



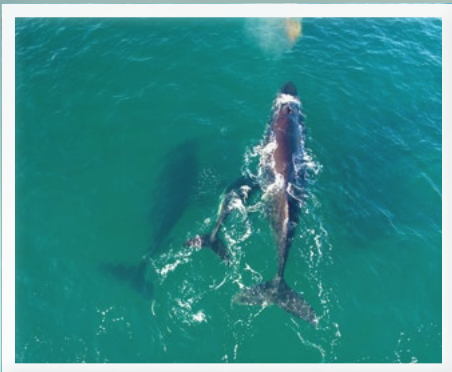
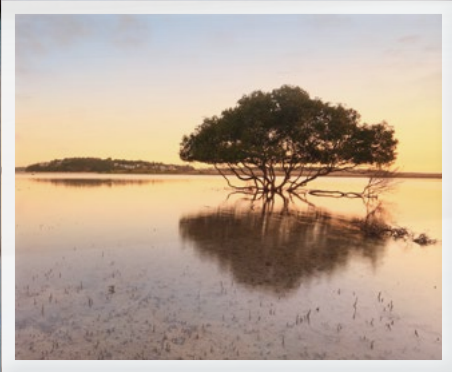
The Central Coast

Regional Profile



Key Growth Drivers

The Entrance, Central Coast NSW. The original Sydney Weekender.





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A map of New South Wales, Australia, with the Central Coast region highlighted in green. The text 'Central Coast Region' is written in green next to the highlighted area. Two blue dots on the coast are labeled 'Newcastle' and 'Sydney'.

Central Coast Region

• Newcastle

• Sydney



The NSW Central Coast

The NSW Central Coast is well known for its outstanding environment and coastal lifestyle. Covering 1,680km² and 81kms of coastline, more than half the region is national parks, bushland, open space and aquatic environments.

The Central Coast property market is predicted to be among the best performers in Australia over the next two years, with values forecast to rise by 15% or more in some suburbs.

- > Residential growth has seen the Central Coast become one of Australia's fastest growing regions.
- > Central Coast Local Government Area
- > Food manufacturing and packaging giant
- > Energy production powerhouse
- > Huge tourism industry
- > Highly educated work-force
- > 3rd largest urban area in NSW

Population - 342,000

Area - 1,680 km²

Cities - Gosford, Wyong, Terrigal, Tuggerah, Toukley, Erina, Woy Woy, Ourimbah, Budgewoi, Yarramalong.

Covering an area of 1680km², New South Wales Central Coast region stretches along the Pacific Ocean from the Hawkesbury River in the south to the shores of Lake Macquarie in the north and west to the Dooralong and Yarramalong Valleys.

Residential growth has seen the Central Coast become one of Australia's fastest growing regions. Investors and business operators have seized the opportunity to service this rapidly growing population. The retail sector is one of the Central Coast's strongest, but local building and construction, property, and business services industries are also growing to support the local economy.

The Central Coast's convenient location provides ready access to markets along the eastern seaboard. This has seen many industrial areas and business parks focused on production and distribution activities join the Coast. It has also led to the development of a successful food and beverage manufacturing sector.

Property Investment

The Central Coast is a natural paradise by virtue of its key aspects including Brisbane Waters and Tuggerah Lakes, numerous ocean beaches and lush mountain forests. The Central Coast landscape varies remarkably from; Coastal land, Beachside properties, Rural areas, Forests and sanctuaries and lake-shore to Suburban blocks.

With so much variation in the landscape of the region there truly is something for everyone. Its striking scenery and close proximity to the major cities of Sydney and Newcastle has helped the Central Coast become one of New South Wales' key residential, business and tourist hubs.

Housing on the central coast remains affordable at present with an outlook of strong, steady growth expected. The region is in a great position to offer aspiring home buyers an admirable lifestyle, with seaside and motorway access in a friendly, well-educated and engaged community.



Population & Employment

The Central Coast region is home to over 342,000 people. With a population density of 2 people per hectare. It is one of the state's largest growth areas outside the Sydney basin. The Central Coast offers steadily growing employment and investment opportunities across the region as well as a quality lifestyle.

