate of 1.1%) reaching 415,050 people by 2036.

People entering retirement or already retired are forecast to record the greatest growth by 2036, with an additional 42,200 residents over 65 years old expanding to a total of almost 112,000. In comparison, children aged 14 years or younger are expected to grow at a lower rate with just over 10,000 new children to be living in Central Coast LGA by 2036.

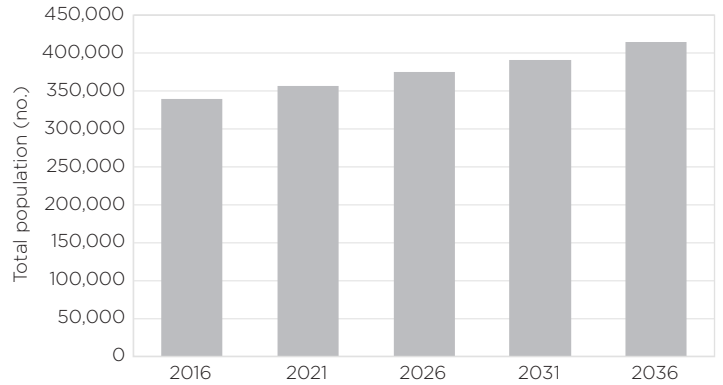


Figure 10 – Central Coast LGA total population projections, 2016-2036

Source: NSW Department of Planning and Environment, 2016 NSW and LGA Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.

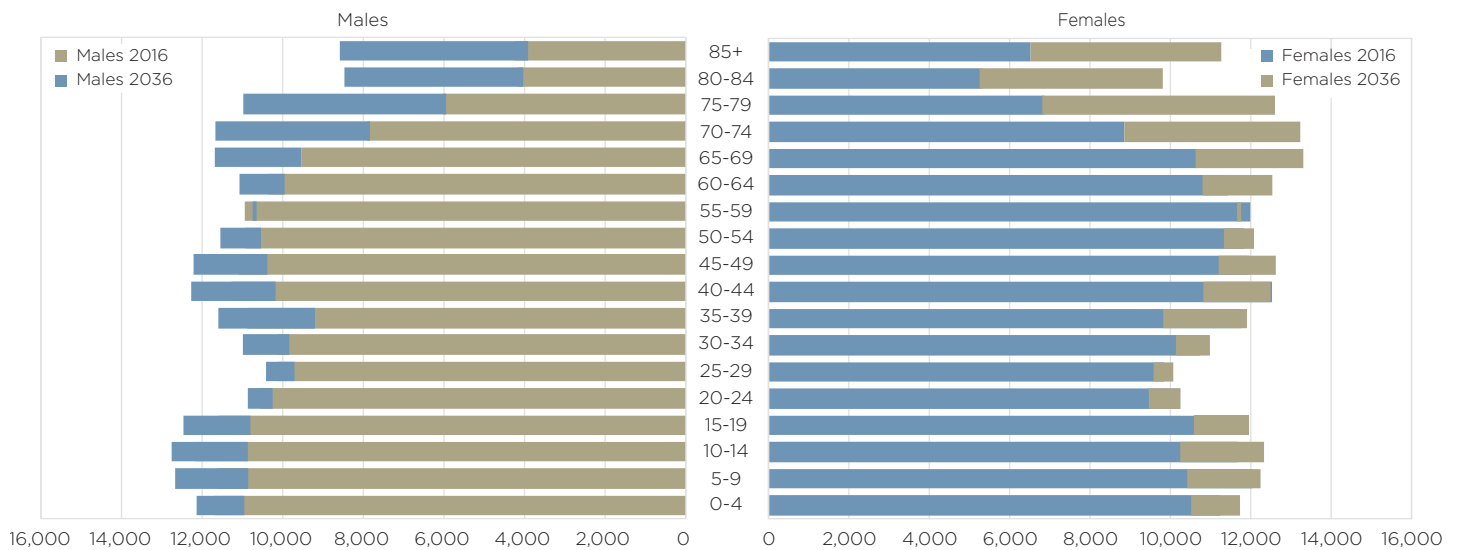


Figure 11 – Central Coast LGA total population projections by sex and age group, 2016-2036

Source: NSW Department of Planning and Environment, 2016 NSW and LGA Population Projections 2016 to 2036, NSW Government, Sydney.