The Central Coast is predicted to become home to nearly half a million people by 2031

Warnervale (includes Woongarra, Hamlyn Terrace and Wadalba) is the 7th fastest growing suburb in New South Wales.

Population

According to the most recent Australian Bureau of Statistics figures, there were 342,000 people living on The Central Coast in 2016. Of these, 48.6% were male and 51.4% were female. The median age was 42 years. Children aged 0-14 years made up 19% of the population, and people aged 65 years and over made up 19.2% of the population.

The Central Coast has shifted from being a retirement and holiday destination to a growing urban fringe area with the absorption and expansion of small coastal villages into metropolitan areas. The local population is dispersed and largely lives in a variety of urban settings that include towns, villages and neighbourhoods. Large centres on the Central Coast include Gosford, Tuggerah, Wyong, Erina, Woy Woy and The Entrance.

Improvements to local transport infrastructure, including the electrification of the railway and construction of the freeway to Sydney, have inspired population growth on the Central Coast over the last 30 years. The affordability of land and housing, the attraction of a coastal lifestyle, and growth pressures in the Sydney metropolitan area have also increased demand for housing on the Central Coast.

Located midway between Newcastle and Sydney, the nation's largest city, the Central Coast will continue to experience growth pressures along with the state capital. Local population growth is inevitable because the Central Coast is, and will remain, a highly desirable place to live. As Sydney continues to grow, the Central Coast will absorb much of this population increase.

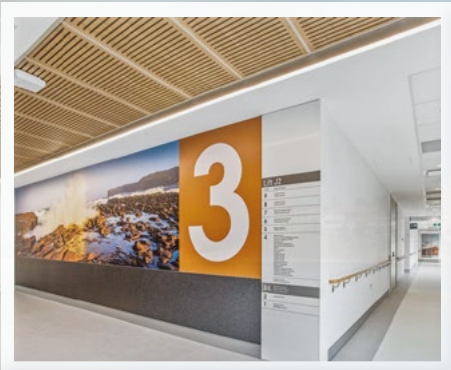
Employment

The Central Coast offers advanced infrastructure, skilled workforces, and an attractive lifestyle, making the area a viable business alternative to Sydney for many major industries.

Major local sectors include:

- » Warehousing and logistics
- » Food processing
- » Manufacturing
- » Building and building products
- » Health and community services
- » Tourism
- » Information communications technology (ICT)
- » The Australian Taxation Office (Government).





Health

A wide range of inpatient and outpatient public health services are provided to the local community in both hospital and community settings.



The Central Coast has two major public hospitals with emergency departments and is complemented by additional, smaller public hospitals around the Central Coast. The region is also home to 21 aged care facilities.

The Ambulance Service of NSW has stations on the Central Coast located at Bateau Bay, Doyalson, Ettalong, Point Clare, Terrigal, Toukley and Wyong.

Gosford Public Hospital

A 484-bed state-owned public hospital in Gosford. The hospital's emergency department is one of the busiest in the state.

Recently redeveloped at a cost of \$348 million, The improved 11-floor facility encompasses an emergency department, a psychiatric emergency care centre, an intensive care unit, endoscopy facilities, a women's health clinic, a paediatric treatment unit, a nuclear medicine department, and a rehabilitation unit. Upgrades include; cardiac catheterisation labs and cardiovascular services, additional medical imaging services, inpatient wards, and outpatient services that have tripled in capacity.

Wyong Public Hospital

One of two major acute care facilities located at Kanwal and has 274 beds. Healthcare services include; Alcohol and drug unit, Coronary care unit, Diabetes unit, Emergency department, Epilepsy centre, Geriatric assessment unit, Maintenance renal dialysis unit, Obstetric services, Oncology unit, Paediatric service, Psychiatric unit and a Rehabilitation unit.

The recently funded \$200 million upgrade will provide an improved emergency department, maternity and mental health units, more inpatient beds, improved intensive care services and additional parking.