	Central Coast LGA	Greater Sydney GCCSA	NSW
Population Projections			
2016	339,550	4,681,950	7,748,000
2021	357,250	5,106,300	8,297,500
2026	374,900	5,537,850	8,844,700
2031	391,050	5,975,550	9,386,850
2036	415,050	6,421,850	9,925,550
Total population increase	75,500	1,739,900	2,177,550
Average annual growth rate	1.1%	1.9%	1.4%
Age Structure (as at 2016) – Proportion of total population			
0 to 14 years old	18.4%	18.7%	18.7%
65 years old and older	20.9%	13.9%	13.9%
Median age	42	36	36
Household Structure (as at 2016)			
Total no. families	87,869	1,247,047	1,940,226
Couple family without children	38.1%	33.4%	36.6%
Couple family with children	41.3%	49.5%	45.7%
Single parent	19.2%	15.2%	16.0%
Other family household	1.4%	1.8%	1.7%
Total no. occupied private dwellings	121,041	1,623,868	1,940,226
Family household	70.5%	73.6%	72.0%
Single person household	26.4%	21.6%	23.8%
Group household	3.1%	4.7%	4.2%
Average children per family	1.8	1.9	1.9
Household Structure (as at 2016)			
Median weekly household income	\$1,258	\$1,750	\$1,486
Median monthly mortgage repayments	\$1,750	\$2,167	\$1,986
Population Projections 0-14 years old			
2016	63,700	889,900	1,462,800
2021	66,650	988,150	1,577,400
2026	69,400	1,072,800	1,672,700
2031	71,150	1,137,550	1,743,800
2036	73,800	1,193,600	1,801,050
Population Projections 65 years and over			
2016	69,350	631,850	1,240,650
2021	79,200	742,850	1,440,200
2026	90,800	870,150	1,665,500
2031	101,250	999,850	1,877,350
2036	111,550	1,129,200	2,072,650

Figure 12 – Key Population Demographic Snapshot 2016-2036

Source: ABS Census of Population and Housing 2016, Cat No. 2001.0 and NSW Department of Planning and Environment, 2016 NSW and LGA Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.

2036: The Vision for Health Services in the Central Coast Region

General Practitioners

The two key investments in Wyong and Gosford Hospital Precincts will encourage the positioning of GP services in close proximity to these health hubs. Increased transport connections to these locations will also improve accessibility for growing elderly patients. Warnervale Town Centre development will open new prospects for GP's in an area expecting population growth with the opening of new housing land releases. Aged care will be in high demand so the positioning of services for this demographic will be the biggest opportunity for growth in urban centres across the region.

Dentists

Residents aged 65 years and over are set to increase by 61%. Dental procedures geared toward elderly, for example, dental implants, will likely be the biggest opportunity for Dentists. Infill housing developments centred around existing neighbourhoods such as, The Entrance, Long Jetty, Terrigal, Woy Woy, Umina and Ettalong will increase population density so demand for dental services in these areas is set to increase. The greatest growth in young families is likely to occur in the new Warnervale-Wadalba land release.

Vets

The region west of the M1 Pacific Motorway will see an increased need for vets focused on livestock and primary production. This area is set to have a heavy focus on Agribusiness for both local and international demand. In the area of domestic pets, the Warnervale-Wadalba housing development is most likely to attract young families with pets. The new Warnervale Town strategic centre is bound to be the location from which these residents will seek such veterinary services.

In Conclusion

Over the next 20 years, the Central Coast region will work to:

- Redevelop and position a revitalised Gosford city centre as the capital city of the Central Coast. With five distinct but well-connected precincts, it aims to grow jobs for the region's residents. A dedicated health precinct surrounding the new Gosford Hospital is expected to attract allied and specialised health services, research and medical training facilities.
- Rejuvenate and connect key strategic centres through two defined growth corridors in the north and south. This is intended to boost local employment and business opportunities along with encouraging necessary housing growth to settle near new and existing transport infrastructure. A new strategic centre of Warnervale Town Centre will also be developed.
- Expand the diversity of housing to support demographic trends towards an older population and smaller two-person households. New housing is expected to come from infill development near existing town centres and a major greenfield land release in Warnervale/Wadalba.