Brisbane Waters Private Hospital

Provides an excellent range of surgical, medical, rehabilitation and mental health services to the Central Coast community.

Tuggerah Lakes Private

Opened in 2019, Tuggerah Lakes Private Hospital is a key addition to the region's private health care facilities. Facilities include 9 operating theatres and 60 inpatient beds. Located opposite Wyong Public Hospital.

Woy Woy Public Hospital

A public hospital with 65 beds. Providing sub-acute and transitional health care services, with a 30-bed rehabilitation unit for neurology and general. Services include Geriatric assessment unit, Palliative care and post-surgical.

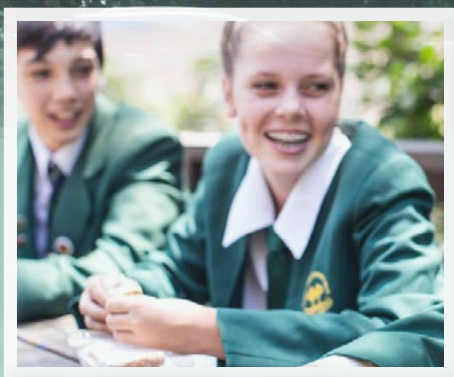
Gosford Private Hospital

The largest private hospital on the Central Coast, providing surgical and medical services. Referred to as the Central Coast's centre of excellence, offering a team of experienced specialists and a comprehensive range of services on the Coast.

S.A.S.H. Central Coast

S.A.S.H. a world-class Emergency and Specialist Veterinary Hospital. In Tuggerah is open 24 hours a day, so if your pet needs emergency care, and your usual veterinarian is closed, there is a dedicated emergency team ready that you can always call.





Education



The Ourimbah Campus located in the heart of the central coast is a multi-sector campus which offers University, TAFE and Community College programs and courses. This state-of-the-art facility is a partnership of The University of Newcastle and Hunter Institute of TAFE. Affiliates are the Central Coast Community College and the Central Coast Conservatorium of Music.



More than 4,025 Central Coast students are enrolled across a wide range of courses.



The region offers several council owned child care centres as well as private child care centres, giving young families a lot of choices.

There are over 45 primary and high schools located in the region for the kids as they get older, including co-educational establishments, primary and secondary schools, special education facilities, selective schools, as well as schools educating students from kindergarten to year 12 on the one campus. Wyong Public School, Lakes Grammar School, Wadalba Community School, Gorokan High School, International Football & Tennis School, Central Coast Sports College, Mackilop Catholic College, Ourimbah Public School, Blue Haven and San Remo Public Schools, Central Coast Grammar School, Central Coast Steiner School and the Grove Studios Academy to name a few.

The Central Coast offers a diverse range of education options for mature students, including TAFE facilities at Gosford, Ourimbah and Wyong, and The University of Newcastle campus at Ourimbah. These facilities deliver a diverse selection of courses which help students obtain vocational qualifications, higher education qualifications, apprenticeships, traineeships, and other certifications.

Ourimbah TAFE campus is a joint Hunter TAFE and University of Newcastle facility offering many courses which help students qualify for a range of professions and university degrees. The Ourimbah campus is close to public transport and approximately halfway between Sydney and Newcastle.





Lifestyle

The Central Coast is a world away from the pressures and pollutants of its big city neighbours and boasts 81km of beautiful coastline – twice the foreshore of Sydney harbour! A perfect combination of vibrant city life and relaxed coastal living, the Central Coast is the ideal place to work, rest, and play.

Surrounded by pristine beaches, semi-tropical lush hinterland and majestic national parks, the Central Coast is a gateway to nature and serenity.

Beaches

There are 41 beaches on the Central Coast, which stretch over 87 km of coast. So nearly half the coast is made up of beaches!

Copacabana Beach, or “Copa” as the locals call it

Features: Lifeguards, Surfing, Rock pool & playground for kids, and Cafes. Local residents often escape to Copa during summer holidays to get away from the crowds.

Terrigal Beach

The most urbanised beach on the Central Coast, featuring magnificent Norfolk Island pines, patrolled waters, and ocean pool at its southern end or visit “The Beery” (Florida Beach Bar-Crown Plaza) as the locals call it.

The Entrance Beach

Features: Ammenities, ocean baths, café, street parking and fantastic free childrens water park. The waterfront reserve is often used to host community events and celebrations. The beach itself is pristine and uncrowded making a swim or surf outing an enjoyable experience.

Forresters Beach

Features: Surfing, Dog-friendly section, Forresters is a long uncrowded beach backed by mansions on top of a hill overlooking the ocean. It’s a great spot for walking the dog and a favourite place for surfers.

Soldiers Beach

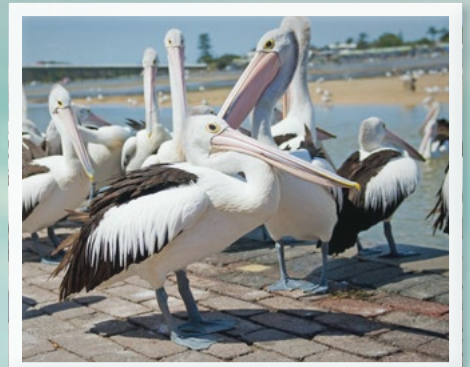
Features: Lifeguards, Surfing Clubhouse and Food kiosk and café. Soldiers Beach is stunning, unspoiled and pristine. It has a carefree relaxed feel to it because it’s backed by the bushland of Wyrabalong National Park and the water is clear. Visit Norah Head Lighthouse while you’re there.

Wining & Dining

Diners are spoiled for choice on the Central Coast thanks to a host of family restaurants, romantic dining options, and casual cafés.

Seasalt: is the premier restaurant of Crowne Plaza Terrigal. It’s renowned for fresh seafood and picturesque views of Terrigal Beach.

Manfredi at Bells: Located at the heart of the Bells at Killcare Boutique Hotel, Restaurant & Spa, Its elegant dining room and verandah overlook its expansive manicured gardens. Manfredi has been awarded a prestigious SMH hat every year since its launch.





Utilities

The Central Coast is one of Australia's fastest growing regions with a dispersed local population, dedicated utilities and telecommunications are integral services for the area.

Being one of the first locations in Australia to receive NBN access, the Central Coast is well-serviced both now and into the future.

The Central Coast's utilities and infrastructure rival that of capital cities.

Electricity

Power Stations include: Eraring, Munmorah and Vales Point which, as well as coal, hosts a 55MW solar farm adjacent to the coal-fired power station.

Ausgrid owns and manages the Central Coast's extensive electricity distribution network. With well over \$600 million invested in upgrades over the past five years, ensuring networks meet the ever-increasing power demands of the Central Coast.

Gas

The main natural gas pipeline, which passes through the Central Coast, is part of the national grid. A network of high pressure mains ensures a guaranteed gas supply to industrial, commercial and residential users throughout the region. Supply is subject to national structural reform which encourages competition to keep prices down.

Water supply

The Central Coast has its own water supply system featuring pristine catchment areas for its three dams: Mardi Dam, Mooney Mooney Dam and the Mangrove Creek Dam. This supply is augmented by a pipeline connection to the Hunter Water supply system and groundwater from seven bore fields spread throughout the region.

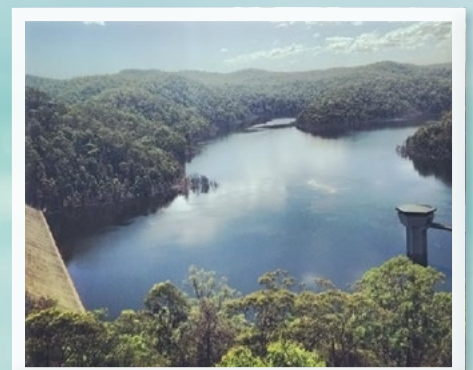
Sewage and Waste Management

The Central Coast region is serviced by a reticulated sewerage system to all non-rural residential, commercial and industrial areas. Central Coast Council operate their own independent sewerage systems. These relatively new systems were extensively developed over the past 20 to 30 years. Council has adopted highly responsible policies in respect of sewage and trade waste.

Telecommunications

Following joint lobbying from the Central Coast community (including both councils, Regional Development Australia, Central Coast Tourism, the education sector, government agencies and the business community) the federal government and NBN Co announced the region would be one of the first locations in Australia to have access to the National Broadband Network (NBN).

The NBN is available in a number of suburbs serviced by the Gosford and Long Jetty exchanges. By the end of 2020, almost all Central Coast suburbs will have access to the NBN. Major network providers Telstra and Optus have installed high-capacity telecommunications backbones extending throughout the Central Coast as part of their east coast networks. This backbone supports a regional network focused around the Central Coast's core business areas (Gosford, Mount Penang, Erina, Tuggerah, Woy Woy and Ourimbah university campus)





Transport

Once known as the “Playground between two cities”, the NSW Central Coast is located on Australia’s eastern seaboard within 90 minutes drive from both Sydney and the Hunter. The Central Coast has benefitted greatly from transport infrastructure investment between Sydney and the Hunter - These regions are Australia’s economic powerhouses and provide straightforward access to Australian and international markets.

A substantial portion of Central Coast residents commute daily to both Sydney and the Hunter.

Road

The Central Coast has a highly developed network of highways and arterial roads. This combined with over 100 national and regional transport companies operating in the region, allows for fast and efficient movement of freight.

The Sydney to Newcastle M1 Pacific Motorway is an integral part of the National Highway network. It is the main corridor linking Newcastle to Sydney, providing a driving time of around two hours between the two cities. The M1 also connects the Central Coast with northwestern NSW, Brisbane and regional Queensland. It has links to the New England and Pacific Highways and carries more than 75,000 cars and 7,000 heavy vehicles each day.

The Federal and NSW Governments have recently provided \$391.6 million in funding for M1 upgrades to ensure a better and more reliable journey on one of Australia's busiest roads.

Rail

For residents commuting to areas in Metropolitan Sydney and Newcastle, NSW TrainLink provides a comprehensive rail network. Peak-hour services to and from Central Station via the North Shore line also terminate at Wyong - allowing travel to work in approximately 1.5 hours. The journey to Newcastle is also under an hour, which makes the region very central if you need to travel to both areas. Central Coast Council has urged the NSW Government to build a high-speed rail service, which would slash travel time between Gosford and Sydney to just 40 minutes. Construction is predicted to commence in 2022. The Central Coast is also home to the \$300 million Intercity Fleet Maintenance facility at Ourimbah. Servicing 500 train carriages and providing employment for over 200 Central Coast residents.

Bus

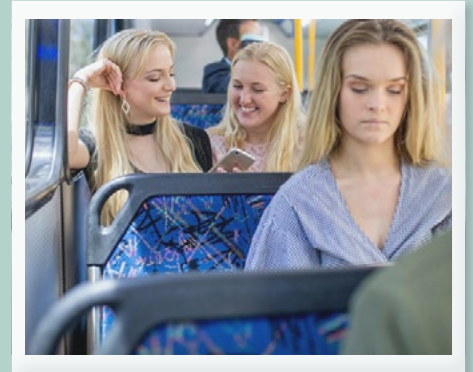
Red Bus Services and Busways provide the majority of Central Coast bus services. Coastal Liner connects Central Coast residents to the hinterland areas of Doralong and Yarramalong.

Ferry

Central Coast Ferries operates a service from Woy Woy to Empire Bay via Saratoga and Davistown under contract to Transport for New South Wales. It also runs a service from Woy Woy to Ettalong Beach. A monthly service also runs from Gosford to Patonga.

Door-to-door commuter transport

CoastConnect On-demand public transport is specifically designed for the Woy Woy Peninsula, providing a reliable and safe door-to-door transport service for rail commuters.





Major Industries

The Central Coasts economy has evolved from primary industries, specifically agriculture and mining, to a diverse economy with a strong presence in manufacturing and service industries.

Over 8,500 businesses operate in the region, with retail and construction playing a significant role.

Warehousing and Logistics

The Central Coast's east coast location, excellent transport links, available land, skilled and motivated workforce, and supportive planning regime, all give it a real logistical advantage. Alliance Distribution Services, Toll, and Woolworths have established distribution and logistics centres within the Central Coast region.

Information Technology

The Central Coast boasts an IT industry that is known for its innovation, research & development, production, and software support. The region's advanced educational infrastructure continues to develop and support the necessary skills for this dynamic industry.

Call Centres

The region's variety of choice in property options and low occupancy costs attracts a number of call centre operators. The banking, insurance, telecommunications and government sectors have all established centres on the Central Coast.

Manufacturing

Engineering and food processing companies are an integral sector of the region's manufacturing industries. Owing to easy access to ports, close proximity to Sydney, and consumer markets of the eastern seaboard, the Central Coast has attracted a strong manufacturing sector. Leading manufacturers such as Borg, Halley & Mellowes, Dulmison, Donaldson Australasia and Open Shutters all call the Central Coast home.

The region also boasts a super successful food and beverage manufacturing industry, which includes some of Australia's best-known brands such as Sanitarium, Mars, Kellogg's®, Sara Lee®, Inghams® and MasterFoods®. The expanding food, coffee and craft beer scene, includes The Six String Brewery and Distillery Botanica at Erina, one of Australia's highest-awarded distilling houses and makers of the 'Mister Black' Coffee liqueur.

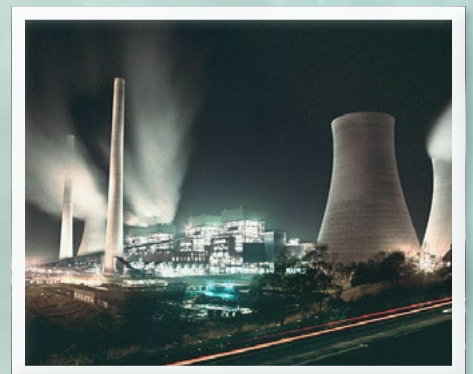
The region is also home to a new and dynamic precision engineering cluster. Firms such as Gibbens Industries, Pall Australia, Avoca Engineering, ADC Krone, Aalborg Industries, and Performance Engineering Group.

Tourism

The Central Coast's relaxed vibe, mountain forests, unspoilt beaches, and sparkling waterways attract a range of holiday-makers from around the world. The region welcomes more than 4.4 million visitors annually, including more than 1.3 million domestic overnight visitors and more than 3 million day trippers.

Agriculture

In 2015/16, the total value of agricultural output in the Central Coast Council area was \$161m. The largest commodity produced was Livestock slaughterings, which accounted for 64% of Central Coast Council area's total agricultural output in value terms. although nurseries and cut flowers, vegetables, citrus fruits and poultry also featured.

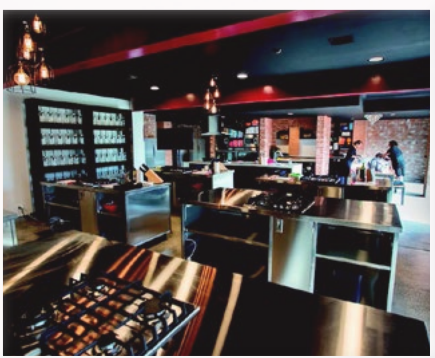


THE ART HOUSE



Regional Investments

The Federal and state governments recognise the strategic importance of the Central Coast to the Australian economy and are investing billions to enhance and develop the infrastructure and stimulate jobs growth in the region.



Governments combined with private enterprise are investing nearly \$2 billion on enhancing transport infrastructure and developing employment, lifting the region's economy and encouraging further investment.

The Art House Wyong

The Art House is the Central Coast's new cultural and performing arts centre built by Wyong Council. The theatre is technically excellent. Promoting creativity, originality and inclusivity, The Art House is the Central Coast's home for performers, creators and for anyone who enjoys the experience of great theatre.

The Art House has been in the planning for eight years and cost \$12.7m to build. Boasting a 500 seat theatre with a fully functional fly tower that can accommodate professional theatre productions and allow local amateur groups and artists a chance to really shine.

In addition the Art House also includes a 130 seat studio space, a meeting room, foyer & exhibition area, and front & back of house facilities.

The Central Coast Regional Sporting and Recreation Complex

The Central Coast Regional Sporting and Recreation Complex is currently being constructed on 18 hectares on the old Pioneer Dairy site at Lake Road in Tuggerah.

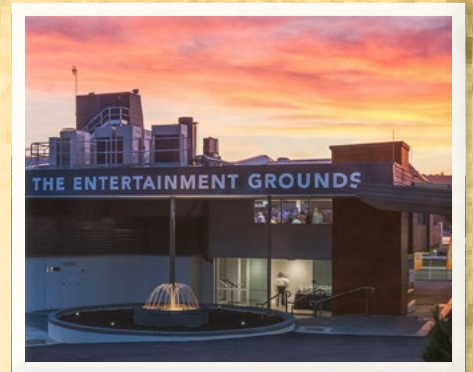
The facility is ideally located close to the northern rail line and the M1 motorway, both of which provide easy links to Central Coast centres, Sydney and Newcastle, making it a highly connected destination.

The facility once completed will consist of nine playing fields, including a premier field, a multipurpose indoor complex and grandstand, change rooms, canteen, amenities and store rooms. There will also be public car and bus parking and a shared path within the site.

The complex will not be limited to organised sporting events and will allow for other recreational activities or social and leisure events such as markets, expos and festivals. Council is confident that this facility will generate economic and social benefits for the local area.

Tuggerah Business Park

Tuggerah Business Park, a landmark development by Sydney-based Terrace Tower Group, is regarded as the region's foremost business location. The park covers an area of 75 hectares and provides the ideal environment for light manufacturing, warehousing and distribution, as well as office operations. It is strategically positioned to take full advantage of the nearby Tuggerah Railway Station, the Sydney-Newcastle Expressway, and Westfield Tuggerah. It is also central to all areas of the region. Tuggerah Business Park is complemented by additional business parks in West Gosford, Wyong and Doyalson.





M1 motorway Upgrades

To travel on one of Australia's busiest roads, the Australian and NSW governments have provided \$391.6 million for the M1 Pacific Motorway Upgrades.

Work has now commenced on three major upgrades, so commuters and freight services will soon benefit from improved traffic flow and safer, smoother and more reliable trips on the M1. Key features of the M1 Upgrades include:

- widening the motorway between Kariong and Somersby
- improving interchanges at Kariong, Warnervale and Doyalson
- replacing the existing roundabout at Weakleys Drive (Thornton)
- renewing motorway surface and upgrading access ramps

Link Road, Watanobbi to Sparks Road

The Link Road is a new direct connection from the Pacific Highway, Watanobbi, to Sparks Road, Warnervale that will improve access between Wyong Town Centre and the expanding Warnervale Growth Area, as well as provide easier access to the M1 Motorway. There are also planned upgrades to Wyong Road and the widening of the Pacific Highway through Wyong.

Central Coast Food Innovation Initiative

At its core, the Central Coast Food Innovation Region Initiative is about leveraging the NSW Central Coast's underlying existing strengths and realising economic benefit through growing and innovating the local food industry.

The overarching objective of this initiative is to grow jobs, build regional business competitiveness and encourage national and international trade.

This will be achieved through the development of a united vision, unprecedented regional collaboration, innovation, education and research.



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TRANSPORT NSW <http://www.transportnsw.info/resources/documents/brochures/guidenewcastle-transport-changes.pdf>

CENTRAL COAST COUNCIL <https://profile.id.com.au/central-coast-nsw/population-estimate>

<https://profile.id.com.au/central-coast-nsw/population-estimate>

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